Sustainability Appraisal Report for the Central Lincolnshire Local Plan Proposed Submission Draft (March 2022)

Appendix 5.3: Sustainability Appraisal of Preferred Housing Site Allocations and Reasonable Alternatives Considered

West Lindsey



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Table of Abbreviations

AGLV	Area of Great Landscape Value
AONB	Area of Outstanding National Beauty
AQMA	Air Quality Management Area
BOM	Biodiversity Opportunity Mapping
LGS	Local Geological Site
LNR	Local Nature Reserve
LWS	Local Wildlife Site
NNR	National Nature Reserve
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest

Note

Where the 'site status' is shaded green, the site is allocated within the Central Lincolnshire Local Plan Proposed Submission Draft (March 2022). Where site status is shaded orange, the site has been subject to SA as a reasonable alternative. <u>Reasonable alternatives are the different realistic options considered in developing the policies within the plan and form part of the evidence to inform the overall site selection process.</u>

Bardney

Site Ref: WL/BARD/002	te Ref: WL/BARD/002 Site Address: Former Social Club and Sports Facilities Road, Bardney		Sports Facilities, Wragby		
Area (ha): 2.38		Settlement Hierarchy Category: Large Villages		Villages	
Site Capacity: 45			Greenfield/Brownfield: Brownfield	•	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
Social					
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing	2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is within 500m of an existing GP surgery.			
		Development of a significant scale, when taken cumulatively with other recent development in the village could have some negative impacts on local services due to increased pressure.			
2.2 Opportunities for healthy lifestyles	+	Recreation	within 400m of existing open space (Bardney Ground, Horncastle Road Skateboard Park on Road green corridor.	Development should create new and enhance pedestrian and cycle links	

Site Ref: WL/BARD/002	Site Address: Former Social Club and Sports Facilities, Wragby Road, Bardney		Sports Facilities, Wragby
Area (ha): 2.38		Settlement Hierarchy Category: Large	e Villages
Site Capacity: 45		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is within 1200m of Horncastle Road Tennis Courts and Bowling Green.	between new development and existing open spaces.
		The site is within 1600m of Horncastle Road Allotments.	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.	
		The site is also approximately 1km from the Sustrans water rail way cycle route to Lincoln and Boston.	
		The site is not of a scale likely to provide new open space on site.	
Environmental			
4. Biodiversity and Green Infrastructur	е		
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Scotgrove Wood LWS and Ancient Woodland and Bardney Limewoods SSSI and NNR. The site is not within a BOM area, but is adjacent to an Opportunity for Creation area.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.
		Opportunity for Greation area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.

Cita Dafa WII /DADD/000		Cita Adduses Ferres Costal Olds and C	No auto Constition Municipal
Site Ref: WL/BARD/002		Site Address: Former Social Club and S Road, Bardney	sports Facilities, vvragby
Area (ha): 2.38		Settlement Hierarchy Category: Large	Villages
Site Capacity: 45		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative	;	Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone. Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of sustainable transport methods to minimise reliance on private car for
8.2 Noise Pollution	0/?	The site is not in close proximity to the strategic road network or a railway line.	short local trips. The extent of noise pollution resulting from the proposal

Site Ref: WL/BARD/002		Site Address: Former Social Club and	Sports Facilities, Wragby
A (II. a.) . 0.00		Road, Bardney	- \(\frac{1}{2} \) =
Area (ha): 2.38		Settlement Hierarchy Category: Larg	e villages
Site Capacity: 45		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	e Villages
	T		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	could be minimised through careful design and construction management methods
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	++	The site is mainly greenfield located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Use of materials and processes that are carbon neutral. Incorporation of offsite provision if not possible on the site. Development should use appropriate SuDs, layout and drainage strategies to

Site Ref: WL/BARD/002		Cita Addraga, Formar Casial Club and	Sports Equilities Wreaky	
Site Rei. WL/BARD/002		Road, Bardney	Site Address: Former Social Club and Sports Facilities, Wragby	
Area (ha): 2.38		Settlement Hierarchy Category: Larg	a Villages	
Site Capacity: 45		Greenfield/Brownfield: Brownfield	c villages	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
Oite Otatus. Incasonable alternative		1 Oney Iver. 500 Flousing Oiles in Earge	, villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			ensure surface water is managed.	
13. Transport and Accessibility			<u> </u>	
13.1 Access to services and facilities	+	The site is within 400m of Bardney Village Centre. There is a bus stop within 100m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop within 100m of the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic			,	
14. Employment				
14.1 Employment		The nearest designated employment site is in Lincoln approx. 12km from the site.		
14.2 Education, training and learning	+/?	The site is approx. 250m from a Primary school and 9km from the nearest secondary at Branston, or 12km from the Grammar school at Horncastle.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				

Site Ref: WL/BARD/002		Site Address: Former Social Club and Sports Facilities, Wragby Road, Bardney			
Area (ha): 2.38			Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 45			Greenfield/Brownfield: Brownfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	However, ne	not within a City or Town centre. ew development would increase the use of lities, leading to possible expansion of tres.		

WL/BARD/003			
Site Ref: WL/BARD/003		Site Address: Henry Lane, Bardney	
Area (ha): 1.42 Settlement Hierarchy Category: Large Villa		Villages	
Site Capacity: 30		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	New development would increase the use of existing facilities, leading to possible expansion of existing centres.	
2. Health and Wellbeing	1		
2.1 Access to healthcare facilities	+	The site is within 500m of an existing GP surgery.	
		Development of a significant scale, when taken cumulatively with other recent development in the village could have some negative impacts on local services due to increased pressure.	
2.2 Opportunities for healthy lifestyles +		The site is within 400m of existing open space (Bardney Recreation Ground, Horncastle Road Skateboard Park and Common Road green corridor.	Development should create new and enhance pedestrian and cycle links between new development
		The site is within 1200m of Horncastle Road Tennis Courts and Bowling Green.	and existing open spaces.
		The site is within 1600m of Horncastle Road Allotments.	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.	
		The site is also approximately 1km from the Sustrans water rail way cycle route to Lincoln and Boston. The site is not of a scale likely to provide new open	

space on site.

Site Ref: WL/BARD/003	Site Address: Henry Lane, Bardney
Area (ha): 1.42	Settlement Hierarchy Category: Large Villages
Site Capacity: 30	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4. Biodiversity and Green Infrastructur		Commonary	i ropocca imaganom
			T =
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Scotgrove Wood LWS and Ancient Woodland and Bardney Limewoods SSSI and NNR. The site is not within a BOM area, but is adjacent to an area of Opportunity for Creation.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.
			Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
		It is adjacent to a designated Important Open Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone. Any development will increase the consumption of water and sewerage disposal, both in the short term during	

Site Ref: WL/BARD/003	Site Address: Henry Lane, Bardney
Area (ha): 1.42	Settlement Hierarchy Category: Large Villages
Site Capacity: 30	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
-		construction and in the longer term once new housing	
		and businesses are occupied	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	careful design and construction management methods
9. Natural Resources – Land Us	se and Soils		
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural land.	
9.2 Minerals Resource		The site is partially within a Sand and Gravel Minerals Safeguarding Area.	

Site Ref: WL/BARD/003	Site Address: Henry Lane, Bardney
Area (ha): 1.42	Settlement Hierarchy Category: Large Villages
Site Capacity: 30	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.	Appropriate layout, design and materials of
		Development would increase the impermeable footprint of the area.	development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Use of materials and processes that are carbon neutral. Incorporation of offsite provision if not possible on the site.
			Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is within 400m of Bardney Village Centre. There is a bus stop within 200m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop within 200m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce

Site Ref: WL/BARD/003		Sito Address: Honry	ana Bardnay	
			Site Address: Henry Lane, Bardney	
Area (ha): 1.42			Settlement Hierarchy Category: Large Villages	
Site Capacity: 30				
Site Status: Reasonable alternative		Policy Ref: S80 Housi	ng Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			reliance on private vehicle for short trips.	
			Development should	
			promote the use of	
			sustainable modes of	
			transport and improve	
			linkages to these.	
Economic				
14. Employment				
14.1 Employment		The site is more than 5km from any de employment areas and Lincoln City Ce		
		There may be some limited employment locally.		
14.2 Education, training and learning	+/?	The site is immediately adjacent to a P 9km from the nearest secondary at Bra from the grammar school at Horncastle	anston, or 12km seek to provide improved	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of		
		An increase in dwellings would increas local shops and businesses.	e the footfall of	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Co	entre.	

Site Ref: WL/BARD/003			Site Address: Henry Lane, Bardney	
Area (ha): 1.42			Settlement Hierarchy Category: Large	Villages
Site Capacity: 30			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
			ew development would increase the use of ilities, leading to possible expansion of atres.	

Site Ref: WL/BARD/005		Site Address: Land north of Station Roa	ad, Bardney	
Area (ha): 2.76		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 52		Greenfield/Brownfield: Brownfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is approx. 600m from a GP surgery. Development of a significant scale could have some negative impacts on local services due to increased pressure		
2.2 Opportunities for healthy lifestyles	-/?	The site mainly falls within Bardney Meadows natural and semi-natural greenspace. The site is within 400m of existing open space (Route 1: River Witham Bardney Bridge to Bardney Lock green corridor, St Francis Catholic Church and St Lawrence's Church). The site is within 1200m of Horncastle Road Tennis Courts, Bowling Green, Skateboard Park and Recreation Ground. The site is within 1600m of Horncastle Road Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.	Development should create new and enhance pedestrian and cycle links between new development and existing open spaces.	

Site Ref: WL/BARD/005		Site Address: Land north of Station Ro	ad Bardney	
Area (ha): 2.76			Settlement Hierarchy Category: Large Villages	
Site Capacity: 52		Greenfield/Brownfield: Brownfield	· · · · · · · · · · · · · · · · · · ·	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
One Status: Neasonable alternative		1 Oney Itel: Goo Flousing Cites in Earge	villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		The site is not of a scale likely to provide new open space on site.	3	
Environmental				
4. Biodiversity and Green Infrastructur	re			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site. The site falls within a BOM area – Ecological Network Opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.		

Site Ref: WL/BARD/005			Site Address: Land north of Station Roa	ad, Bardney
Area (ha): 2.76			Settlement Hierarchy Category: Large Villages	
Site Capacity: 52 Site Status: Reasonable alternative		Greenfield/Brownfield: Brownfield		
		Policy Ref: S80 Housing Sites in Large	Villages	
				•
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
7. Natural Resources – Water	0	Any develo and sewera construction and busines	pment will increase the consumption of water age disposal, both in the short term during and in the longer term once new housing asses are occupied. Impermeable materials asse surface water run-off and risk of flooding.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.
8. Pollution				
8.1 Air Pollution	+	New develor air pollution the develor	opment would create a short term increase in through construction of the site. Once built oment may contribute to slight increase in air lie to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
				Development should promote the use of sustainable transport methods to minimise reliance on private car for

activities.

0/?

8.2 Noise Pollution

9. Natural Resources - Land Use and Soils

The site is not within close proximity to the strategic road network or a railway line.

New development would create short term noise

pollution during the construction phases. Once built noise pollution would be limited to normal residential

short local trips.

careful design and

methods

The extent of noise pollution resulting from the proposal

could be minimised through

construction management

Site Ref: WL/BARD/005	Site Address: Land north of Station Road, Bardney
Area (ha): 2.76	Settlement Hierarchy Category: Large Villages
Site Capacity: 52	Greenfield/Brownfield: Brownfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
	, ,	, , , , , , , , , , , , , , , , , , , ,	
9.1 Agricultural Land	++	The site is brownfield, located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk		The site is within Flood Zone 2 and 3, with more than 50% of the site in Zone 3, and has areas at risk of surface water flooding.	Appropriate layout, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Use of materials and processes that are carbon neutral. Incorporation of offsite provision if not possible on the site.
13. Transport and Accessibility	-1		1
13.1 Access to services and facilities	-	The site is greater than 400m from Bardney Village Centre. There is a bus stop within 200m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities
13.2 Sustainable travel modes	+	There is a bus stop within 200m of the site.	outside of the site area. New development should
			seek to maximise use of sustainable modes of

Site Ref: WL/BARD/005			Site Address: Land north of Station Road, Bardney	
Area (ha): 2.76		Settlement Hierarchy Cate		
Site Capacity: 52			Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing S	ites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
_			transport and reduce reliance on private vehicles for short trips.	
			Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment	T			
14.1 Employment		The site is more than 5km from any designal employment areas and Lincoln City Centre.		
		There may be some limited employment op locally.	portunities	
14.2 Education, training and learning	/?	The site is approx. 1km from the Primary so 9km from the nearest secondary at Bransto from the Grammar school at Horncastle.		
15. Local Economy			<u>'</u>	
15.1 Encourage and support local economy	0	The site would not result in a loss of employ		
		An increase in dwellings would increase the local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre		

Site Ref: WL/BARD/005			Site Address: Land north of Station Roa	ad, Bardney
Area (ha): 2.76			Settlement Hierarchy Category: Large	Villages
Site Capacity: 52			Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation

Site Ref: WL/BARD/008		Site Address: Land south of Henry Lane		
Area (ha): 6.29		Settlement Hierarchy Category: Large Villages		
Site Capacity: 118		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	/illages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	range of ma	at new growth in this area would produce a arket and affordable housing to meet the future housing needs for local people in the	
2. Health and Wellbeing		1 511 511		
2.1 Access to healthcare facilities	+	Developme existing ser	approx. 450m from a GP surgery. nt could result in increased pressure on vices when taken cumulatively with recent nts in the village.	
2.2 Opportunities for healthy lifestyles	++	Land green Horncastle Courts, Boy Ground). The site is y parks and g	within 400m of existing open space (Common corridor, Horncastle Road Cemetery, Road Allotments, Horncastle Road Tennis wing Green, Skateboard Park and Recreation within 15km (15 mins drive time) of strategic tardens within Lincoln.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental		, cito.		
4. Biodiversity and Green Infrastructur	e			

Site Ref: WL/BARD/008	Site Address: Land south of Henry Lane
Area (ha): 6.29	Settlement Hierarchy Category: Large Villages
Site Capacity: 118	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Scotgrove Wood LWS and Ancient Woodland and Bardney Limewoods SSSI and NNR. The site is not within a BOM area.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.
			Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone. Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.
8. Pollution			ı

Site Ref: WL/BARD/008	Site Address: Land south of Henry Lane
Area (ha): 6.29	Settlement Hierarchy Category: Large Villages
Site Capacity: 118	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development	Appropriate layout, design and materials of development and
		would increase the impermeable footprint of the area.	incorporation of suitable

Site Ref: WL/BARD/008	Site Address: Land south of Henry Lane
Area (ha): 6.29	Settlement Hierarchy Category: Large Villages
Site Capacity: 118	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13. Transport and Accessibility			drainage and water management strategy to limit impacts on surface water. Use of materials and processes that are carbon neutral. Incorporation of offsite provision if not possible on the site. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13.1 Access to services and facilities	-	The site is greater than 400m from Bardney Village centre. There is a bus stop immediately adjacent to the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop immediately adjacent to the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Development should promote the use of

Site Ref: WL/BARD/008		Site Address: Land south of Henry Land	9	
Area (ha): 6.29			Settlement Hierarchy Category: Large Villages	
Site Capacity: 118		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
		,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
	1	T		
14.1 Employment		The site is more than 5km from any designated employment areas and Lincoln City Centre.		
		There may be some limited employment opportunities locally.		
14.2 Education, training and learning	+/?	The site is approx. 100m from a primary school and 9km from the nearest secondary at Branston, or 12km from the grammar school at Horncastle.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.		
		An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre.		
		However, new development would increase the use of existing facilities, leading to possible expansion of existing services.		

Site Ref: WL/BARD/010		Site Address: Land to east of Bartholor	Site Address: Land to east of Bartholomew Close	
Area (ha): 3.64		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 68		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is approx. 400m from a GP surgery. Development could result in increased pressure on existing services when taken cumulatively with recent developments in the village.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Horncastle Road Play Area, Horncastle Road Tennis Courts, Bowling Green and Recreation Ground, St Lawrence's Church and St Francis Catholic Church). The site is within 1200m of Horncastle Road Skateboard Park. The site is within 1600m of Horncastle Road Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	

Site Ref: WL/BARD/010	Site Address: Land to east of Bartholomew Close
Area (ha): 3.64	Settlement Hierarchy Category: Large Villages
Site Capacity: 68	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Environmental	•		
4. Biodiversity and Green Infrastructur	е		
4.1 Conserve and enhance biodiversity and geodiversity	++/?	The site is not within 500m of a designated wildlife site. The site is predominantly within a BOM area – Opportunity for Creation.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. Grade II Listed Abbey Lodge Farmhouse is within 100m of the site, separated by existing built development.	Development should be sensitive to nearby heritage assets through appropriate use of design, materials, layout, boundary treatments and landscaping.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone. Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.
8. Pollution		'	

Site Ref: WL/BARD/010	Site Address: Land to east of Bartholomew Close
Area (ha): 3.64	Settlement Hierarchy Category: Large Villages
Site Capacity: 68	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk		The majority of the site is located within Flood Zone 2 and 3.	Development should minimise the risks from flooding through appropriate layout, design and use of

Site Ref: WL/BARD/010		Site Address: Land to east of Barthold		
Area (ha): 3.64		Settlement Hierarchy Category: Larg	e Villages	
Site Capacity: 68		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		There is flooding history relating to the watercourse at the west boundary and towards Wragby Road in the East.	drainage and water management strategies and SuDs.	
13. Transport and Accessibility				
13.1 Access to services and facilities	+	The site is within 400m of the Bardney Village Centre. There is a bus stop within 250m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop within 250m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment		The site is more than 5km from any designated employment areas and Lincoln City Centre.		

Site Ref: WL/BARD/010	Site Address: Land to east of Bartholomew Close
Area (ha): 3.64	Settlement Hierarchy Category: Large Villages
Site Capacity: 68	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		There may be some limited employment opportunities locally.	
14.2 Education, training and learning	-/?	The site is approx. 500m from a primary school and 9km from the nearest secondary at Branston, or 12km from the Grammar school at Horncastle.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
•		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre.	

WL/BARD/012A

Site Ref: WL/BARD/012A		Site Address: Land to the north of Bardney	of Abbey Road and Wragby Road,	
Area (ha): 2.88			Settlement Hierarchy Category: Large Villages	
Site Capacity: 54			- Large vinages	
Site Status: New allocation (without	permission)	Policy Ref: S80 Housing Sites in	Large Villages	
,		, ,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that significant new growth in this area we produce a range of market and affordable housing meet the current and future housing needs for local people in the area.	to	
2. Health and Wellbeing			1	
2.1 Access to healthcare facilities	++	The site is approx. 300m from a GP surgery.		
		Development could result in increased pressure or existing services when taken cumulatively with reddevelopments in the village.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Horncastle Road Cemetery, Horncastle Road Pla Area, Horncastle Road Tennis Courts, Bowling Gr Skateboard Park and Recreation Ground, St Lawr Church and St Francis Catholic Church). The site is within 1600m of Horncastle Road Allotr The site is within 15km (15 mins drive time) of straparks and gardens within Lincoln. The site is not of a scale likely to provide new open space on site.	een, ence's ments. stegic	
Environmental		,	1	

Site Ref: WL/BARD/012A		Site Address: Land to the north of Abb	Site Address: Land to the north of Abbey Road and Wragby Road,		
Area (ha): 2.88		Settlement Hierarchy Category: Large	e Villages		
Site Capacity: 54		Greenfield/Brownfield: Mixed			
Site Status: New allocation (without p	permission)	Policy Ref: S80 Housing Sites in Large	· Villages		
	'				
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
4. Biodiversity and Green Infrastructur	e	<u> </u>			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site. The site falls within a BOM area – Ecological Network Opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. There are a number of heritage assets within 250m of the site. These are separated from the site by existing built development.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.		
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	Use of permeable materials and design, layout and		

sion) ly Effects +	Settlement Hierarchy Category: Large Greenfield/Brownfield: Mixed Policy Ref: S80 Housing Sites in Large Commentary Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding. The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built	•
ly Effects	Greenfield/Brownfield: Mixed Policy Ref: S80 Housing Sites in Large Commentary Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding. The site is further than 1km from an AQMA. New development would create a short term increase in	Villages Proposed Mitigation water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated. The extent of air pollution resulting from the proposal
ly Effects	Policy Ref: S80 Housing Sites in Large Commentary Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding. The site is further than 1km from an AQMA. New development would create a short term increase in	Proposed Mitigation water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated. The extent of air pollution resulting from the proposal
ly Effects	Commentary Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding. The site is further than 1km from an AQMA. New development would create a short term increase in	Proposed Mitigation water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated. The extent of air pollution resulting from the proposal
	Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding. The site is further than 1km from an AQMA. New development would create a short term increase in	water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated. The extent of air pollution resulting from the proposal
	Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding. The site is further than 1km from an AQMA. New development would create a short term increase in	water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated. The extent of air pollution resulting from the proposal
+	and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding. The site is further than 1km from an AQMA. New development would create a short term increase in	strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated. The extent of air pollution resulting from the proposal
+	construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding. The site is further than 1km from an AQMA. New development would create a short term increase in	and green infrastructure could be used to ensure flood risk is mitigated. The extent of air pollution resulting from the proposal
+	and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding. The site is further than 1km from an AQMA. New development would create a short term increase in	could be used to ensure flood risk is mitigated. The extent of air pollution resulting from the proposal
+	The site is further than 1km from an AQMA. New development would create a short term increase in	flood risk is mitigated. The extent of air pollution resulting from the proposal
+	The site is further than 1km from an AQMA. New development would create a short term increase in	The extent of air pollution resulting from the proposal
+	New development would create a short term increase in	resulting from the proposal
+	New development would create a short term increase in	resulting from the proposal
		I could be minimised through
	the development may contribute to slight increase in air	careful design and construction management
	pollution due to increased car movements.	methods
	politilon due to moreased our movements.	metrious
		Development should
		promote the use of
		sustainable transport
		methods to minimise
		reliance on private car for
0/0	771 20 - 20 - 20 - 20 - 20 - 20 - 20 -	short local trips.
0/?		The extent of noise pollutio
	network or a railway line.	resulting from the proposal could be minimised through
	New development would create short term noise	careful design and
		construction management
		methods
-	0/?	O/? The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.

Site Ref: WL/BARD/012A		Site Address: Land to the north of Abb Bardney		
Area (ha): 2.88		Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 54	te Capacity: 54 Greenfield/Brownfield: Mixed			
Site Status: New allocation (without p	permission)	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
9.1 Agricultural Land	Likely Ellecis	The site is mainly greenfield, located entirely within	Froposed Willigation	
9.1 Agricultural Land	-	Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility	•			
13.1 Access to services and facilities	+	The site is adjacent to Bardney Village Centre. There is a bus stop within 200m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop within 200m of the site	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Development should promote the use of sustainable modes of transport and improve linkages to these.	

		Site Address: Land to the north of Abbe Bardney	ey Road and Wragby Road,	
Area (ha): 2.88	a (ha): 2.88 Settlement Hierarchy Category: Large Villages		Villages	
Site Capacity: 54				
Site Status: New allocation (without permission)		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
14. Employment				
14.1 Employment		employmer	more than 5km from any designated areas and Lincoln City Centre. be some limited employment opportunities	
14.2 Education, training and learning	+/?	The site is approx. 250m from a primary school and 9km from the nearest secondary at Branston, or 12km from the Grammar school at Horncastle.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		'		,
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is	not within a City or Town Centre.	

Site Ref: WL/BARD/013		Site Address: Land to west of Wragby F	Road
Area (ha): 2.38 Settlement Hierarchy C		Settlement Hierarchy Category: Large	Villages
Site Capacity: 45			-
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	The site is approx. 450m from the GP surgery. Development could result in increased pressure on existing services when taken cumulatively with recent developments in the village.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Bardney Recreation Ground, Horncastle Road Tennis Courts and Horncastle Road Play Area). The site is within 1200m of Horncastle Road Bowling Green and Horncastle Road Skateboard Park. The site is within 1600m of Horncastle Road Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens in Lincoln. The site is also within 1km of the Sustrans water rail cycle route to Lincoln and Boston.	Development should seek to create and enhance links between new development and existing open space.

Site Ref: WL/BARD/013		Cite Address. Land to want of Wraghy	Dood
		Site Address: Land to west of Wragby	
Area (ha): 2.38			villages
Site Capacity: 45		Greenfield/Brownfield: Greenfield	\ (!)
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages
	T		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is not of a scale likely to provide new open	
F. C.		space on site.	
Environmental			
4. Biodiversity and Green Infrastructur	·e		
4.1 Conserve and enhance biodiversity and geodiversity 4.2 Local Green Space	+/?	The site is not within 500m of a designated wildlife site. The site is wholly located within a BOM area - Opportunity for Creation. The site is not within a designated Local Green Space.	Proposals should prioritise any Opportunity for creation areas within the development site for habitat creation. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets. Development on this site could have an impact on medieval remains associated with the settlement of Bardney.	Archaeological evaluation prior to determination of any planning application.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	Use of permeable materials and design, layout and

Site Ref: WL/BARD/013		<u> </u>	Site Address: Land to west of Wragby Road	
Area (ha): 2.38		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 45		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternativ	е	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		Any development will increase the consumption of water and sewerage disposal, both in the short term during construction and in the longer term once new housing and businesses are occupied. Impermeable materials could increase surface water run-off and risk of flooding	water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.	
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.	
Noise Pollution Natural Resources – Land Use an	0/? d Soils	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods	
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.		

Site Ref: WL/BARD/013	Site Address: Land to west of Wragby Road
Area (ha): 2.38	Settlement Hierarchy Category: Large Villages
Site Capacity: 45	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	Less than 50% of the site is within Flood Zone 2 and 3 (north of site). The site has some surface water risk and development would increase the impermeable footprint of the area.	and materials of development and incorporation of suitable
13. Transport and Accessibility			1
13.1 Access to services and facilities	+	The site is less than 200m from Bardney Village Centre. There is a bus stop within 200m of the site.	Provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop within 200m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Development should promote the use of sustainable modes of

Site Ref: WL/BARD/013		Site Address: Land to west of Wragb	y Road
Area (ha): 2.38		Settlement Hierarchy Category: Lar	ge Villages
Site Capacity: 45		Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Larg	je Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			transport and improve linkages to these.
Economic			
14. Employment			
14.1 Employment		The site is more than 5km from any designated employment areas and Lincoln City Centre.	
		There may be some limited employment opportunities locally.	
14.2 Education, training and learning	+/?	The site is approx. 350m from a primary school and 9km from the nearest secondary at Branston, or 12km from the grammar school at Horncastle.	
15. Local Economy	•		
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
,		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre however, new development would increase the use of existing facilities, leading to possible expansion of existing centres.	

Site Ref: WL/BARD/014		Site Address	s: Land to east of Wragby R	oad
Area (ha): 2.52		Settlement H	Settlement Hierarchy Category: Large Villages	
Site Capacity: 47		Greenfield/B	Brownfield: Greenfield	_
Site Status: Reasonable alternative		Policy Ref: S	S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is approx. 900m from the GP surgery in Bardney. Development could result in increased pressure on existing services when taken cumulatively with recent developments in the village		
2.2 Opportunities for healthy lifestyles	+	The site is within 1200m of Ground, Tennis Courts, Boy Park.	Horncastle Road Recreation wling Green and Skateboard Horncastle Road Allotments. mins drive time) of strategic n.	

Site Ref: WL/BARD/014		Site Address: Land to east of Wragby	Poad	
Area (ha): 2.52		<u> </u>	Settlement Hierarchy Category: Large Villages	
Site Capacity: 47 Greenfield/Brownfield: Greenfield		e villages		
Site Status: Reasonable alternative			Villagas	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	villages	
CA Objectives	Liber Effects	Communitario	Duama and Mitigration	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	-/+?	The site is within 500m of Bardney Limewoods SSSI, NNR and Ancient Woodland. Half of the site lies within a BOM area – Opportunity for Creation and is also adjacent to areas of Opportunity for Creation and Ecological Network – Opportunity for Management.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts. Proposals should prioritise any Opportunity for creation areas within the development site for habitat creation.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.		
		The site is not within close proximity to any heritage assets.		
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	The extent of air pollution resulting from the proposal	

Site Ref: WL/BARD/014	Site Address: Land to east of Wragby Road
Area (ha): 2.52	Settlement Hierarchy Category: Large Villages
Site Capacity: 47	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	could be minimised through careful design and construction management methods
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods
9. Natural Resources - Land Use and	Soils		,
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.

Site Ref: WL/BARD/014	Site Address: Land to east of Wragby Road
Area (ha): 2.52	Settlement Hierarchy Category: Large Villages
Site Capacity: 47	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.1 Access to services and facilities	-	The local village centre is approx. 700m away.	Provide new linkages for
		There is a bus stop within 400m of the site.	walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop within 400m of the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic			·
14. Employment			
14.1 Employment		The nearest designated employment site is in Lincoln approx. 12km from the site.	
14.2 Education, training and learning	-/?	The site is approx. 600m from the primary school and 9km from the nearest secondary at Branston, or 12km from the grammar school at Horncastle.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
•		An increase in dwellings would increase the footfall of local shops and businesses	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre.	

Site Ref: WL/BARD/014			Site Address: Land to east of Wragby R	Road
Area (ha): 2.52		Settlement Hierarchy Category: Large Villages		
Site Capacity: 47			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation

Site Ref: WL/BARD/015		Site Address: Land west of Wragby Road	ad and to east of Abbey
Area (ha): 15.39		Settlement Hierarchy Category: Large	Villages
Site Capacity: 289		Greenfield/Brownfield: Greenfield	Villages
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social		•	
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			1
2.1 Access to healthcare facilities	-	The site is approx. 900m from the GP surgery in the village.	
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is within 1200m of Horncastle Road Recreation Ground, Tennis Courts, Bowling Green and Skateboard Park. The site is within 1600m of Horncastle Road Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens in Lincoln. The site is of a scale likely to provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructu	re		

Site Ref: WL/BARD/015	Site Address: Land west of Wragby Road and to east of Abbey
	Road
Area (ha): 15.39	Settlement Hierarchy Category: Large Villages
Site Capacity: 289	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
.1 Conserve and enhance biodiversity nd geodiversity		The site is within 500m of Bardney Limewoods SSSI, NNR and Ancient Woodland and Scotgrove Wood LWS. The site lies within a BOM area – Opportunity for Creation.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.
			Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II Listed Birch Tree Farmhouse and Bardney Abbey Scheduled Monument.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	, ,

			1	
Site Ref: WL/BARD/015			Site Address: Land west of Wragby Road and to east of Abbey Road	
Area (ha): 15.39			Settlement Hierarchy Category: Large	Villages
Site Capacity: 289			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	tary	Proposed Mitigation
8. Pollution				
8.1 Air Pollution	+	New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements. The substitution of the site. Once built careful construction of the site. Once built careful could careful car		The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
Noise Pollution Natural Resources – Land Use and S	0/? Soils	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods
9.1 Agricultural Land	-		mainly greenfield, located entirely within	
9.2 Minerals Resource		Grade 3 Agricultural Land. The site is within a Sand and Gravel Minerals		
		Safeguardii	ng Area.	

Site Ref: WL/BARD/015			Site Address: Land west of Wragby Ro	ad and to east of Abbey
			Road	
Area (ha): 15.39			Settlement Hierarchy Category: Large	Villages
Site Capacity: 289			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commenta		Proposed Mitigation
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1, with some of the site falling within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.		Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Use of materials and processes that are carbon neutral. Incorporation of offsite provision if not possible on the site.
13. Transport and Accessibility	1			
13.1 Access to services and facilities		The site is a	pprox. 700m from Bardney Village Centre.	Where possible provide new linkages for walking and
		There is a b	us stop just over 400m from the site.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	There is a b	us stop just over 400m from the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic				

Site Ref: WL/BARD/015		Site Address: Land west of Wragby Road and to east of Abbey Road		
Area (ha): 15.39			Settlement Hierarchy Category: Large	e Villages
Site Capacity: 289			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	e Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
14. Employment				
14.1 Employment		The nearest designated employment site is in Lincoln approx. 12km from the site.		
14.2 Education, training and learning	-/?	The site is approx. 700m from the primary school and 9km from the nearest secondary at Branston, or 12km from the grammar school at Horncastle.		
15. Local Economy	<u> </u>			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.		
		An increase in dwellings would increase the footfall of local shops and businesses		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre.		

Site Ref: WL/BARD/017		Site Address: Land to north of Scotgrov	•
Area (ha): 15.77		Settlement Hierarchy Category: Large	Villages
Site Capacity: 296		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages
	T		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The site is approx. 900m from the GP surgery in Bardney.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bardney Limewoods natural and semi-natural greenspace). The site is within 1200m of Horncastle Road Recreation Ground, Tennis Courts, Bowling Green and Skateboard Park. The site is within 1600m of Horncastle Road Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens in Lincoln. The site is of a scale likely to provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental 4. Biodiversity and Green Infrastructu	re		
4.1 Conserve and enhance biodiversity and geodiversity	-/+?	The site is within 500m of Bardney Limewoods SSSI, NNR and Ancient Woodland.	Development should be designed to avoid the most sensitive parts of designated sites and

Site Ref: WL/BARD/017	Site Address: Land to north of Scotgrove Farm, Henry Lane
Area (ha): 15.77	Settlement Hierarchy Category: Large Villages
Site Capacity: 296	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
•		The majority of the site lies within a BOM area – Opportunity for Creation.	incorporate buffers around such parts.
			Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	<u> </u>		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/BARD/017	Site Address: Land to north of Scotgrove Farm, Henry Lane
Area (ha): 15.77	Settlement Hierarchy Category: Large Villages
Site Capacity: 296	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		the development may contribute to slight increase in air pollution due to increased car movements.	construction management methods
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	careful design and construction management methods
9. Natural Resources – Land Use and S	Soils		
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is approx. 50% Flood Zone 1 and 50% Flood Zone 2.	Development should minimise the risks from flooding through appropriate
		The site has some surface water risk and development would increase the impermeable footprint of the area.	layout, design and use of drainage and water management strategies and
		New development of this scale would lead to an increase in energy consumption and emissions from dwellings.	SuDs.

Site Ref: WL/BARD/017		Site Address: Land to north of Scotgrove Farm, Henry Lane		
Area (ha): 15.77		Settlement Hierarchy Category: Large Villages		
Site Capacity: 296		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	e Villages
SA Objectives	Likely Effects	Comment		Proposed Mitigation
			e, delivery and construction of materials a climate change impact.	Use of materials and processes that are carbon neutral. Incorporation of offsite provision if not possible on the site.
13. Transport and Accessibility				
13.1 Access to services and facilities		Centre.	upprox. 700m from the Bardney Village us stop just over 400m from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	There is a bus stop just over 400m from the site.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment			designated employment area is in Lincoln m from the site.	
14.2 Education, training and learning	-/?	9km from th	pprox. 500m from the primary school and e nearest secondary at Branston, or 12km ammar school at Horncastle.	

Site Ref: WL/BARD/017	Site Address: Land to north of Scotgrove Farm, Henry Lane
Area (ha): 15.77	Settlement Hierarchy Category: Large Villages
Site Capacity: 296	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives Likely Effects		Commentary	Proposed Mitigation
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre.	

Site Ref: WL/BARD/018		Site Address: Land north of Henry Land School	Site Address: Land north of Henry Lane, east of Barndey Primary	
Area (ha): 7.87		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 148				
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is approx. 600m from a GP surgery.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bardney Limewoods natural and semi-natural greenspace and Common Road green corridor). The site is within 1200m of Horncastle Road Recreation Ground, Tennis Courts, Bowling Green and Skateboard Park. The site is within 1600m of Horncastle Road Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens in Lincoln (International Bomber	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental		Command Memorial Park and The Arboretum). The site is of a scale likely to provide new open space on site.		

Site Ref: WL/BARD/018	Site Address: Land north of Henry Lane, east of Barndey Primary
	School
Area (ha): 7.87	Settlement Hierarchy Category: Large Villages
Site Capacity: 148	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
4. Biodiversity and Green Infrastructure					
4.1 Conserve and enhance biodiversity and geodiversity	-/+?	The site is within 500m of Bardney Limewoods SSSI, NNR and Ancient Woodland and Scotgrove Wood LWS. The majority of the site lies within a BOM area – Opportunity for Creation.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts. Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.			
		The site is not within close proximity to any heritage assets.			
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.			

Site Ref: WL/BARD/018 Area (ha): 7.87		Site Address: Land north of Henry Lane School	Site Address: Land north of Henry Lane, east of Barndey Primary School		
		Settlement Hierarchy Category: Large	Villages		
Site Capacity: 148		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alter	native	Policy Ref: S80 Housing Sites in Large	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods		
9. Natural Resources – Land Us	se and Soils				
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.			
9.2 Minerals Resource		The site is partially within a Sand and Gravel Minerals Safeguarding Area.	Development should avoid the most sensitive areas.		

OH - D-F-NAIL /DADD/040			Otto Address of London other Chinamatana		
Site Ref: WL/BARD/018		Site Address: Land north of Henry Lane, east of Barndey Primary School			
Area (ha): 7.87			Settlement Hierarchy Category: Large	Villages	
Site Capacity: 148			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages	
Old Claraci Reaconable alternative			reney item coor indusing cites in Large	· ····ages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1, with a small area of Flood Zone 2 to the northern boundary of the site. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and SuDs.	
13. Transport and Accessibility		1			
13.1 Access to services and facilities	-		within 600m of Bardney Village Centre. ous stop within 200m of the site.	Provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop within 200m of the site		Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic					
14. Employment					
14.1 Employment			t designated employment site is in Lincoln cm from the site.		

Site Ref: WL/BARD/018		Site Address: School	Site Address: Land north of Henry Lane, east of Barndey Primary School	
Area (ha): 7.87		Settlement Hie	erarchy Category: Large	Villages
Site Capacity: 148		Greenfield/Bro	ownfield: Greenfield	•
Site Status: Reasonable alternative		Policy Ref: S8	0 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
14.2 Education, training and learning	+/?	The site is within 100m of the primary school and 9km from the nearest secondary at Branston, or 12km from the grammar school at Horncastle.		
15. Local Economy		-		
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre		

Site Ref: WL/BARD/019		Site Address: Land west of Abbey Road		
Area (ha): 2.07		Settlement Hierarchy Category: Large Villages		
Site Capacity: 39 Greenfield/Brownfield: Greenfield		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social	<u> </u>	·		
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is a	approx. 750m from a GP surgery.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Bardney Meadows natural and semi-natural greenspace). The site is within 1200m of Horncastle Road Tennis Courts, Bowling Green, Skateboard Park and Recreation Ground. The site is within 1600m of Horncastle Road Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
			not of a scale likely to provide new open	
Environmental				
4. Biodiversity and Green Infrastructure	9 			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is r	not within 500m of a designated wildlife site.	Proposals should avoid development on BOM

Site Ref: WL/BARD/019	Site Address: Land west of Abbey Road
Area (ha): 2.07	Settlement Hierarchy Category: Large Villages
Site Capacity: 39	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is wholly within a BOM area – Ecological Network Opportunity for Management.	Opportunity for Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of the Bardney Abbey Scheduled Ancient Monument. The scale and location of the site may impact upon the wider setting of this heritage asset.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			<u> </u>
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	The extent of air pollution resulting from the proposal
		New development would create a short term increase in air pollution through construction of the site. Once built	could be minimised through careful design and

Site Ref: WL/BARD/019	Site Address: Land west of Abbey Road
Area (ha): 2.07	Settlement Hierarchy Category: Large Villages
Site Capacity: 39	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
-		the development may contribute to slight increase in air pollution due to increased car movements.	construction management methods
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise	The extent of noise pollution resulting from the proposal could be minimised through careful design and
		pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	construction management methods
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is mainly in Flood Zone 1, with some areas of Flood Zone 2 and 3 to the south west boundary of the site.	Development should minimise the risks from flooding through appropriate layout, design and use of drainage strategies and SuDs

Site Ref: WL/BARD/019	Site Address: Land west of Abbey Road
Area (ha): 2.07	Settlement Hierarchy Category: Large Villages
Site Capacity: 39	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.1 Access to services and facilities		The site is within 600m of Bardney Village Centre.	Where possible provide new linkages for walking and
		There is a bus stop within 700m of the site.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	There is a bus stop within 700m of the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic			
14. Employment			
14.1 Employment		The nearest designated employment site is in Lincoln approx. 12km from the site.	
14.2 Education, training and learning	/?	The site is approx. 900m from the primary school and 9km from the nearest secondary at Branston, or 12km from the grammar school at Horncastle.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
•		An increase in dwellings would increase the footfall of local shops and businesses.	

Site Ref: WL/BARD/019			Site Address: Land west of Abbey	Road
Area (ha): 2.07			Settlement Hierarchy Category: Large Villages	
Site Capacity: 39			Greenfield/Brownfield: Greenfield	1
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large Villages		
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is	not within a City or Town Centre.	
Cernies				

WL/BARD/023

Site Ref: WL/BARD/023		Site Address: Land west of Common Lane, Bardney		
Area (ha): 1.90			Settlement Hierarchy Category: Large Villages	
Site Capacity: 40		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1	1		
2.1 Access to healthcare facilities	++	The site is a	approx. 350m from a GP surgery.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Common Road green corridor, Horncastle Road Allotments, Horncastle Road Tennis Courts, Bowling Green, Skateboard Park and Recreation Ground). The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is not of a scale likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructure	9			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat

Site Ref: WL/BARD/023	Site Address: Land west of Common Lane, Bardney
Area (ha): 1.90	Settlement Hierarchy Category: Large Villages
Site Capacity: 40	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure on- site
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should
			promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through

Site Ref: WL/BARD/023			Site Address: Land west of Common La	ane. Bardnev
Area (ha): 1.90			Settlement Hierarchy Category: Large Villages	
Site Capacity: 40		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
				•
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		careful design and construction management methods
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.
13. Transport and Accessibility		·		
13.1 Access to services and facilities	-		within 450m of Bardney Village Centre. within 200m of a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a b	ous stop within 200m of the site.	Development should promote the use of

Site Ref: WL/BARD/023			Site Address: Land west of Common L	ane Bardney
Area (ha): 1.90		Settlement Hierarchy Category: Large Villages		
Site Capacity: 40		Greenfield/Brownfield: Greenfield	7 magee	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
Cite Claraci readoridado anomano			i energy rear eaching energing and	· mages
SA Objectives	Likely Effects	Comment	arv	Proposed Mitigation
•			•	sustainable modes of
				transport and improve
				linkages to these.
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is in Lincoln approx. 12km from the site.		
14.2 Education, training and learning	+/?	The site is approx. 250m from the primary school and 9km from the nearest secondary at Branston, or 12km from the grammar school at Horncastle.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				,
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.		
		An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is r	not within a City or Town Centre.	

Barlings

WL/BARL/002

Site Ref: WL/BARL/002		Site Address: Land at Barlings Lane, Langworth		
Area (ha): 2.33		Settlement Hierarchy Category: Small Villages		
Site Capacity: 20		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with per	mission)		Policy Ref: S82 Housing Sites in Small	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		1		-
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 5km away at Nettleham or Cherry Willingham.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Langworth Playing Fields, Barlings Lane Cemetery and St Hugh's Church). A PRoW crosses the site. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln, including International Bomber Command Memorial Park, Boultham Park, The Arboretum and Medieval Bishop's Old Palace Contemporary Garden. The site is not of a scale likely to provide new open space on site.		
Environmental				

Site Ref: WL/BARL/002	Site Address: Land at Barlings Lane, Langworth
Area (ha): 2.33	Settlement Hierarchy Category: Small Villages
Site Capacity: 20	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4. Biodiversity and Green Infrastructur	re		
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should
			promote the use of

			T		
Site Ref: WL/BARL/002			Site Address: Land at Barlings Lane, Langworth		
Area (ha): 2.33		Settlement Hierarchy Category: Small	Villages		
Site Capacity: 20			Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with pe	rmission)		Policy Ref: S82 Housing Sites in Small \	/illages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				sustainable transport methods to minimise reliance on private car for short local trips.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through	
				careful design and construction management methods	
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land			greenfield, and more than 50% of the site is in Grade 2 Agricultural Land, with Grade 3 to ast.	Loss of Grade 2 and 3 land cannot be avoided without avoiding this location for development.	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site has	entirely within Flood Zone 1. Is some surface water risk and development ase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.	
13. Transport and Accessibility					

Site Ref: WL/BARL/002	Site Address: Land at Barlings Lane, Langworth
Area (ha): 2.33	Settlement Hierarchy Category: Small Villages
Site Capacity: 20	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
3.1 Access to services and facilities		There is no designated Village Centre within Langworth.	
		The site is 450m from a bus stop.	
		There is access to services at nearby settlements, with Cherry Willingham and Nettleham being 5km away, and Wragby 6.5km away from the village.	
13.2 Sustainable travel modes	-	There is a bus stop 450m from the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic			
14. Employment			
14.1 Employment		The nearest designated employment area is in Lincoln approx. 8km from the site.	
14.2 Education, training and learning	/?	The site is approx. 3 km from the primary school at Scothern or 4km from Reepham primary school. The nearest secondary schools are The Priory Pembroke Academy at Cherry Willingham, approx. 4.5km or William Far at Welton, approx. 5.5km from Langworth.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	

Site Ref: WL/BARL/002			Site Address: Land at Barlings Lane	, Langworth
Area (ha): 2.33			Settlement Hierarchy Category: Sn	nall Villages
Site Capacity: 20			Greenfield/Brownfield: Greenfield	-
Site Status: New allocation (with permission)		Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives	Likely Effects	Comment	tary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is	not within a City or Town Centre	

Blyton

WL/BLYT/006

Site Ref: WL/BLYT/006	ef: WL/BLYT/006 Site Address: Land to south of Rowan Drive, Blyton		Drive, Blyton
Area (ha): 4.15): 4.15 Settlement Hierarchy Category: Medium Villages		ım Villages
Site Capacity: 62		Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without	permission)	Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			1
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.5km away at Corringham or 4km to Gainsborough.	
2.2 Opportunities for healthy lifestyles	+	The site contains Gainsborough Road allotments. The site is partly within 400m of existing open space (St Martin's Church, Village Hall amenity space and Church Lane play area). A PRoW runs along the northern boundary. The site is within 1,200m of Blyton Playing Field. The site is not of a scale likely to provide new open space on site.	Development proposals should retain and enhance the existing allotments within the site boundary.
Environmental			
4. Biodiversity and Green Infrastructure	re		

Site Ref: WL/BLYT/006	Site Address: Land to south of Rowan Drive, Blyton
Area (ha): 4.15 Settlement Hierarchy Category: Medium Villages	
Site Capacity: 62	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commontory	Proposed Mitigation
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Development should avoid and protect those areas that are currently open space and utilise the potential opportunities to enhance and create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The scale and location of the site may impact upon the wider setting of Grade II Church of St Martin, within 300m of the site. Insufficient information currently available to assess the potential archaeological impacts on this site.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced. Impact on setting of heritage assets should be assessed and appropriately addressed.

Site Ref: WL/BLYT/006		Site Address: Land to south of R	owan Drive Blyton	
Area (ha): 4.15			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 62				
Site Status: New allocation (without	ut permission)	Policy Ref: S81 Housing Sites in	-	
(111111				
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
•			Archaeological evaluation prior to determination of any planning application.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increa air pollution through construction of the site. Once the development may contribute to slight increase pollution due to increased car movements.	built careful design and construction management methods Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.	
8.2 Noise Pollution	/?	The site is immediately adjacent to the A159. New development would create short term noise pollution during the construction phases. Once bui noise pollution would be limited to normal resident activities.		
9. Natural Resources – Land Use an	d Soils			
9.1 Agricultural Land	-	The site is greenfield, located entirely within Grade Agricultural Land.	3	

Site Ref: WL/BLYT/006			Site Address: Land to south of Rowan D	Orive, Blyton
Area (ha): 4.15		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 62	ite Capacity: 62 Greenfield/Brownfield: Greenfield		-	
Site Status: New allocation (without p	permission)		Policy Ref: S81 Housing Sites in Mediur	n Villages
	·			
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed
13. Transport and Accessibility		·		
13.1 Access to services and facilities	-	There is no designated Village Centre within Blyton, however there are a number of services within the village including a convenience store, post office, takeaway and dentist. A wider range of services are available at Gainsborough (approx. 4km away from Blyton). The site is within 200m of a bus stop. A PRoW runs along the northern boundary.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is within 200m of a bus stop		Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic				
14. Employment				
14.1 Employment	-		t designated employment site is in gh approx. 5km from the site, and	

Site Ref: WL/BLYT/006			Site Address: Land to south of Rowan I	Orive. Blyton
Area (ha): 4.15			Settlement Hierarchy Category: Mediu	
Site Capacity: 62			Greenfield/Brownfield: Greenfield	9
Site Status: New allocation (without	permission)		Policy Ref: S81 Housing Sites in Medius	m Villages
,	,			· ·
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		Gainsborough Town Centre is approx. 5.5km from the site.		
14.2 Education, training and learning	-/?	The site is approx. 650m from Blyton primary school and 4km from secondary schools in Gainsborough.		
15. Local Economy		1		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.		
-		An increase	e in dwellings would increase the footfall of	
			and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre.		
			is close to Gainsborough and it is likely that nts would access the services within igh.	

WL/BLYT/007

Site Ref: WL/BLYT/007		Site Address: Land to east of Gainsbo	rough Road, Blyton	
Area (ha): 3.62	Area (ha): 3.62		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 54 Greenfield/Brownfi		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable Alternative		Policy Ref: S81 Housing Sites in Medi	um Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.5km away at Corringham or 4km to Gainsborough.		
2.2 Opportunities for healthy lifestyles	+	The site is adjacent to Gainsborough Road allotments.		
		The site is within 1,200m of Blyton Playing Field.		
		The site is not of a scale likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	

Site Ref: WL/BLYT/007	Site Address: Land to east of Gainsborough Road, Blyton
Area (ha): 3.62	Settlement Hierarchy Category: Medium Villages
Site Capacity: 54	Greenfield/Brownfield: Greenfield
Site Status: Reasonable Alternative	Policy Ref: S81 Housing Sites in Medium Villages

CA Objectives	Likely Effects	Commentary	Drangood Mitigation
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Development should avoid and protect those areas that are currently open space and utilise the potential opportunities to enhance and create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The scale and location of the site may impact upon the wider setting of Grade II Church of St Martin, within 300m of the site.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods

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Site Ref: WL/BLYT/007		Site Address: Land to east of Gainsbord	<u> </u>	
Area (ha): 3.62		Settlement Hierarchy Category: Mediu	m Villages	
Site Capacity: 54			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable Alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	/?	100m of a r. New develo	mmediately adjacent to the A159 and within ailway line. pment would create short term noise ring the construction phases. Once built ion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is of Agricultural	greenfield, located entirely within Grade 3 Land.	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site has	entirely within Flood Zone 1. s some surface water risk and development ase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed
13. Transport and Accessibility	•	<u>'</u>		,
13.1 Access to services and facilities	-		designated Village Centre within Blyton, ere are a number of services within the village	Where possible provide new linkages for walking and cycling between new

Cita Dafa WII /DI VT/007		Cita Address Landto and A Ostralian	avela Danal Divitora	
Site Ref: WL/BLYT/007		Site Address: Land to east of Gainsbor		
Area (ha): 3.62			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 54		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable Alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
•		including a convenience store, post office, takeaway and dentist.	development and facilities outside of the site area.	
		A wider range of services are available at Gainsborough (approx. 4km away from Blyton).		
		The site is within 200m of a bus stop.		
13.2 Sustainable travel modes	+	The site is within 200m of a bus stop	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site is in Gainsborough approx. 5km from the site, and Gainsborough Town Centre is approx. 5.5km from the site.		
14.2 Education, training and learning	-/?	The site is approx. 650m from Blyton primary school and 4km from secondary schools in Gainsborough.		
15. Local Economy	1			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre.		

Site Ref: WL/BLYT/007			Site Address: Land to east of Gainsbord	ough Road, Blyton
Area (ha): 3.62			Settlement Hierarchy Category: Mediu	m Villages
Site Capacity: 54			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable Alternative	9		Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
			is close to Gainsborough and it is likely that ints would access the services within ugh.	

Burton Waters

WL/BUR/002

Site Ref: WL/BUR/002		Site Address: Land at Burton Waters	Site Address: Land at Burton Waters	
Area (ha): 1.64		Settlement Hierarchy Category: Small	Settlement Hierarchy Category: Small Villages	
Site Capacity: 28		Greenfield/Brownfield: Mixed		
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 3.5km away at Lincoln.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Pyewipe to Odder Farm green corridor and Woodcock Lane natural and semi-natural greenspace). The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is not of a scale likely to provide new open space on site.		
Environmental		, space and an		
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site.	Proposals should avoid development on BOM Opportunity for	

Site Ref: WL/BUR/002	Site Address: Land at Burton Waters
Area (ha): 1.64	Settlement Hierarchy Category: Small Villages
Site Capacity: 28	Greenfield/Brownfield: Mixed
Site Status: Reasonable alternative	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is wholly within a BOM area: Ecological network – Opportunity for Management.	Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			<u> </u>
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/BUR/002	Site Address: Land at Burton Waters
Area (ha): 1.64	Settlement Hierarchy Category: Small Villages
Site Capacity: 28	Greenfield/Brownfield: Mixed
Site Status: Reasonable alternative	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
•		the development may contribute to slight increase in air pollution due to increased car movements.	construction management methods
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	/?	The site is immediately adjacent to the A57 and within 100m of a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
			Design and layout should minimise impact on residents from proximity to road network.
9. Natural Resources – Land Use and S	Soils		
9.1 Agricultural Land	-	The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is approx. 50% within Flood Zone 2 and 50% within Flood Zone 3.	Appropriate layout avoiding those areas most at risk, design and materials of

Site Ref: WL/BUR/002		Site Address: Land at Burton Waters	
			I Villaga a
Area (ha): 1.64		Settlement Hierarchy Category: Smal	i villages
Site Capacity: 28		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small	Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site has some surface water risk and development would increase the impermeable footprint of the area.	development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.
13. Transport and Accessibility			
13.1 Access to services and facilities		The site is approx. 1.3km from Burton Waters Village Centre. There is a gym and public house within 800m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes		The bus stop is 1.1km from the site and the nearest railway station is Saxilby is approx. 3.6km. However a route does serve other parts of the marina.	Development should promote the use of sustainable modes of transport and improve provision and linkages to these.
Economic			
14. Employment			
14.1 Employment	+	The nearest designated employment areas are at Saxilby (Saxilby Industrial Area) approx.1.2km and Lincoln (Long Leys Road) approx. 4km from the site.	
14.2 Education, training and learning	/?	The site is approx. 1km from Burton Hathow Preparatory School or 3km from a primary school at Saxilby and 4km from secondary schools in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus

Site Ref: WL/BUR/002			Site Address: Land at Burton Waters	
Area (ha): 1.64		Settlement Hierarchy Category: Small	Villages	
Site Capacity: 28			Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site wo	ould not result in the loss of employment land.	
			e in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is r	not within the boundary of Lincoln City Centre	
			e occupants of the development are likely to	
			vices and facilities within Lincoln, increasing	
		footfall and	enhancing the position in the hierarchy.	

WL/BUR/005

Site Ref: WL/BUR/005		Site Address: Land north of Leisure Centre, Burton Waters		
Area (ha): 4.42		Settlement Hierarchy Category: Small	Villages	
Site Capacity: 100		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with per	mission)		Policy Ref: S82 Housing Sites in Small	Villages
				•
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	++ It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The neares or in Saxilby	t GP surgery is approx. 4km away in Lincoln	
2.2 Opportunities for healthy lifestyles	++	to Odder Fa Lane (North natural gree The site is a The site is a parks and g Command I Arboretum a	adjacent to a private health and leisure club. within 15km (15 mins drive time) of strategic pardens within Lincoln (International Bomber Memorial Park, Boultham Park, The and Hartsholme Country Park). of a scale likely to provide new open space	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental	•			
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/BUR/005	Site Address: Land north of Leisure Centre, Burton Waters
Area (ha): 4.42	Settlement Hierarchy Category: Small Villages
Site Capacity: 100	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site. The site is wholly within a BOM area: Ecological network – opportunity for management	Proposals should avoid development on BOM Opportunity for Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not located within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

Site Ref: WL/BUR/005 Site Address: Land north of Leisure Centre, Burton Water	
Area (ha): 4.42	Settlement Hierarchy Category: Small Villages
Site Capacity: 100 Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with permission) Policy Ref: S82 Housing Sites in Small Villages	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	-/?	The site is within 100m of the A57 and a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield, located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is approx. 50% within Flood Zone 2 and 50% within Flood Zone 3.	Appropriate layout avoiding those areas most at risk, design and materials of development and

O14 B 6 MII /DI ID /00=				
Site Ref: WL/BUR/005 Area (ha): 4.42			Site Address: Land north of Leisure Centre, Burton Waters	
		Settlement Hierarchy Category: Smal	l Villages	
Site Capacity: 100		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with pe	rmission)	Policy Ref: S82 Housing Sites in Small	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
	The site has some surface water risk and development would increase the impermeable footprint of the area.		incorporation of suitable drainage and water management strategy to limit impacts on surface water	
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approximately 630m from Burton Waters Village Centre. The site is within 350m of a bus stop and the nearest railway station is Saxilby is approx. 4km.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop within 350m of the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment	+	The nearest designated employment are is in Saxilby (Saxilby Industrial Area) approx. 1km from the site or Lincoln (Long Leys Road) approx.4km from the site.		
14.2 Education, training and learning	/?	The site is approx. 2.5km from Burton Hathow Independent Preparatory School or 5km from a primary school in Saxilby and over 5km from secondary schools in Lincoln.		
15. Local Economy	•			

Site Ref: WL/BUR/005 Site Address: Land north of Leisure Centre, Burton Water	
Area (ha): 4.42 Settlement Hierarchy Category: Small Villages	
Site Capacity: 100	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local	0	The site would not result in the loss of employment land.	
economy		The site would not result in the loss of employment land.	
		An increase in dwellings would increase the footfall of	
		local shops and businesses.	
15.2 Protect and enhance hierarchy of	0	The site is not within the boundary of Lincoln City	
centres		Centre.	
		However, the occupants of the development are likely to	
		access services and facilities within Lincoln, increasing	
		footfall and enhancing the position in the hierarchy.	

Caistor

WL/CAI/001

Site Ref: WL/CAI/001 Area (ha): 5.9		Site Address: Land to the South of North Kelsey Road, Caistor		
			Settlement Hierarchy Category: Market Towns	
Site Capacity: 135	ite Capacity: 135 Greenfield/Brownfield: Mixed			
Site Status: Existing allocation			Policy Ref: S79 Housing Sites in the Ma	rket Towns
SA Objectives	Likely Effects	Commenta	ıry	Proposed Mitigation
Social				
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is a	oprox. 1km from the GP surgery in Caistor.	
2.2 Opportunities for healthy lifestyles	++	Walk amenit Kelsey Road The site is w Club and No The site is w Allotments.	ithin 1,200m of Caistor Sports and Social rth Kelsey Road Skateboard Park. ithin 1,600m of North Kelsey Road	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental		The site is of provision site	a scale likely to provide new open space	
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/CAI/001	Site Address: Land to the South of North Kelsey Road, Caistor	
Area (ha): 5.9	Settlement Hierarchy Category: Market Towns	
Site Capacity: 135	Greenfield/Brownfield: Mixed	
Site Status: Existing allocation	Policy Ref: S79 Housing Sites in the Market Towns	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity		The site is within 500m of Fonaby Sand Pit Local Geological Site. The site is not within a BOM area.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts. The site is currently an oper field and there could be
			opportunity to deliver biodiversity net gains through its development.
4.2 Local Green Space	0	The site is not within designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Medieval Fishponds Scheduled Monument. The scale and location of the site may impact upon the wider setting of this heritage asset. Development on this site could have an impact on prehistoric and Roman remains known in the surrounding area.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Archaeological evaluation prior to determination of any planning application.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	1		1

Site Ref: WL/CAI/001	Site Address: Land to the South of North Kelsey Road, Caistor
Area (ha): 5.9	Settlement Hierarchy Category: Market Towns
Site Capacity: 135	Greenfield/Brownfield: Mixed
Site Status: Existing allocation	Policy Ref: S79 Housing Sites in the Market Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. The site is adjacent to an industrial estate which could	The extent of noise pollution resulting from the proposal could be minimised through careful design and
		result in noise impacts.	construction management methods
		New development would create short term noise	
		pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	
9. Natural Resources – Land Us	e and Soils		
9.1 Agricultural Land	-	The site is mixed greenfield/brownfield but mainly greenfield, and is located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	

Site Ref: WL/CAI/001 Area (ha): 5.9		Site Address: Land to the South of N	Site Address: Land to the South of North Kelsey Road, Caistor	
		Settlement Hierarchy Category: Ma	rket Towns	
Site Capacity: 135	Site Capacity: 135			
Site Status: Existing allocation		Policy Ref: S79 Housing Sites in the	Market Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
<u> </u>	Zinoiy Zirooto		1 10pocca imaganon	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and developmen would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.	
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is 1.5km from Caistor Town Centre.	Where possible provide ne linkages for walking and	
		The site is approx.1.2km from the nearest bus stop.	cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes		The site is approx.1.2km from the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these. Transport Assessment and Travel Plan.	
Economic		-	•	

++

14.1 Employment

The nearest designated employment area is immediately adjacent to the site (Caistor Industrial Area).

Site Ref: WL/CAI/001			Site Address: Land to the South of North Kelsey Road, Caistor	
Area (ha): 5.9			Settlement Hierarchy Category: Market Towns	
Site Capacity: 135			Greenfield/Brownfield: Mixed	
Site Status: Existing allocation			Policy Ref: S79 Housing Sites in the Market Towns	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
14.2 Education, training and learning	/?	The site is approx. 1.3km from Caistor primary school, 1km to Caistor Grammar School and 1.6km to Caistor Yarborough School.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	An increase	ould not result in the loss of employment land. se in dwellings would increase the footfall of s and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is r Caistor.	not within the Town Centre boundary of	

Site Ref: WL/CAI/002		Site Address: Land at Sunnyside, west	of Tennyson Close. Caistor
Area (ha): 2.7		Settlement Hierarchy Category: Market	
Site Capacity: 60		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S79 Housing Sites in the Ma	arket Towns
_		•	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing	1		1
2.1 Access to healthcare facilities	-	The site is approx. 1km from the GP surgery in Caistor.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Marris Way play area). The site is within 1,200m of Caistor Sports and Social Club and North Kelsey Road Skateboard Park. The site is within 1,600m of North Kelsey Road Allotments. The site is of a scale which may provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructur	e		
4.1 Conserve and enhance biodiversity and geodiversity	+/?	The site is not within 500m of a designated wildlife site. The site is predominantly within a BOM area: Opportunity for Creation, with a small area of Ecological	Proposals should prioritise any Opportunity for Creation areas within the

Site Ref: WL/CAI/002	Site Address: Land at Sunnyside, west of Tennyson Close, Caistor
Area (ha): 2.7	Settlement Hierarchy Category: Market Towns
Site Capacity: 60	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation	Policy Ref: S79 Housing Sites in the Market Towns

			1
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		Network – Opportunity for Management along the western boundary and in the south west corner of the site.	development site for habitat creation.
			Proposals should avoid development on BOM Opportunity for Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	-/?	The site is within 200m of the AGLV and is immediately adjacent to a Green Wedge.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Nettleton House Grade II Listed building. The scale and location of the site may impact upon the wider setting of this heritage asset.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.

Site Ref: WL/CAI/002			Site Address: Land at Sunnyside, west	of Tennyson Close, Caistor	
Area (ha): 2.7			Settlement Hierarchy Category: Market Towns		
Site Capacity: 60			Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation			Policy Ref: S79 Housing Sites in the Ma	arket Towns	
SA Objectives	Likely Effects	Comment		Proposed Mitigation	
		Insufficient information is available to assess the potential archaeological impacts on this site. The site lies within an area of historic parkland recorded in the Lincolnshire Historic Environment Record, associated with Nettleton House. Elements of this designed landscape appear to still survive including trees and a lake in the southwest corner.		Impact on setting of heritage assets should be assessed and appropriately addressed. Archaeological evaluation prior to determination of any planning application. Future plans should make use of the features of the historic parkland to benefit the historic and natural environments, with the aim of preserve and enhancing the landscape.	
7. Natural Resources – Water	0	The site is r	not within a Source Protection Zone.	and sandasaper	
8. Pollution	1	1		1	
8.1 Air Pollution	+	New develor air pollution the develop	urther than 1km from an AQMA. pment would create a short term increase in through construction of the site. Once built ment may contribute to slight increase in air e to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of sustainable transport methods to minimise	

Site Ref: WL/CAI/002			Site Address: Land at Sunnyside, west	of Tennyson Close, Caistor
Area (ha): 2.7		Settlement Hierarchy Category: Market Towns		
Site Capacity: 60			Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation			Policy Ref: S79 Housing Sites in the Ma	rket Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods
9. Natural Resources – Land Use and	Soils	•		
9.1 Agricultural Land	-	The site is of Agricultural	greenfield, located entirely within Grade 3 Land.	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site has	entirely within Flood Zone 1. s some surface water risk and development ase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities			approx. 1.4km from Caistor Town Centre. approx. 900m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes		The site is a	approx. 900m from the nearest bus stop.	New development should seek to maximise use of

Site Ref: WL/CAI/002			Site Address: Land at Supplyside west	of Tonnyson Class Caistor
Area (ha): 2.7			Site Address: Land at Sunnyside, west of Tennyson Close, Caistor Settlement Hierarchy Category: Market Towns	
Site Capacity: 60			Greenfield/Brownfield: Greenfield	et TOWIIS
Site Status: Existing allocation			Policy Ref: S79 Housing Sites in the Ma	urket Towns
Site Status. Existing anocation			Folicy Ker. 379 Housing Sites in the Ma	irket rowns
SA Objectives	Likely Effects	Commenta	arv	Proposed Mitigation
				sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic		•		
14. Employment				
14.1 Employment	++		designated employment area is approx. he site (Caistor Industrial Area).	
14.2 Education, training and learning	-/?	The site is approx. 750m from Caistor primary school, 800m to Caistor Grammar School and 1.4km to Caistor Yarborough School.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	•	-		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.		
			in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is n Caistor.	ot within the Town Centre boundary of	
	1			

VVL/CAI/003				
Site Ref: WL/CAI/003		•	Site Address: Land adjacent The Paddocks, North Kelsey Road,	
		Caistor		
Area (ha): 3.30		Settlement Hierarchy Category: Market	et Towns	
Site Capacity: 87				
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the Ma	arket Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social		· · · · · · · · · · · · · · · · · · ·		
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is approx. 1km from the GP surgery in Caistor		
2.2 Opportunities for healthy lifestyles Environmental	++	The site is within 400m of existing open space (Augustus Walk amenity space and Woodland north of North Kelsey Road). The site is within 1,200m of Caistor Sports and Social Club and North Kelsey Road Skateboard Park. The site is within 1,600m of North Kelsey Road Allotments. The site is of a scale likely to provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Fonaby Sand Pit Local Geological Site. The site is not within a BOM area.	Development should be designed to avoid the most sensitive parts of designated sites and	

40 Land Ones Canada			incorporate buffers around such parts. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets. Development on this site could have an impact on prehistoric and Roman remains known in the surrounding area.	Archaeological evaluation prior to determination of any planning application.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of sustainable transport

			methods to minimise
			reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods
9. Natural Resources – Land Use and Soi	ls	activities.	
9.1 Agricultural Land	-	The site is located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1.	
13. Transport and Accessibility			I
13.1 Access to services and facilities		The site is approx. 1.8km from Caistor Town Centre.	Provide new linkages for walking and cycling
		This site is 1.5km from the nearest bus stop.	between new development and facilities outside of the site area.
13.2 Sustainable travel modes		This site is 1.5km from the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these
Economic			
14. Employment			

14.1 Employment	++	The nearest designated employment site is approx. 200m from the site (Caistor Industrial Area).	
14.2 Education, training and learning	/?	The site is approx. 1.3km from Caistor primary school, 1km to Caistor Grammar School and 1.6km to Caistor Yarborough School.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the Town Centre boundary of Caistor.	

		Site Address: Land to the rear of The Meadows, North Kelsey Road, Caistor		
Area (ha): 1.61			Settlement Hierarchy Category: Market	et Towns
Site Capacity: 48			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S79 Housing Sites in the Ma	arket Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is a	pprox. 1km from the GP surgery in Caistor	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Woodland north of North Kelsey Road, Augustus Walk amenity space and North Kelsey Road Cemetery).		
			vithin 1,200m of Caistor Sports and Social orth Kelsey Road Skateboard Park.	
		The site is within 1,600m of North Kelsey Road Allotments.		
		The site is n space on sit	ot of a scale likely to provide new open e.	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	+/?	The site is n	ot within 500m of a designated wildlife site.	Proposals should prioritise any Opportunity for Creation areas within the

Site Ref: WL/CAI/004		Site Address: Land to the rear of The M	leadows, North Kelsev	
0110 11011 11 = 01 11,00 1			Road, Caistor	
Area (ha): 1.61		Settlement Hierarchy Category: Market	et Towns	
Site Capacity: 48		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative)	Policy Ref: S79 Housing Sites in the Ma	arket Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		The site is wholly within a BOM area: Opportunity for Creation.	development site for habitat creation. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.	
4.2 Local Green Space	0	The site is not within designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within AONB, AGLV or Green Wedge		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. There is a Medieval Fishponds Scheduled Monument within 500m of the site. The scale and location of the site may impact upon the wider setting of this heritage asset. Development on this site could have an impact on prehistoric and Roman remains known in the surrounding area.	Development should be sensitive to the nearby Medieval Fishponds Scheduled Monument and setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Archaeological evaluation prior to determination of an planning application.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	, VIII	
8. Pollution			1	
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	The extent of air pollution resulting from the proposal	

Site Ref: WL/CAI/004 Area (ha): 1.61		Site Address: Land to the rear of The Meadows, North Kelsey Road, Caistor Settlement Hierarchy Category: Market Towns	
	Policy Ref: S79 Housing Sites in the Ma	arket Towns	
Likely Effects	Commentary	Proposed Mitigation	
	New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	could be minimised through careful design and construction management methods Development should promote the use of sustainable transport	
0/?	The site is not within close proximity to the strategic road network or a railway line.	methods to minimise reliance on private car for short local trips. The extent of noise pollution resulting from the proposal could be minimised through	
	New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	careful design and construction management methods	
Soils			
-	The site is greenfield, located entirely within Grade 3 Agricultural Land.		
0	The site is not within a Minerals Safeguarding Area.		
+	The site is entirely within Flood Zone 1.		
	0/? Soils	Settlement Hierarchy Category: Market Greenfield/Brownfield: Greenfield Policy Ref: S79 Housing Sites in the Ma Likely Effects Commentary New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements. O/? The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities. Soils The site is greenfield, located entirely within Grade 3 Agricultural Land. O The site is not within a Minerals Safeguarding Area.	

Site Ref: WL/CAI/004			Site Address: Land to the rear of The Meadows, North Kelsey	
		,	Road, Caistor	
Area (ha): 1.61		Settlement Hierarchy Category: Mark	et Towns	
Site Capacity: 48		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the M	arket Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.1 Access to services and facilities		The site approx. 1.5km from Caistor Town Centre. The site is approx. 1.1km from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes		The site is approx. 1.1km from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment	++	The nearest designated employment area is approx. 100m from the site (Castor Industrial Area).		
14.2 Education, training and learning	/?	The site is approx. 1.3km from Caistor primary school, 1km to Caistor Grammar School and 1.6km to Caistor Yarborough School.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training	
15. Local Economy			, care man and	
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.		

Site Ref: WL/CAI/004			Site Address: Land to the rear of The N	Meadows, North Kelsey
			Road, Caistor	
Area (ha): 1.61			Settlement Hierarchy Category: Mark	et Towns
Site Capacity: 48			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S79 Housing Sites in the M	arket Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
•		An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is Caistor.	not within the Town Centre boundary of	

Site Ref: WL/CAI/005			Site Address: Land to the north of Navig	gation Lane, Caistor
Area (ha): 3.92			Settlement Hierarchy Category: Marke	t Towns
Site Capacity: 103			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S79 Housing Sites in the Ma	rket Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social	<u> </u>			-
1. Housing	++	produce a r	at significant new growth in this area would ange of market and affordable housing to irrent and future housing needs for local e area.	
2. Health and Wellbeing	l	1		
2.1 Access to healthcare facilities	-	The site is a	approx. 1km from the GP surgery in Caistor	
2.2 Opportunities for healthy lifestyles	++	Way play at Kelsey Roa The site is value. The site is value at Allotments.	within 400m of existing open space (Marris rea, Hersey Road Play Area and North d Cemetery). within 1,200m of Caistor Sports and Social Kelsey Road Skateboard Park and Caistor within 1,600m of North Kelsey Road of a scale likely to provide new open space on	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructure	9			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is r	not within 500m of a designated wildlife site.	Proposals should avoid development on BOM Opportunity for

Site Ref: WL/CAI/005	Site Address: Land to the north of Navigation Lane, Caistor	
Area (ha): 3.92	Settlement Hierarchy Category: Market Towns	
Site Capacity: 103	Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative Policy Ref: S79 Housing Sites in the Market Towns		

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
	Zimory Zimorio	The site is wholly within a BOM area – Ecological Network Opportunity for Management.	Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	tanaccaping conomic.
5. Landscape and Townscape	+/?	The site is not within 200M of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	/?	There are no heritage assets within the site boundary. The site is within 50m of Medieval Fishponds Scheduled Monument and within 500m of Grade II Listed Nettleton House. The scale and location of the site may impact upon the wider setting of heritage assets	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			

Site Ref: WL/CAI/005	Site Address: Land to the north of Navigation Lane, Caistor
Area (ha): 3.92	Settlement Hierarchy Category: Market Towns
Site Capacity: 103	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative Policy Ref: S79 Housing Sites in the Market Towns	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
		There is potential for odour related impacts in respect of nearby water treatment works.	Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield, located entirely within Grade 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1.	

Site Ref: WL/CAI/005	Site Address: Land to the north of Navigation Lane, Caistor
Area (ha): 3.92	Settlement Hierarchy Category: Market Towns
Site Capacity: 103	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S79 Housing Sites in the Market Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13. Transport and Accessibility	,	,	,
13.1 Access to services and facilities		The site is approx. 1km from Caistor Town Centre. The site is approx. 600m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	The site is approx. 600m from the nearest bus stop	Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic			
14. Employment			
14.1 Employment	++	The nearest designated employment area is within 500m of the site (Caistor Industrial Area).	
14.2 Education, training and learning	-/?	The site is approx. 700m from Caistor primary school, 600m to Caistor Grammar School and 1.2km to Caistor Yarborough School.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	·		1
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
		An increase in dwellings would increase the footfall of local shops and businesses.	

Site Ref: WL/CAI/005			Site Address: Land to the north of Na	vigation Lane, Caistor
Area (ha): 3.92			Settlement Hierarchy Category: Mar	ket Towns
Site Capacity: 103			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the Market Towns		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is Centre.	not within the boundary of Caistor Town	

Site Ref: WL/CAI/008 Area (ha): 2.21		Site Address: Land adjacent and to the Brigg Road, Caistor	Site Address: Land adjacent and to the rear of Roman Ridge, Brigg Road, Caistor	
		Settlement Hierarchy Category: Mar	ket Towns	
Site Capacity: 69		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with	permission)	Policy Ref: S79 Housing Sites in the I	Market Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is approx. 550m from the GP surgery in Caisto	r.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Hersey Road play area, Caistor Sports and Social Club, North Kelsey Road play area, North Kelsey Road Skateboard Park, North Kelsey Road Allotments, Caistor Market Place civic space, Church Street Cemetery and St Peter and St Paul's church). The site is within 1,200m of Caistor Sports Field and Caistor Park. The site is of a scale likely to provide a small amount of new open space on site.	open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021	
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Waterhills LWS.	Development should be designed to avoid the most sensitive parts of	

Site Ref: WL/CAI/008	Site Address: Land adjacent and to the rear of Roman Ridge,
	Brigg Road, Caistor
Area (ha): 2.21	Settlement Hierarchy Category: Market Towns
Site Capacity: 69	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S79 Housing Sites in the Market Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is wholly within a BOM area: Ecological network – Opportunity for Management.	designated sites and incorporate buffers around such parts.
			Proposals should avoid development on BOM Opportunity for Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	/?	The site is located within the AGLV.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Design, scale and siting of development could ensure any important views are

Site Ref: WL/CAI/008		Site Address: Land adjacent and to the	rear of Roman Ridge	
		Brigg Road, Caistor	•	
Area (ha): 2.21		Settlement Hierarchy Category: Market	et Towns	
Site Capacity: 69		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (v	vith permission)	Policy Ref: S79 Housing Sites in the Ma	arket Towns	
Cito Ciataci Exioning and Canon (1	That permission,	. Oney item of a freedening cited in the inter		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		The site is within 250m of Grade II Listed Holly House and other Listed buildings within Caistor's historic centre, as well as Caistor Conservation Area. The scale and location of the site may impact upon the wider setting of heritage assets	maintained or where possible enhanced. Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources - Water	-/?	The site falls within Source Protection Zone 3.		
8. Pollution	I		I	
8.1 Air Pollution	+	The site is further than 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods	
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.	
8.2 Noise Pollution	/?	The site is immediately adjacent to the A1084. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	

Site Ref: WL/CAI/008		Site Address: Land adjacent and to the rear of Roman Ridge,		
Ann = (los) = 0.04			Brigg Road, Caistor	
Area (ha): 2.21			Settlement Hierarchy Category: Mar	ket Lowns
Site Capacity: 69			Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with	permission)		Policy Ref: S79 Housing Sites in the N	Market Towns
	T	-		
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is Agricultura	greenfield, located entirely within Grade 3 l Land.	
9.2 Minerals Resource	0	The site is	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is	entirely within Flood Zone 1.	
13. Transport and Accessibility				
13.1 Access to services and facilities	+		300m from Caistor Town Centre. within 400m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is	within 400m from the nearest bus stop	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	++		st designated employment area is approx. the site (Caistor Industrial Area).	

Site Ref: WL/CAI/008		Site Address: Land adjacent and to the Brigg Road, Caistor	Site Address: Land adjacent and to the rear of Roman Ridge, Brigg Road, Caistor	
Area (ha): 2.21		Settlement Hierarchy Category: Mai	ket Towns	
Site Capacity: 69		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with	permission)	Policy Ref: S79 Housing Sites in the	Market Towns	
	,			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
14.2 Education, training and learning	+/?	The site is approx. 500m from Caistor primary school, 250m to Caistor Grammar School and 550m to Caistor Yarborough School.		
15. Local Economy			<u>'</u>	
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land An increase in dwellings would increase the footfall of local shops and businesses.	I.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Caistor Town Centre.		

Site Ref: WL/CAI/010		Site Addres	Site Address: Land north of North Kelsey Road, Caistor	
Area (ha): 1.32		Settlement	Settlement Hierarchy Category: Market Towns	
Site Capacity: 39		Greenfield/l	Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref:	S79 Housing Sites in the Ma	arket Towns
			_	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	+	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is approx. 1km fro	m the GP surgery in Caistor	
2.2 Opportunities for healthy lifestyles	+	Walk and Augustus Walk a	of Caistor Sports and Social and Skateboard Park. of North Kelsey Road	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m The site is not within a BOI	of a designated wildlife site. M area.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.

Site Ref: WL/CAI/010	Site Address: Land north of North Kelsey Road, Caistor
Area (ha): 1.32	Settlement Hierarchy Category: Market Towns
Site Capacity: 39	Greenfield/Brownfield: Mixed
Site Status: Reasonable alternative	Policy Ref: S79 Housing Sites in the Market Towns

Likely Effects	Commentary	Proposed Mitigation
		Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
0	The site is not within a designated Local Green Space.	
+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
0	The site is not within a Source Protection Zone.	
+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of
	0 +/? 0/?	The site is not within a designated Local Green Space. +/? The site is not within 200m of an AONB, AGLV or Green Wedge. 0/? There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets. 0 The site is not within a Source Protection Zone. + The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air

Site Ref: WL/CAI/010			Site Address: Land north of North Kelsey Road, Caistor	
Area (ha): 1.32			Settlement Hierarchy Category: Market Towns	
Site Capacity: 39			Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative			Policy Ref: S79 Housing Sites in the Ma	rket Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				sustainable transport
				methods to minimise
				reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is r	not within close proximity to the strategic road	The extent of noise pollution
			a railway line.	resulting from the proposal
			•	could be minimised through
			pment would create short term noise	careful design and
			ring the construction phases. Once built	construction management
		activities.	ion would be limited to normal residential	methods
9. Natural Resources – Land Use and S	Soils	activities.		
9.1 Agricultural Land	-	The site is I	ocated entirely within Grade 3 Agricultural	
		Land.		
0.014		-		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and	+	The site is e	entirely within Flood Zone 1.	
Flood Risk				
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is a	approx. 1.8km from Caistor Town Centre.	Where possible provide new
				linkages for walking and
		This site is	1.5km from the nearest bus stop.	cycling between new
				development and facilities outside of the site area.
				outside of the site area.
13.2 Sustainable travel modes		This site is	1.5km from the nearest bus stop.	Development should
			•	promote the use of
				sustainable modes of

Site Ref: WL/CAI/010		Site Address: Land north of North Kels	ov Pood Coistor
		Settlement Hierarchy Category: Market	
Area (ha): 1.32			et rowns
Site Capacity: 39		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the Ma	arket Towns
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			transport and improve
			linkages to these
Economic			
14. Employment			
14.1 Employment	++	The nearest designated employment site is approx.	
, ,		200m from the site (Caistor Industrial Area).	
14.2 Education, training and learning	/?	The site is approx. 1.3km from Caistor primary school, New development	
		1km to Caistor Grammar School and 1.6km to Caistor	seek to provide improved
		Yarborough School.	cycling, pedestrian and bus
			routes to facilitate
			sustainable access to
			education and training.
15. Local Economy	•		
_			
15.1 Encourage and support local	0	The site would not result in the loss of employment land.	
economy			
-		An increase in dwellings would increase the footfall of	
		local shops and businesses.	
15.2 Protect and enhance hierarchy of	0	The site is not within the Town Centre boundary of	
centres		Caistor.	

Corringham

WL/COR/001

Site Ref: WL/COR/001 Area (ha): 1.31 Site Capacity: 22		Site Address: Land south of High Street, Corringham Settlement Hierarchy Category: Small Villages		
				Greenfield/Brownfield: Greenfield
		Site Status: Reasonable alternative		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is approx. 350m from the GP surgery in Corringham.		
2.2 Opportunities for healthy lifestyles	/?	The site is not within 400m of an existing open space and is not of a scale likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is r	not within a designated Local Green Space.	

Cita Dafi WII /COD/004		Cite Address Lond south of High Circs	t Courie ale ave		
Site Ref: WL/COR/001			Site Address: Land south of High Street, Corringham		
Area (ha): 1.31		, ,	Settlement Hierarchy Category: Small Villages		
Site Capacity: 22		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.			
7. Natural Resources – Water	0	The site is not within a Source Protection Zone			
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of sustainable transport methods to minimise reliance on private car for		
8.2 Noise Pollution	/?	The site is adjacent to the A631.	short local trips. The extent of noise pollution		
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	resulting from the proposal could be minimised through careful design and construction management methods.		

Site Ref: WL/COR/001			Site Address: Land south of High Street	ot Corringham	
Area (ha): 1.31			Site Address: Land south of High Street, Corringham Settlement Hierarchy Category: Small Villages		
` '			Greenfield/Brownfield: Greenfield	1 Villages	
Site Capacity: 22				Villagra	
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small	Villages	
OA Objectives	1 Harba Effects	0		Duran a said Militaration	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
				Design, materials, layout and boundary treatments should be used to minimise potential impact on future residents from the proximity of the strategic road network.	
9. Natural Resources – Land Use and S	Soils				
9.1 Agricultural Land	-	The site is greenfield, located entirely within Grade 3 Agricultural Land.			
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.	
13. Transport and Accessibility					
13.1 Access to services and facilities	+	Corringham.		Where possible provide new linkages for walking and cycling between new	

Site Ref: WL/COR/001			Site Address: Land south of High Street, Corringham		
Area (ha): 1.31			Settlement Hierarchy Category: Small Villages		
Site Capacity: 22			enfield/Brownfield: Greenfield	9	
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
		The site is within 200m of a bus stop.		development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is within 200m of a bus stop.		Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic					
14. Employment					
14.1 Employment	-	The site is approx. 3.5km from the nearest designated employment area in Gainsborough (Somerby Park).			
14.2 Education, training and learning	-/?	The site is approx. 600m from Corringham primary school and 4km from secondary schools in Gainsborough.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy					
15.1 Encourage and support local economy	0	The site would no	t result in the loss of employment land.		
		local shops and b			
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre.			
		However, the occupants of the development a access services and facilities within Gainsboro			

Site Ref: WL/COR/001			Site Address: Land south of High Stre	et, Corringham
Area (ha): 1.31			Settlement Hierarchy Category: Sma	ll Villages
Site Capacity: 22			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
		increasing footfall and enhancing the position in the hierarchy.		

WL/COR/002

Site Ref: WL/COR/002		Site Address: Land north of High St	Site Address: Land north of High Street, Corringham		
Area (ha): 3.06		Settlement Hierarchy Category: Sn	nall Villages		
Site Capacity: 46		Greenfield/Brownfield: Greenfield	<u> </u>		
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Sm	Policy Ref: S82 Housing Sites in Small Villages		
			,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Social					
1. Housing	+	It is likely that new growth in this area would produce range of market and affordable housing to meet the current and future housing needs for local people in the area			
2. Health and Wellbeing					
2.1 Access to healthcare facilities	++	The site is approx. 300m from the GP surgery in Corringham.			
2.2 Opportunities for healthy lifestyles	/?	The site is not within 400m of an existing open space and is not of a scale likely to provide new open space site.	on		
Environmental					
4. Biodiversity and Green Infrastructure					
and geodiversity		The site is not within 500m of a designated wildlife site	to improve habitat linkages		
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Gre Wedge.	en		
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.			

Oit - D - f : WIL /OOD /OOO		Otto Address to and moth of their Otro	-1. O - min -th - m		
Site Ref: WL/COR/002			Site Address: Land north of High Street, Corringham		
Area (ha): 3.06		Settlement Hierarchy Category: Sma	II VIIIages		
Site Capacity: 46		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternat	ive	Policy Ref: S82 Housing Sites in Sma	ll Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		The site is not within close proximity to any heritage assets.			
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.			
8. Pollution	1	<u>'</u>	1		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.		
8.2 Noise Pollution	/?	The site is adjacent to the A631. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Design, materials, layout and boundary treatments should be used to minimise potential impact on future		

Site Ref: WL/COR/002			Site Address: Land north of High Street, Corringham			
Area (ha): 3.06			Settlement Hierarchy Category: Small	Villages		
Site Capacity: 46			Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small	Villages		
				<u> </u>		
SA Objectives	Likely Effects	Commentary		Proposed Mitigation		
				residents from the proximity of the strategic road network.		
9. Natural Resources – Land Use and S	Soils					
9.1 Agricultural Land	-	The site is greenfield, located wholly within Grade 3 Agricultural land.				
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.				
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.		
13. Transport and Accessibility						
13.1 Access to services and facilities	-	There is no Village Centre within Corringham. The site is within 200m of a bus stop.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	+	The site is within 200m of a bus stop. Development shoul promote the use of		Development should promote the use of		

Site Ref: WL/COR/002			Site Address: Land north of High Stree	t Corringham
Area (ha): 3.06		Settlement Hierarchy Category: Small Villages		
Site Capacity: 46			Greenfield/Brownfield: Greenfield	Villages
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small	Villagos
Site Status. Reasonable alternative			Tolicy Ref. 302 Housing Sites in Small	Villages
SA Objectives	Likely Effects	Comment	OFV.	Proposed Mitigation
3A Objectives	LIKELY LITECIS	Comment	ai y	sustainable modes of
				transport and improve
				linkages to these.
Economic				
14. Employment				
14.1 Employment	-	The site is a	approx. 3.5km from the nearest designated	
		employmen	t area in Gainsborough (Somerby Park).	
14.2 Education, training and learning	/?		approx. 700m from Corringham primary	New development should
			4km from secondary schools at	seek to provide improved
		Gainsborou	gn.	cycling, pedestrian and bus routes to facilitate
				sustainable access to
				education and training.
15. Local Economy				oddoddion dna training.
,				
15.1 Encourage and support local	0	The site wo	uld not result in the loss of employment land.	
economy				
			in dwellings would increase the footfall of	
			and businesses.	
15.2 Protect and enhance hierarchy of	0		not within the boundary of Gainsborough	
centres		Town Centr	е.	
		However th	ne occupants of the development are likely to	
			rices and facilities within Gainsborough,	
			ootfall and enhancing the position in the	
		hierarchy.	or and officering the position in the	

WL/COR/002A

Site Ref: WL/COR/002A		Site Address: Land north of High St	reet. Corringham	
Area (ha): 1.77			Settlement Hierarchy Category: Small Villages	
Site Capacity: 30		Greenfield/Brownfield: Greenfield	- J	
Site Status: New allocation (without p	ermission)	Policy Ref: S82 Housing Sites in Sn	nall Villages	
,		, ,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce range of market and affordable housing to meet the current and future housing needs for local people in the area		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is approx. 300m from the GP surgery in Corringham.		
2.2 Opportunities for healthy lifestyles	/?	The site is not within 400m of an existing open space and is not of a scale likely to provide new open space site.	on	
Environmental				
4. Biodiversity and Green Infrastructure	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife sit	to improve habitat linkages	
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on- site.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space).	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Gre Wedge.	en	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary		

Cita Data MIL (COD (COOA			Cita Address I and routh of High Cines	t. Caminada ana
Site Ref: WL/COR/002A			Site Address: Land north of High Street	·
Area (ha): 1.77			Settlement Hierarchy Category: Small	villages
Site Capacity: 30			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without	ıt permission)		Policy Ref: S82 Housing Sites in Small	Villages
SA Objectives	Likely Effects	Commenta	ary	Proposed Mitigation
		The site is n assets.	ot within close proximity to any heritage	
7. Natural Resources – Water	0	The site is n	ot within a Source Protection Zone.	
8. Pollution		'		•
8.1 Air Pollution	+	New develor air pollution the develop pollution due	urther than 1km from an AQMA. pment would create a short term increase in through construction of the site. Once built ment may contribute to slight increase in air e to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	/?	New developollution dur	djacent to the A631. pment would create short term noise ring the construction phases. Once built on would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Design, materials, layout and boundary treatments should be used to minimise potential impact on future

Site Ref: WL/COR/002A			Site Address: Land north of High Stree	t. Corringham	
Area (ha): 1.77			Settlement Hierarchy Category: Small Villages		
Site Capacity: 30			Greenfield/Brownfield: Greenfield	-	
Site Status: New allocation (without	permission)		Policy Ref: S82 Housing Sites in Small	Villages	
	,				
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				residents from the proximity of the strategic road network.	
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is of Agricultural	greenfield, located wholly within Grade 3 land.		
9.2 Minerals Resource		The site is v Safeguardir	within a Sand and Gravel Minerals ng Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-		Village Centre within Corringham. within 200m of a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is v	vithin 200m of a bus stop.	Development should promote the use of	

Site Ref: WL/COR/002A		Site Address: I	and north of High Street	Corringham	
Area (ha): 1.77			Site Address: Land north of High Street, Corringham Settlement Hierarchy Category: Small Villages		
Site Capacity: 30			vnfield: Greenfield	Villages	
Site Status: New allocation (without	nermission)		Housing Sites in Small \	/illages	
Otto Ctatao: Now allocation (Without		1. Girey item 302	Trodoning Cited in Cinian t	magee	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
				sustainable modes of transport and improve linkages to these.	
Economic					
14. Employment					
14.1 Employment	-	The site is approx. 3.5km from t employment area in Gainsborou			
14.2 Education, training and learning	/?	The site is approx. 700m from Corringham primary school and 4km from secondary schools at Gainsborough.			
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the			
		An increase in dwellings would local shops and businesses.	increase the footfall of		
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary Town Centre.	ary of Gainsborough		
		However, the occupants of the oaccess services and facilities wincreasing footfall and enhancinhierarchy.	ithin Gainsborough,		

Cherry Willingham

Site Ref: WL/CW/001		S	Site Address: Land North of Rudgard A	venue, Cherry Willingham
Area (ha): 5.17		9	Settlement Hierarchy Category: Large Villages	
Site Capacity: 97		G	Greenfield/Brownfield: Greenfield	_
Site Status: Existing allocation (withou	ut permission)	F	Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary	у	Proposed Mitigation
Social				
1. Housing	+	range of marke	new growth in this area would produce a set and affordable housing to meet the sture housing needs for local people in the	
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is app Willingham.	prox. 100m from the GP surgery in Cherry	
2.2 Opportunities for healthy lifestyles	+	Peter & St Pau amenity space play areas and Playing Fields The site is with Cherry Willing Courts and Ch The site is with	hin 400m of existing open space (Saint ul Church, Croft Lane and St Paul's Field es, St Paul's Avenue and Jubilee Close d Cherry Willingham Community School is). hin 1,200m of Reepham Playing Field, gham and Reepham Village Hall Tennis herry Willingham Playing Fields. hin 1,600m of Reepham allotments. hin 15km (15 mins drive time) of strategic dens within Lincoln.	

Site Ref: WL/CW/001		Site Address: Land North of Rudgard A	Avenue Cherry Willingham		
Area (ha): 5.17			Settlement Hierarchy Category: Large Villages		
Site Capacity: 97		Greenfield/Brownfield: Greenfield	Villagoo		
Site Status: Existing allocation (with	out permission)	Policy Ref: S80 Housing Sites in Large	Villages		
Cite Claract Zalouring amobation (With	out permission,	remaj rem des riodemig ends in Edige	· mages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		The site is not of a scale likely to provide new open space on site.			
Environmental					
4. Biodiversity and Green Infrastructur	е				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.			
		The site is not within close proximity to any heritage assets.			
7. Natural Resources - Water	-/?	The site is partially within Source Protection Zone 2.			
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built	The extent of air pollution resulting from the proposal could be minimised through careful design and		

Site Ref: WL/CW/001	Site Address: Land North of Rudgard Avenue, Cherry Willingham
Area (ha): 5.17	Settlement Hierarchy Category: Large Villages
Site Capacity: 97	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		the development may contribute to slight increase in air pollution due to increased car movements.	construction management methods
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	/?	The site is immediately adjacent to a railway line. New development would create short term noise	The extent of noise pollution resulting from the proposal could be minimised through
		pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	careful design and construction management methods.
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield, located entirely within Grade 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to

Site Ref: WL/CW/001			Site Address: Land North of Rudgard A	venue Cherry Willingham	
Area (ha): 5.17			Site Address: Land North of Rudgard Avenue, Cherry Willingham Settlement Hierarchy Category: Large Villages		
Site Capacity: 97		Greenfield/Brownfield: Greenfield	Villages		
Site Status: Existing allocation (with	aut permission)			Villagos	
Site Status: Existing anocation (with	out permission)		Policy Ref: S80 Housing Sites in Large	villages	
CA Objectives	Likely Effects	Commont		Drawaged Mitigation	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				limit impacts on surface water.	
13. Transport and Accessibility		· ·			
13.1 Access to services and facilities	+	The site is a	ndjacent to Cherry Willingham Village Centre.	Where possible provide new linkages for walking and	
		The site is v	vithin 50m from the nearest bus stop.	cycling between new	
				development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is v	vithin 50m from the nearest bus stop.	Development should	
				promote the use of sustainable modes of	
				transport and improve	
				linkages to these.	
Economic					
14. Employment					
14.1 Employment	-	The site is a employmen	approx. 3.1km from the nearest designated t area in Lincoln (Allenby Industrial Estate).		
14.2 Education, training and learning	+/?	The site is a	approx. 750m from Cherry Willingham	New development should	
		primary sch	ool and 400m from The Pembroke Academy	seek to provide improved	
		secondary s	school, also in the village.	cycling, pedestrian and bus routes to facilitate	
				sustainable access to education and training.	
15. Local Economy		<u> </u>			

Site Ref: WL/CW/001	Site Address: Land North of Rudgard Avenue, Cherry Willingham
Area (ha): 5.17	Settlement Hierarchy Category: Large Villages
Site Capacity: 97	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	-
·		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre.	
		However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.	

Site Ref: WL/CW/002		Site	Address: Land East of Rudgard Av	enue, Cherry Willingham
Area (ha): 5.93			Settlement Hierarchy Category: Large Villages	
Site Capacity: 133		Gree	enfield/Brownfield: Greenfield	•
Site Status: Existing allocation (with	out permission)	Poli	cy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is approx Willingham.	. 200m from the GP surgery in Cherry	
2.2 Opportunities for healthy lifestyles	++	Lane and St Paul' Avenue play area School Playing Fie The site is within Cherry Willingham Courts and Cherry The site is within The site is within parks and gardens	1,200m of Reepham Playing Field, and Reepham Village Hall Tennis Willingham Playing Fields. 1,600m of Reepham allotments. 1,5km (15 mins drive time) of strategic	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/CW/002	Site Address: Land East of Rudgard Avenue, Cherry Willingham
Area (ha): 5.93	Settlement Hierarchy Category: Large Villages
Site Capacity: 133	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

CA Objectives	Likely Effects	Commontoni	Dranged Mitigation
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
7. Natural Resources - Water	-/?	The site is partially within Source Protection Zone 2.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
			Development should promote the use of

Site Ref: WL/CW/002			Site Address: Land East of Rudgard Av	enue. Cherry Willingham	
Area (ha): 5.93			Settlement Hierarchy Category: Large Villages		
Site Capacity: 133			Greenfield/Brownfield: Greenfield	- maigue	
Site Status: Existing allocation (without permission)			Policy Ref: S80 Housing Sites in Large	Villages	
3	, , , , , , , , , , , , , , , , , , , ,			3	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
•				sustainable transport methods to minimise reliance on private car for short local trips.	
8.2 Noise Pollution	-/?	The site is within 100m of a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils	1			
9.1 Agricultural Land	-	The site is of Agricultural	greenfield, located entirely within Grade 3 Land.		
9.2 Minerals Resource	0	The site is i	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed	
13. Transport and Accessibility	'	•			
13.1 Access to services and facilities	+	Centre.	approx. 250m from Cherry Willingham Village approx. 300m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

Site Ref: WL/CW/002			Site Address: Land East of Rudgard Av	enue, Cherry Willingham	
Area (ha): 5.93			Settlement Hierarchy Category: Large Villages		
Site Capacity: 133			Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with	out permission)		Policy Ref: S80 Housing Sites in Large	Villages	
,					
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
13.2 Sustainable travel modes	+	There is a bus stop within 400m of the site.		Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic					
14. Employment					
14.1 Employment	-	The site is approx. 4km from the nearest designated employment area in Lincoln (Allenby Industrial Estate)			
14.2 Education, training and learning	+/?	The site is approx. 850m from Cherry Willingham primary school and 600m from The Pembroke Academy secondary school, also in the village.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy		1		,	
15.1 Encourage and support local economy	0	An increase	uld not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre. However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.			

Site Ref: WL/CW/003		Site Address: Land East of Thornton Way, Cherry Willingham		
Area (ha): 8.87			Settlement Hierarchy Category: Large Villages	
Site Capacity: 200			Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (without permission)			Policy Ref: S80 Housing Sites in Large	Villages
-				_
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that significant new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is a Willingham.	approx. 250m from the GP surgery in Cherry	
2.2 Opportunities for healthy lifestyles	++	space (Crof spaces, Sai Willingham The site is valenthe Reepham Vallingham The site is valenthe Site is va	within or partly within 400m of existing open ft Lane and Ladymeers Road amenity int Peter & St Paul Church and Cherry Playing Fields). within 1,200m of Cherry Fields BMX Track, Playing Field, Cherry Willingham and /illage Hall Tennis Courts and Cherry Community School Playing Fields. within 1,600m of Reepham allotments. within 15km (15 mins drive time) of strategic gardens within Lincoln.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental		site.		

Site Ref: WL/CW/003	Site Address: Land East of Thornton Way, Cherry Willingham
Area (ha): 8.87	Settlement Hierarchy Category: Large Villages
Site Capacity: 200	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4. Biodiversity and Green Infrastructur		,	
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200M of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The Church of St Peter and St Paul Grade I listed building is approx. 250m from the site, separated by existing residential development.	
7. Natural Resources – Water	-/?	The site is partially within Source Protection Zone 2.	
8. Pollution	1	•	'
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods

Site Ref: WL/CW/003			Site Address: Land East of Thornton Way, Cherry Willingham			
Area (ha): 8.87		Settlement Hierarchy Category: Large	e Villages			
Site Capacity: 200 Greenfield/Brownfield: Greenfield						
Site Status: Existing allocation (with	out permission)	Policy Ref: S80 Housing Sites in Large	Villages			
8.2 Noise Pollution	Likely Effects 0/?	The site is not within close proximity to the strategic road network or a railway line.	Proposed Mitigation Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips. The extent of noise pollution resulting from the proposal			
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	could be minimised through careful design and construction management methods.			
9. Natural Resources – Land Use and	Soils					
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural Land.				
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.				
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.			

13. Transport and Accessibility

		1			
Site Ref: WL/CW/003			Site Address: Land East of Thornton Way, Cherry Willingham		
Area (ha): 8.87		Settlement Hierarchy Category: Larg	Settlement Hierarchy Category: Large Villages		
Site Capacity: 200		Greenfield/Brownfield: Greenfield			
Site Status: Existing allocation (with	out permission)	Policy Ref: S80 Housing Sites in Large	e Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
13.1 Access to services and facilities		The site is approx. 450m from Cherry Willingham Villag Centre. The site is approx. 500m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	-	The site is approx. 500m from the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.		
Economic	_		1.3		
14. Employment					
14.1 Employment	-	The site is approx. 4km from the nearest designated employment area in Lincoln (Allenby Industrial Estate).			
14.2 Education, training and learning	-/?	The site is approx. 650m from Cherry Willingham Primary school and 950m from The Pembroke Academ secondary school, also in the village.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training		
15. Local Economy		•	, <u>.</u>		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of	0	The site is not within the boundary of Lincoln City			

Centre.

centres

Site Ref: WL/CW/003		Site Address: Land East of Thornton Way, Cherry Willingham		
Area (ha): 8.87		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 200		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (wit	hout permission)		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
		access serv footfall and New develo	ne occupants of the development are likely to vices and facilities within Lincoln, increasing enhancing the position in the hierarchy. Spment would increase the use of existing ading to possible expansion of existing	

Site Ref: WL/CW/005		Site Address: Land adjacent 4 Hawthorn Road, Cherry Willingham		
Area (ha): 1.61			Settlement Hierarchy Category: Count	tryside
Site Capacity: 41			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1	-		
2.1 Access to healthcare facilities	-	The site is a Willingham.	approx. 1.7km from the GP surgery in Cherry	
2.2 Opportunities for healthy lifestyles Environmental	+	Way ameni The site is p Community The site is p parks and g	within 400m of existing open space (Franklin ty space and play area). partly within 1,200m of Cherry Willingham School Playing Fields. within 15km (15 mins drive time) of strategic pardens within Lincoln. not of a scale likely to provide open space on	
4. Biodiversity and Green Infrastructure	e			
in a second and a second and a second a	-			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider

Site Ref: WL/CW/005	Site Address: Land adjacent 4 Hawthorn Road, Cherry Willingham
Area (ha): 1.61	Settlement Hierarchy Category: Countryside
Site Capacity: 41	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
-			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200M of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should
			promote the use of sustainable transport

Site Ref: WL/CW/005			Site Address: Land adjacent 4 Hawthorn	n Road, Cherry Willingham
Area (ha): 1.61		Site Address: Land adjacent 4 Hawthorn Road, Cherry Willingham Settlement Hierarchy Category: Countryside		
Site Capacity: 41			Greenfield/Brownfield: Greenfield	ysiac
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villagos
Site Status. Reasonable alternative			Folicy Ref. 300 Housing Sites in Large	villages
SA Objectives	Likely Effects	Commenta	arv	Proposed Mitigation
,				methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils			<u> </u>
9.1 Agricultural Land	-	The site is g Agricultural I	reenfield, located entirely within Grade 3 Land.	
9.2 Minerals Resource	0	The site is n	ot within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1.		
13. Transport and Accessibility				1
13.1 Access to services and facilities	-	Centre.	pprox. 2km from Cherry Willingham Village pprox. 300m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

Site Ref: WL/CW/005		Site Address: Land adjacent 4 Hawtho	rn Road, Cherry Willingham	
Area (ha): 1.61			Settlement Hierarchy Category: Countryside	
Site Capacity: 41 Greenfield/Brownfield: Greenfield		,		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
		, ,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	The site is approx. 300m from the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment	-	The site is approx. 2.6km from the nearest designated employment area in Lincoln (Outer Circle Road).		
14.2 Education, training and learning	/?	The site is approx. 2.3km from Cherry Willingham primary school and 1.5km from The Pembroke Academy secondary school, also in the village.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy			, cancerners entailed	
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.		

Site Ref: WL/CW/005			Site Address: Land adjacent 4 Hawtho	rn Road, Cherry Willingham
Area (ha): 1.61			Settlement Hierarchy Category: Coun	tryside
Site Capacity: 41			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation

Site Ref: WL/CW/006			Site Address: Land south of Hawthorn I	Road, Cherry Willingham
Area (ha): 21.43		Settlement Hierarchy Category: Large Villages		
Site Capacity: 321		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is a Willingham.	approx. 350m from the GP surgery in Cherry	
2.2 Opportunities for healthy lifestyles	++	Peter & St I Jubilee Close Fields and Control Playing Field The site is a Playing Field Hall Tennis The site is a parks and go Th	within 400m of existing open space (Saint Paul Church, Croft Lane amenity space, se play area, Cherry Willingham Playing Cherry Willingham Community School Ids). within or partly within 1,200m of Reepham Ids, Cherry Willingham and Reepham Village Courts and Cherry Fields BMX Track. partly within 1,600m of Reepham allotments. within 15km (15 mins drive time) of strategic gardens within Lincoln. of a scale likely to provide a significant new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				

Site Ref: WL/CW/006	Site Address: Land south of Hawthorn Road, Cherry Willingham
Area (ha): 21.43	Settlement Hierarchy Category: Large Villages
Site Capacity: 321	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4. Biodiversity and Green Infrastructure	•	•	
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Listed buildings at 21-27 High Street. The scale and location of the site may impact upon the wider setting of heritage assets. The site has previously been subject to a geophysical survey, identifying areas of potential archaeological interest.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced. Impact on setting of heritage assets should be assessed and appropriately addressed. Areas of archaeological interest should be fully evaluated by trial trenching prior to determination of any planning application.
7. Natural Resources - Water	-/?	The site is within Source Protection Zone 2 and 3.	

Site Ref: WL/CW/006	Site Address: Land south of Hawthorn Road, Cherry Willingham
Area (ha): 21.43	Settlement Hierarchy Category: Large Villages
Site Capacity: 321	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods Development should
			promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	/?	The site is adjacent to a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources - Land Us	e and Soils		1
9.1 Agricultural Land	-	The site is greenfield, located entirely within Grade 3 Agricultural Land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	

Site Ref: WL/CW/006		Site Address: Land south of Hawthorn	Road, Cherry Willingham	
Area (ha): 21.43		Settlement Hierarchy Category: Large Villages		
Site Capacity: 321				
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development		
		would increase the impermeable footprint of the area.		
13. Transport and Accessibility		·	1	
13.1 Access to services and facilities	-	The site is approx. 600m from Cherry Willingham Village Centre. The site is within 100m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is within 100m from the nearest bus stop.	New development should seek to maximise use of	
			sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment	-	The site is approx. 3.5km from the nearest designated employment area in Lincoln (Outer Circle Road).		
14.2 Education, training and learning	+/?	The site is approx. 500m from Cherry Willingham Primary school and 100m from The Pembroke Academy secondary school, also in the village.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate	

Site Ref: WL/CW/006		Site Address: Land south of Hawthorn Road, Cherry Willingham		
Area (ha): 21.43		Settlement Hierarchy Category: Large Villages		
Site Capacity: 321		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		•		sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses		
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre. However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy. New development would increase the use of existing facilities, leading to possible expansion of existing centres.		

Site Ref: WL/CW/007			Site Address: Land north of Fiskerton Road, west of Waterford	
Area (ha): 40.72		Lane, Cherry Willingham	Villegee	
Area (ha): 10.73		Settlement Hierarchy Category: Large Greenfield/Brownfield: Greenfield	villages	
Site Capacity: 201 Site Status: Reasonable alternative			Villagra	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	villages	
CA Objectives	Liber Effects	Commontonic	Droposed Mitigation	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social		It is this to the at a surgery their states are a considering their		
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing			,	
2.1 Access to healthcare facilities	-	The site is approx. 1.1km from the GP surgery in Cherry Willingham.		
2.2 Opportunities for healthy lifestyles	++	The site is not within 400m of existing open space but is of a scale to provide new open space provision on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/CW/007			Site Address: Land north of Fiskerton Road, west of Waterford	
1 1 1 1 1 1 1		Lane, Cherry Willingham	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Area (ha): 10.73		Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 201		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative	9	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	-/?	The site is adjacent to Canwick to Washingborough Green Wedge.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.		
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.	
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods	

Site Ref: WL/CW/007			Site Address: Land north of Fiskerton Road, west of Waterford	
		Lane, Cherry Willingham) au	
Area (ha): 10.73		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 201				
Site Status: Reasonable alternative Policy Ref: S80 Housing Sites in Large \			Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
3A Objectives	LIKELY LITECIS	Commentary	Froposed Willigation	
8.2 Noise Pollution	/?	The site is e immediately adjacent to a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and 9.1 Agricultural Land	Soils -	The site is greenfield, located entirely within Grade 3 Agricultural Land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. Drainage at the east of the site is to a watercourse that is under significant pressure from a large catchment to the north of the railway line and has history of topping out and flooding along its length. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed	
13. Transport and Accessibility		<u> </u>		
13.1 Access to services and facilities	-	The site is approx. 1.2km from Cherry Willingham Village Centre.	Provide new linkages for walking and cycling	

Site Ref: WL/CW/007		Site Address: Land north of Fiskert Lane, Cherry Willingham	Site Address: Land north of Fiskerton Road, west of Waterford	
Area (ha): 10.73		Settlement Hierarchy Category: La	arge Villages	
Site Capacity: 201		Greenfield/Brownfield: Greenfield	<u>g</u>	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in La	rge Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		There is a bus stop adjacent to the site.	between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop adjacent to the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips	
Economic				
14. Employment				
14.1 Employment	-	The site is approx. 1.9km from the nearest designate employment area in Lincoln (Allenby Industrial Estate		
14.2 Education, training and learning	-/?	The site is approx. 450m from Cherry Willingham Primary school and 1.5km from The Pembroke Acadesecondary school, also in the village.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy		·		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment la An increase in dwellings would increase the footfall o local shops and businesses.		

Site Ref: WL/CW/007			Site Address: Land north of Fiskerton Road, west of Waterford Lane, Cherry Willingham	
Area (ha): 10.73			Settlement Hierarchy Category: Large	Villages
Site Capacity: 201			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre. However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy. New development would increase the use of existing		
		centres.	ading to possible expansion of existing	

Site Ref: WL/CW/008		Site Address: Land south of Fiskerton Road, Cherry Willingham		
Area (ha): 4.64		Settlement Hierarchy Category: Large Villages		
Site Capacity: 87		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				1
2.1 Access to healthcare facilities	-		approx. 950m from the GP surgery in Cherry	
2.2 Opportunities for healthy lifestyles	++	Willingham. The site is within 400m of existing open space (Cherry Fields BMX Track). The site is within or partly within 1,200m of Fen Road Play Area Washingborough Bowls Club, Washingborough Playing Fields and Cherry Willingham Playing Fields. (Access to facilities in Washingborough restricted by the River Witham). The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide new open space on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental 4. Biodiversity and Green Infrastructure	<u> </u>			1
T. Bloatersity and Oreen infrastructure				

Site Ref: WL/CW/008	Site Address: Land south of Fiskerton Road, Cherry Willingham	
Area (ha): 4.64	Settlement Hierarchy Category: Large Villages	
Site Capacity: 87	Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area. There is an area of Ecological Network – Opportunity for Management immediately adjacent to the site to the south.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	/?	The site is located within Canwick to Washingborough Green Wedge.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	The extent of air pollution resulting from the proposal could be minimised through

Site Ref: WL/CW/008		Sit	e Address: Land south of Fiskerton F	Road, Cherry Willingham	
Area (ha): 4.64			Settlement Hierarchy Category: Large Villages		
Site Capacity: 87			eenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative		Po	licy Ref: S80 Housing Sites in Large	Villages	
		<u>. </u>			
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
		air pollution thro	nt would create a short term increase in ugh construction of the site. Once built t may contribute to slight increase in air increased car movements.	careful design and construction management methods	
8.2 Noise Pollution	0/?	The site is not in close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	Soils	- 1			
9.1 Agricultural Land	-		field, with less than 50% of the site rade 2 Agricultural land and the majority		
9.2 Minerals Resource			ally within a Sand and Gravel and rals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	-	25% of the site v	y within Flood Zone 1, with less than within Flood Zone 3. ne surface water risk and development he impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.	

Site Ref: WL/CW/008			Site Address: Land south of Fiskerton R	oad, Cherry Willingham
Area (ha): 4.64			Settlement Hierarchy Category: Large Villages	
Site Capacity: 87			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	/illages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 1.3km from Cherry Willingham Village Centre. The site is within 100m of the nearest bus stop.		Provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is w	vithin 100m of the nearest bus stop.	
Economic				
14. Employment				
14.1 Employment	-		pprox. 2.4km from the nearest designated area in Lincoln (Allenby Industrial Estate).	
14.2 Education, training and learning	+/?			New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		1		
15.1 Encourage and support local economy	0	An increase	in dwellings would increase the footfall of and businesses.	

Site Ref: WL/CW/008	Site Address: Land south of Fiskerton Road, Cherry Willingham
Area (ha): 4.64	Settlement Hierarchy Category: Large Villages
Site Capacity: 87	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre.	
		However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.	
		New development would increase the use of existing facilities, leading to possible expansion of existing centres.	

WL/CW/009

Site Ref: WL/CW/009		Site Address: "Land at Eastfield Rise Fa	Site Address: "Land at Eastfield Rise Farm", Fiskerton Road, Cherry Willingham	
Area (ha): 29.25		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 155		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with pern	nission)	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
2. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	I			
2.1 Access to healthcare facilities	-	The site is approx. 820m from the GP surgery in Cherry Willingham.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Fiskerton Road and Ladymeers Road Amenity Space amenity spaces, Route 1: Washingborough to Bardney Lock green corridor, Cherry Willingham Playing Fields and Laburnam Drive Play Area). The site is within or partly within 1,200m of Washingborough Bowls Club, Washingborough Playing Fields and Fen Road play area. (Access to facilities in Washingborough restricted by the River Witham). The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	

Site Ref: WL/CW/009		Site Address: "Land at Eastfield Rise F Cherry Willingham	Site Address: "Land at Eastfield Rise Farm", Fiskerton Road,		
Area (ha): 29.25		Settlement Hierarchy Category: Large	Villages		
Site Capacity: 155	Greenfield/Brownfield: Greenfield	· · · · · · · · · · · · · · · · · · ·			
Site Status: New allocation (with peri	mission)	Policy Ref: S80 Housing Sites in Large	Villages		
		, ,			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Environmental					
4. Biodiversity and Green Infrastructur	е				
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of South Delph LWS. There are small BOM areas: Ecological Network – Opportunity for Management in the north eastern half of the site.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts. Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	-/?	The site is located adjacent to the Canwick to Washingborough Green Wedge.	Development should seek to ensure appropriate		

OL					
Site Ref: WL/CW/009		Cherry Willingham	Site Address: "Land at Eastfield Rise Farm", Fiskerton Road, Cherry Willingham		
Area (ha): 29.25		Settlement Hierarchy Category: Larg	e Villages		
Site Capacity: 155		Greenfield/Brownfield: Greenfield			
Site Status: New allocation (with po	ermission)	Policy Ref: S80 Housing Sites in Larg	e Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
			design, layout and scale of buildings to minimise impacts on nearby open landscapes.		
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.			
		The site is not within close proximity to any heritage assets.			
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.		
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods		
8.2 Noise Pollution	0/?	The site is not in close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through careful design and		

		Site Address: "Land at Eastfield Rise Farm", Fiskerton Road,		
Area (ha): 20 25			Cherry Willingham	Villagas
Area (ha): 29.25			Settlement Hierarchy Category: Large Greenfield/Brownfield: Greenfield	villages
Site Capacity: 155	maissism)			\/:llagae
Site Status: New allocation (with per	mission)		Policy Ref: S80 Housing Sites in Large	villages
SA Objectives	Likely Effects	Comment	arv	Proposed Mitigation
3A Objectives	LINEIY LITECIS			construction management
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land		The site is greenfield, with the majority of the site located within Grade 2 Agricultural land.		Loss of Grade 2 land cannot be avoided without avoiding this location for development.
9.2 Minerals Resource		The site is within a Limestone and Sand and Gravel Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk		More than 50% of the site is within Flood Zone 3. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and SuDs.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 800m from Cherry Willingham Village Centre.		Where possible provide new linkages for walking and cycling between new
		There is a b	ous stop adjacent to the site.	development and facilities outside of the site area.

Site Ref: WL/CW/009		Site Address: "Land at Eastfield Cherry Willingham	Site Address: "Land at Eastfield Rise Farm", Fiskerton Road, Cherry Willingham	
Area (ha): 29.25		Settlement Hierarchy Category:	Large Villages	
Site Capacity: 155		Greenfield/Brownfield: Greenfie	ld	
Site Status: New allocation (with pe	rmission)	Policy Ref: S80 Housing Sites in	Large Villages	
		· · · · · ·		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	There is a bus stop adjacent to the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment	-	The site is approx. 3.1km from the nearest designate employment area in Lincoln (Allenby Industrial Est		
14.2 Education, training and learning	-/?	The site is approx. 450m from Cherry Willingham Primary school and 1.5km from The Pembroke Ac secondary school, also in the village.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training	
15. Local Economy			Ţ	
15.1 Encourage and support local economy	0	The site would not result in the loss of employmen	t land.	
,		An increase in dwellings would increase the footfa local shops and businesses.	ll of	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre.		

Site Ref: WL/CW/009			Site Address: "Land at Eastfield Rise Fa Cherry Willingham	arm", Fiskerton Road,
Area (ha): 29.25		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 155			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with per	mission)		Policy Ref: S80 Housing Sites in Large	Villages
•	,			
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
		access serv footfall and New develo	ne occupants of the development are likely to vices and facilities within Lincoln, increasing enhancing the position in the hierarchy. Spment would increase the use of existing ading to possible expansion of existing	

Dunholme

Site Ref: WL/DUNH/001			Site Address: Land North of Market Ras	sen Road, Dunhome
Area (ha): 9.40			Settlement Hierarchy Category: Large Villages	
Site Capacity: 176			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is	approx. 1.1km from the GP surgery in Welton.	
2.2 Opportunities for healthy lifestyles	++	(Manor Wa Tennyson I cemeteries Memorial c The site is Skateboard Recreation Playing Fie	within or partly within 1,200m of Manor Park I Park, Manor Park Sports Centre, Dunholme Ground and Bowling Club, William Farr Ids and Ryland Recreation Ground. within 1,600m of Lincoln Road Allotments.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
			within 15km (15 mins drive time) of strategic gardens within Lincoln.	

Site Ref: WL/DUNH/001		Site Address: Land North of Market Ra	Site Address: Land North of Market Rasen Road, Dunhome		
Area (ha): 9.40			Settlement Hierarchy Category: Large Villages		
Site Capacity: 176		Greenfield/Brownfield: Greenfield	<u> </u>		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		The site is of a scale which could provide new open space on site.			
Environmental					
4. Biodiversity and Green Infrastructure	re .				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife site. This site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	/?	The site is partially within Welton/Dunholme Green Wedge.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 200m of Grade I Church of St Chad and Grade II Listed The Vicarage. The scale and location of the site may impact upon the wider setting of these heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced. Impact on setting of heritage assets should be assessed and appropriately addressed.		

Site Ref: WL/DUNH/001		Site Address: Land North of Market Ras	sen Road. Dunhome		
Area (ha): 9.40			Settlement Hierarchy Category: Large Villages		
Site Capacity: 176 Site Status: Reasonable alternative Greenfield/Brownfield: Greenfield Policy Ref: S80 Housing Sites in Large					
		Villages			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
7. Natural Resources – Water	-/?	The site is mainly outside of the Source Protection Zone however a small part of the site is within Source Protection Zone 2 and 3.			
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods		
8.2 Noise Pollution	0/?	The site is not in close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield, located entirely within Grade 3 Agricultural Land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1. A very small strip along the southern boundary of the site falls within Flood Zone 2 and 3.	Development should minimise the risks from flooding through appropriate		

Site Ref: WL/DUNH/001			Site Address: Land North of Market Ra	sen Road, Dunhome	
Area (ha): 9.40			Settlement Hierarchy Category: Large Villages		
Site Capacity: 176 Site Status: Reasonable alternative Greenfield/Brownfield: Greenfield Policy Ref: S80 Housing Sites in Large Vil					
		Villages			
				-	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
		The site has some surface water risk and development would increase the impermeable footprint of the area.		layout, design and use of drainage and water management strategies and SuDs.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-		approx. 1.1km from Welton Village Centre. approx. 300m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is a	approx. 300m from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment			approx. 5.5km from the nearest designated t area at Lincoln Showground.		
14.2 Education, training and learning	+/?	primary sch	approx. 200m from Dunholme St Chads ool, 1.1km from St Marys Primary School in 1.5km from William Farr secondary school, oon.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	

Site Ref: WL/DUNH/001	Site Address: Land North of Market Rasen Road, Dunhome
Area (ha): 9.40	Settlement Hierarchy Category: Large Villages
Site Capacity: 176	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15. Local Economy	•	•	
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
·		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre.	
		However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.	
		New development would increase the use of existing facilities, leading to possible expansion of existing centres	

Area (ha): 4.55 Site Capacity: 85, Site Status: Reasonable alternative		Greenfield/Brov	rarchy Category: Large wnfield: Greenfield	Villages
Site Status: Reasonable alternative			wnfield: Greenfield	
		Policy Ref: S80		
			Housing Sites in Large \	/illages
	ely Effects	Commentary		Proposed Mitigation
Social		1		
1. Housing	++	It is likely that new growth in thi range of market and affordable current and future housing need area.	housing to meet the	
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is approx. 1.6km from	the GP surgery in Welton.	
2.2 Opportunities for healthy lifestyles Environmental	++	The site is within or partly within space (Ashing Lane green corr Nursery Close amenity spaces, Chad's cemeteries and Market Memorial civic space). The site is within or partly within Recreation Ground and Bowling. The site is partly within 1,600m Allotments. The site is within 15km (15 min parks and gardens within Linco The site is of a scale which courspace on site.	ridor, Manor Way and , Ashing Lane and St Rasen Rd/ Ashing Lane n 1,200m of Dunholme g Club n of Lincoln Road as drive time) of strategic oln.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.

Site Ref: WL/DUNH/002	Site Address: Land north of Market Rasen Road, Dunholme
Area (ha): 4.55	Settlement Hierarchy Category: Large Villages
Site Capacity: 85,	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4. Biodiversity and Green Infrastructur	e	•	
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife site. This site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 200m of Grade I Listed Church of St Chad and Grade II Listed The Vicarage. The scale and location of the site may impact upon the wider setting of these heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	ı		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	The extent of air pollution resulting from the proposal could be minimised through

Site Ref: WL/DUNH/002		Cite Address I and a	auth of Mauliat Dag	on Dood Dunhalma	
			Site Address: Land north of Market Rasen Road, Dunholme		
Area (ha): 4.55			Settlement Hierarchy Category: Large Villages		
Site Capacity: 85,Greenfield/Brownfield: GreenSite Status: Reasonable alternativePolicy Ref: S80 Housing Sites					
		Policy Ref: S80 Hous	sing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
		New development would create a sho air pollution through construction of the the development may contribute to sli pollution due to increased car movem	ne site. Once built ight increase in air	careful design and construction management methods	
8.2 Noise Pollution	-/?	The site is within 100m of the A46. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Design, layout and boundaries treatments could minimise potential impact on future occupants from proximity to the strategic road network.	
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield, located entirely Agricultural land.	within Grade 3		
9.2 Minerals Resource	0	The site is not within a Minerals Safe	guarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1 area in Flood Zone 2 and 3 to the southe site.		Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and SuDs.	

Site Ref: WL/DUNH/002		Site Address: Land north of Market Rasen Road, Dunholme		
Area (ha): 4.55			Settlement Hierarchy Category: Large Villages	
		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
•				
13. Transport and Accessibility		·		
13.1 Access to services and facilities	-		approx. 1.1km from Welton Village Centre. within 300m from the nearest bus stop.	Provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is v	within 300m from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment			approx. 5.6km from the nearest designated t area at Lincoln Showground.	
14.2 Education, training and learning	-/?	primary sch	approx. 700m from Dunholme St Chads lool, 1.3km from St Marys Primary School in 1.4km from William Farr secondary school, ton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				

Site Ref: WL/DUNH/002	Site Address: Land north of Market Rasen Road, Dunholme
Area (ha): 4.55	Settlement Hierarchy Category: Large Villages
Site Capacity: 85,	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

Likely Effects	Commentary	Proposed Mitigation
0	The site would not result in the loss of employment land.	
	An increase in dwellings would increase the footfall of local shops and businesses.	
0	The site is not within the boundary of Lincoln City Centre.	
	However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.	
	New development would increase the use of existing facilities, leading to possible expansion of existing centres.	
	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses. The site is not within the boundary of Lincoln City Centre. However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy. New development would increase the use of existing facilities, leading to possible expansion of existing

Site Ref: WL/DUNH/008		Site Address: Land south of Lincoln Re	oad, north of A46, Dunholme	
Area (ha): 0.63		Settlement Hierarchy Category: Large Greenfield/Brownfield: Greenfield	Settlement Hierarchy Category: Large Villages	
Site Capacity:13				
Site Status: Reasonable alternative Policy Ref: S80 Housing Sites in Large Vi		Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is approx. 1.5km from the GP surgery in Welton		
2.2 Opportunities for healthy lifestyles	/?	The site is not within 400m of existing open space and is not of a scale which could provide new open space provision on site. The site is with 1,200m of Dunholme Recreation Ground and Bowling Club, William Farr Playing Fields and Ryland Recreation Ground. The site is within 1,600m of Lincoln Road Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is not of a scale which is likely to provide new open space provision on site.		
Environmental		1 -112		
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/DUNH/008	Site Address: Land south of Lincoln Road, north of A46, Dunholme
Area (ha): 0.63	Settlement Hierarchy Category: Large Villages
Site Capacity:13	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife site.	Consider how biodiversity enhancements can be
,		This site is not within a BOM area.	delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within proximity to any heritage assets	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution		,	,
8.1 Air Pollution	+	The site is further than 1km of an AQMA.	The extent of air pollution resulting from the proposal
		New development would create a short term increase in air pollution through construction of the site. Once built	could be minimised through careful design and
		the development may contribute to slight increase in air pollution due to increased car movements.	construction management methods
8.2 Noise Pollution	/?	The site is adjacent to the A46.	The extent of noise pollution resulting from the proposal
		New development would create short term noise	could be minimised through
		pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	careful design and construction management methods.

Site Ref: WL/DUNH/008			Site Address: Land south of Lincoln Ro	ead, north of A46, Dunholme
Area (ha): 0.63		Settlement Hierarchy Category: Large Villages		
Site Capacity:13		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				Design, layout and boundary treatments could minimise potential impact on future residents from proximity to the strategic road network.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is of Agricultural	greenfield, located entirely within Grade 3 Land.	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site has	entirely within Flood Zone 1. s some surface water risk and development ase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.
13. Transport and Accessibility				
13.1 Access to services and facilities	-		approx. 1.3km from Welton Village Centre.	Provide new linkages for walking and cycling between new development

01. B () A // / / D I A // / O O O				
Site Ref: WL/DUNH/008			Site Address: Land south of Lincoln Road, north of A46, Dunholme	
Area (ha): 0.63			Settlement Hierarchy Category: Large	Villages
Site Capacity:13			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a b	ous stop within 100m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	-		approx. 5km from the nearest designated t area at Lincoln Showground.	
14.2 Education, training and learning	-/?	primary sch	approx. 850m from Dunholme St Chads ool, 1.4km from St Marys Primary School in 1km from William Farr secondary school, oon.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		·		
15.1 Encourage and support local economy	0	An increase	uld not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is r Centre.	not within the boundary of Lincoln City	

Site Ref: WL/DUNH/008	Site Ref: WL/DUNH/008 Site Address: Land south of Lincoln Road, north of		ad, north of A46, Dunholme	
Area (ha): 0.63		Settlement Hierarchy Category: Large	Villages	
Site Capacity:13		Greenfield/Brownfield: Greenfield		-
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		access serv footfall and New develo	ne occupants of the development are likely to vices and facilities within Lincoln, increasing enhancing the position in the hierarchy. pment would increase the use of existing ading to possible expansion of existing	

Site Ref: WL/DUNH/009		Site Address: Land north of Honeyholes ground, Dunholme	Site Address: Land north of Honeyholes Lane, west of recreation ground, Dunholme	
Area (ha): 3.22		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 60		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is approx. 750m from the GP surgery in Welton.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Dunholme Recreation Ground and Bowling Club, William Farr Playing Fields, Lincoln Road Allotments and William Farr Wood natural and semi-natural greenspace). The site is within 1,200m of Ryland Recreation Ground. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide a small amount of new open space provision on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages	

Site Ref: WL/DUNH/009		· · · · · · · · · · · · · · · · · · ·	Site Address: Land north of Honeyholes Lane, west of recreation	
A == = (b =) = 2 00		ground, Dunholme	Villagran	
Area (ha): 3.22		Settlement Hierarchy Category: Large	villages	
Site Capacity: 60		Greenfield/Brownfield: Greenfield	\	
Site Status: Reasonable alternative	9	Policy Ref: S80 Housing Sites in Large	Villages	
OA Objectives	Library Effects	0	Donner and Baltimetica	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		This site is not within a BOM area.	and biodiversity through new links with the wider	
			area and incorporate habitat	
			and green infrastructure on- site.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	/?	The site is located within the Welton/Dunholme Green	Development should seek	
or zamaccape and remiscape	, .	Wedge.	to ensure appropriate	
			design, layout and scale of	
			buildings to minimise	
			impacts on nearby open	
			landscapes.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Design, scale and siting of development could ensure	
		There is a Scheduled Monument to the north west of the	any important views are	
		site (Medieval Fishpond).	maintained or where	
		ono (modiovai i ioriporia).	possible enhanced.	
		The scale and location of the site may impact upon the	Impact on setting of	
		wider setting of this heritage asset.	heritage assets should be	
		and the same grant and grants	assessed and appropriately	
			addressed.	
7. Natural Resources – Water	-/?	The site is partially within Source Protection Zone 2 and		
		3.		
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	The extent of air pollution	
			resulting from the proposal	
			could be minimised through	

Site Ref: WL/DUNH/009 Area (ha): 3.22		Site Address: Land north of Honeyhole ground, Dunholme	Site Address: Land north of Honeyholes Lane, west of recreation ground, Dunholme	
		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 60		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	careful design and construction management methods	
8.2 Noise Pollution	0/?	The site is not in close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield, with approx. 60% in Grade 3 and 40% in Grade 2 Agricultural Land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to	

Site Ref: WL/DUNH/009		Site Address: Land north of Honeyhol	es Lane, west of recreation	
Area (ha): 3.22		ground, Dunholme		
		Settlement Hierarchy Category: Larg	e Villages	
Site Capacity: 60		Greenfield/Brownfield: Greenfield	-	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	e Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			limit impacts on surface water.	
13. Transport and Accessibility	,			
13.1 Access to services and facilities		The site is approx. 1.3km from Welton Village Centre. The site is approx. 730m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new	
			development and facilities outside of the site area.	
13.2 Sustainable travel modes	-	The site is approx. 730m from the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic			-	
14. Employment				
14.1 Employment	-	The site is approx. 5km from the nearest designated employment area at Lincoln Showground.		
14.2 Education, training and learning	+/?	The site is approx. 750m from Dunholme St Chads primary school, 800m from St Marys primary School in Welton and 100m from William Farr secondary school, also in Welton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				

Site Address: Land north of Honeyholes Lane, west of recreation	
ground, Dunholme	
Settlement Hierarchy Category: Large Villages	
Greenfield/Brownfield: Greenfield	
Policy Ref: S80 Housing Sites in Large Villages	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
•		An increase in dwellings would increase the footfall of	
		local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre.	
		However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.	
		New development would increase the use of existing facilities, leading to possible expansion of existing centres.	

Site Ref: WL/DUNH/010			neyholes Lane, north of Waltham
Aroa (ha): 2 20		House, Dunholme	u Lorgo Villogoo
Area (ha): 3.38 Site Capacity: 63		Settlement Hierarchy Category Greenfield/Brownfield: Greenfie	
Site Status: New allocation (without	normicsion)	Policy Ref: S80 Housing Sites in	
Site Status. New allocation (without	periilissiori)	Folicy Ref. 360 Housing Sites in	Large villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social	-		
1. Housing	++	It is likely that new growth in this area would prod range of market and affordable housing to meet the current and future housing needs for local people area.	he
2. Health and Wellbeing	-	•	
2.1 Access to healthcare facilities	-	The site is approx. 1km from the GP surgery in W	'elton.
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Dunholme Recreation Ground and Bowling Club William Farr Playing Fields and William Farr Woo natural and semi-natural greenspace). The site is within 1,200m of Ryland Recreation G The site is within 1,600m of Lincoln Road Allotme The site is within 15km (15 mins drive time) of stranstrand gardens within Lincoln. The site is of a scale which could provide a small of new open space provision on site.	improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental		Tot new open space provision on site.	
4. Biodiversity and Green Infrastructu	re		

Site Ref: WL/DUNH/010 Area (ha): 3.38			Site Address: Land south of Honeyholes Lane, north of Waltham House, Dunholme		
			Settlement Hierarchy Category: Large	Villages	
Site Capacity: 63			Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without)	permission)		Policy Ref: S80 Housing Sites in Large	Villages	
	·				
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation	
4.1 Conserve and enhance biodiversity and geodiversity	0/?		s not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite	
4.2 Local Green Space	0	The site is	not within a designated Local Green Space.		
5. Landscape and Townscape	+/?		not within 200m of an AONB or AGLV or a Green Wedge.		
6. Built and Historic Environment	0/?	The site is	no heritage assets within the site boundary. within 500m of a Scheduled Monument Fishponds).	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.	
7. Natural Resources - Water	0	The site is	not within a Source Protection Zone.		
8. Pollution		L			
8.1 Air Pollution	+	New devel air pollution the develo	further than 1km of an AQMA. opment would create a short term increase in n through construction of the site. Once built pment may contribute to slight increase in air ue to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods	

Site Ref: WL/DUNH/010			Site Address: Land south of Honeyholes Lane, north of Waltham House, Dunholme Settlement Hierarchy Category: Large Villages		
Area (ha): 3.38		·			
Site Capacity: 63 Greenfield/Brownfield: Green					
Site Status: New allocation (without	permission)	Policy Ref: S80 Housing	Sites in Large Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
8.2 Noise Pollution	0/?	The site is not in close proximity to the stranetwork or a railway line. New development would create short term pollution during the construction phases. Onoise pollution would be limited to normal activities.	resulting from the proposal could be minimised through noise careful design and construction management		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield, with approx. 75% of located within Grade 3 and 25% within Grade Agricultural Land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguard	ling Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and	Appropriate layout avoiding those areas most at risk, design and materials of		

Site Ref: WL/DUNH/010			Site Address: Land south of Honeyholes Lane, north of Waltham		
Aroa (ha): 2 20		Settlement Hierarchy Category: Large	House, Dunholme		
Area (ha): 3.38			e villages		
	Capacity: 63 Greenfield/Brownfield: Greenfield		Villages		
Site Status: New allocation (without	permission)	Policy Ref: S80 Housing Sites in Large	villages		
04.01.1.1.1	I II I Ecc		D 188'6' 6'		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
13.1 Access to services and facilities	-	The site is approx. 1.3km from Welton Village Centre. The site is approx. 750m from the nearest bus stop.	Provide new linkages for walking and cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	-	There is a bus stop within 800m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.		
Economic 14. Employment					
14.1 Employment	-	The site is approx. 5km from the nearest designated employment area at Lincoln Showground.			
14.2 Education, training and learning	+/?	The site is approx. 700m from Dunholme St Chads primary school, 900m from St Marys primary School in Welton and 250m from William Farr secondary school, also in Welton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
15. Local Economy		<u>'</u>			
AF A Francisco and a continual		The site would not result in the least of south and the site of th			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.			

		An increase in dwellings would increase the footfall		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Site Status: New allocation (w	ithout permission)	Policy Ref: S80 Housing Sites in L	arge villages	
Site Capacity: 63			Greenfield/Brownfield: Greenfield	
, ,				
Area (ha): 3.38		•	Settlement Hierarchy Category: Large Villages	
		House, Dunholme	House, Dunholme	
Site Ref: WL/DUNH/010		Site Address: Land south of Hone	Site Address: Land south of Honeyholes Lane, north of Waltham	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Lincoln City Centre.	
		However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.	
		New development would increase the use of existing facilities, leading to possible expansion of existing centres.	

Fiskerton

WL/FISK/001A

Site Ref: WL/FISK/001A		Site Address: Land North of Corn Close, Fiskerton		
Area (ha): 8.13		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 122		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without permission)			Policy Ref: S81 Housing Sites in Mediun	m Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	++	range of ma	at new growth in this area would produce a rket and affordable housing to meet the future housing needs for local people in the	
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The site is a Willingham.	pprox. 2.5km from the GP surgery in Cherry	
2.2 Opportunities for healthy lifestyles	++	(Woodland in Pond natural Basketball Corescent and The site is with parks and garden and the Pond of t	within 400m of existing open space north of Ash Holt Close and The Ridings all and semi-natural greenspaces, Village Hall Court, Ferry Road play area and The nenity space). within 15km (15 mins drive time) of strategic ardens within Lincoln. of a scale which could provide new open	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental		j space on sit		
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is n	ot within 500m of a designated wildlife site.	

Site Ref: WL/FISK/001A	Site Address: Land North of Corn Close, Fiskerton
Area (ha): 8.13	Settlement Hierarchy Category: Medium Villages
Site Capacity: 122	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is not within a BOM area.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets. Insufficient information is available to assess the potential archaeological impacts on this site.	Archaeological evaluation prior to determination of any planning application.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone	
8. Pollution			ı
8.1 Air Pollution	+	The site is further than 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not in close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/FISK/001A		Site Address	s: Land North of Corn Clos	e Fiskerton	
Area (ha): 8.13			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 122			Brownfield: Greenfield	un vinages	
Site Status: New allocation (without	normiccion)		S81 Housing Sites in Mediu	um Villagos	
Site Status. New allocation (without	Dell'illasion)	Policy Rel.	361 Flousing Sites in Medic	iiii viiiages	
CA Objectives	Liber Effects	Commonstant		Duan and Mitigation	
SA Objectives	Likely Effects	Commentary	9 17 1 21 21	Proposed Mitigation	
		noise pollution would be limited to normal residential activities.			
9. Natural Resources – Land Use and	Soils	1			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural Land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-	There is no designated Village Centre in Fiskerton. The site is within 100m of a bus stop.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is within 100m of a	bus stop.	New development should seek to maximise use of	

Otto Dock MILIELON/OOAA			Otto Address and an al North of C	Elelenter.		
Site Ref: WL/FISK/001A			Site Address: Land North of Corn Close			
Area (ha): 8.13			Settlement Hierarchy Category: Mediu	m Villages		
Site Capacity: 122			Greenfield/Brownfield: Greenfield			
Site Status: New allocation (without p	permission)		Policy Ref: S81 Housing Sites in Mediu	n Villages		
,	,			, and the second		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation		
				sustainable modes of transport and reduce reliance on private vehicles for short trips.		
Economic						
14. Employment						
14.1 Employment		The site is approx. 5.2km from the nearest designated employment area in Lincoln.				
14.2 Education, training and learning	+/?	The site is adjacent to Fiskerton primary school. The nearest secondary school is The Pembroke Academy at Cherry Willingham, approx. 3km away.				
15. Local Economy						
15.1 Encourage and support local economy	0	The site wo	uld not result in the loss of employment land.			
15.2 Protect and enhance hierarchy of centres	0	The site is r	not within Lincoln City Centre.			

WL/FISK/001

Site Ref: WL/FISK/001		Site Address: Land North of Corn Close, Fiskerton		
Area (ha): 10.66			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 160		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		"		
2.1 Access to healthcare facilities	-	The site is a Willingham.	pprox. 2.5km from the GP surgery in Cherry	
2.2 Opportunities for healthy lifestyles	++	(Woodland Pond natura Basketball (Crescent an The site is v parks and g	within 400m of existing open space north of Ash Holt Close and The Ridings al and semi-natural greenspaces, Village Hall Court, Ferry Road play area and The nenity space). within 15km (15 mins drive time) of strategic ardens within Lincoln. of a scale which could provide new open see.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructure	•			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	
4.2 Local Green Space	0		not within a designated Local Green Space.	

Site Ref: WL/FISK/001	Site Address: Land North of Corn Close, Fiskerton	
Area (ha): 10.66	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 160	Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Archaeological evaluation prior to determination of any planning application.
		Insufficient information is available to assess the potential archaeological impacts on this site.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone	
8. Pollution			I
8.1 Air Pollution	+	The site is further than 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not in close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/FISK/001			Site Address: Land North of Corn Clos	e Fiskerton	
Area (ha): 10.66			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 160			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative				um Villagas	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	im villages	
OA Objections	Lilled to Effect of a	0		Duran a said BANC mathan	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
9. Natural Resources – Land Use and S	OOIIS				
9.1 Agricultural Land	-	The site is a	greenfield located entirely within Grade 3 Land.		
9.2 Minerals Resource	0	The site is i	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site ha	entirely within Flood Zone 1. s some surface water risk and development ease the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-		designated Village Centre in Fiskerton. within 100m of a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is	within 100m of a bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	

Site Ref: WL/FISK/001			Site Address: Land North of Corn Close	e. Fiskerton
Area (ha): 10.66	rea (ha): 10.66		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 160			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
			•	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Economic				
14. Employment				
14.1 Employment		The site is approx. 5.2km from the nearest designated employment area in Lincoln.		
14.2 Education, training and learning	+/?	The site is adjacent to Fiskerton primary school. The nearest secondary school is The Pembroke Academy at Cherry Willingham, approx. 3km away.		
15. Local Economy			<u></u>	
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre.		

Gainsborough

Site Ref: WL/GAIN/001		Site Address: Gainsborough Northern Neighbourhood SUE		
Area (ha): 128.9		Settlement Hierarchy Category: Main Towns		
Site Capacity: 2,500 (up to 750 in plan period)		Greenfield/Brownfield: Greenfield		
Site Status: Existing Sustainable Ur	ban Extension allocat	tion	Policy Ref: S76 Residential Developme	ent on Sustainable Urban
			Extensions	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	range of ma	nat new growth in this area would produce a carket and affordable housing to meet the litture housing needs for local people in the	
2. Health and Wellbeing		'		
2.1 Access to healthcare facilities	++	The nearest GP surgery is approx. 2km away in Gainsborough.		
		There are likely to be opportunities to create new healthcare facilities as part of the development.		
2.2 Opportunities for healthy lifestyles	++		within 400m of existing open space Way amenity space).	Development should seek to provide new, and/or improve links to, existing
			adjacent to Thonock Golf Club which is a door sports facility.	open space, taking into account open space deficiencies in the Central
		The site is	Lincolnshire Open Space Audit and Assessment	
		The site is space prov	2021.	
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/GAIN/001	Site Address: Gainsborough Northern Neighbourhood SUE
Area (ha): 128.9	Settlement Hierarchy Category: Main Towns
Site Capacity: 2,500 (up to 750 in plan period)	Greenfield/Brownfield: Greenfield
Site Status: Existing Sustainable Urban Extension allocation	Policy Ref: S76 Residential Development on Sustainable Urban
	Extensions

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/++?	The site is within 500m of Theaker Avenue Local Nature Reserve, White's Wood Ancient Woodland and LWS and is adjacent to Wharton Wood Ancient Woodland and LWS and Birch Wood Ancient Woodland and LWS. The site overlaps the eastern half of Somerby and Hornby Woods LWS and Ancient Woodland.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.
		Approximately three quarters of the site falls within a BOM area: Opportunity for Creation.	Proposals should prioritise any Opportunity for Creation areas within the
		The site is surrounding by BOM areas: Ecological Network - High Quality and Opportunity for Management, and Opportunity for Creation.	development site for habitat creation. Development should seek to improve habitat linkages and
		The scale of the site offers potential for the delivery of significant biodiversity net gain.	biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	/?	The site is located within the AGLV.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. Highfield Grange Farmhouse Grade II listed building is within 100m of the site.	Design, scale and siting of development could ensure any important views are

Site Ref: WL/GAIN/001			Site Address: Gainsborough Northern N	Neighbourhood SUE	
Area (ha): 128.9			Settlement Hierarchy Category: Main Towns		
Site Capacity: 2,500 (up to 750 in plan period)			Greenfield/Brownfield: Greenfield		
Site Status: Existing Sustainable		tion	Policy Ref: S76 Residential Developme Extensions	nt on Sustainable Urban	
SA Objectives	Likely Effects	Commen	tarv.	Proposed Mitigation	
ON OBJECTIVES	Enery Energy	Potential for archaeological impacts. Significant area of geophysical survey (as a minimum to inform trial trenching) still remains outstanding.		maintained or where possible enhanced. Further geophysical survey	
7. Natural Resources - Water	0	The site is	not within a Source Protection Zone.		
8. Pollution		I			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.		The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods	
8.2 Noise Pollution	/?	New developollution du	adjacent to the A631. opment would create short term noise uring the construction phases. Once built tion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic	

Site Ref: WL/GAIN/001			Site Address: Gainsborough Northern Neighbourhood SUE	
Area (ha): 128.9			Settlement Hierarchy Category: Main Greenfield/Brownfield: Greenfield	Towns
Site Capacity: 2,500 (up to 750 in pl	Site Capacity: 2,500 (up to 750 in plan period)			
Site Status: Existing Sustainable Url	oan Extension alloca	tion	Policy Ref: S76 Residential Developme Extensions	ent on Sustainable Urban
SA Objectives	Likely Effects	Commen	tarv	Proposed Mitigation
9. Natural Resources - Land Use and				
9.1 Agricultural Land	-	The site is Agricultura	greenfield, located entirely within Grade 3 I Land.	
9.2 Minerals Resource	0	The site is	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site ha	entirely within Flood Zone 1. as some surface water risk and development ease the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13.1 Access to services and facilities	++	Centre and The site is	approx. 800m from Corringham Road Local I 2.1km from Gainsborough Town Centre. of a scale which is expected to provide a new re on site as part of mixed use development,	Provide new linkages for walking and cycling between new development and facilities outside of the site area.

Site Ref: WL/GAIN/001			Site Address: Gainsborough Northern Neighbourhood SUE		
			iin Towns		
plan period)		Greenfield/Brownfield: Greenfield			
Site Status: Existing Sustainable Urban Extension allocation		Policy Ref: S76 Residential Developme Extensions	ent on Sustainable Urban		
Likely Effects	Commen	tary	Proposed Mitigation		
	providing retail, services and community uses of a local nature. The site is within 400m from the nearest bus stop.				
+	The site is within 400m from the nearest bus stop. Gainsborough Central railway station is approx. 1.7km from the site.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Transport Assessment and Travel Plan.		
+					
+/?	site. The no	earest secondary school is located approx.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
	Likely Effects +	Likely Effects Commen providing renature. The site is Gainsborouf from the sit + The site is employmen +/? The neares site. The neares	Settlement Hierarchy Category: Main plan period) Urban Extension allocation Policy Ref: S76 Residential Development Extensions Likely Effects Commentary providing retail, services and community uses of a local nature. The site is within 400m from the nearest bus stop. + The site is within 400m from the nearest bus stop. Gainsborough Central railway station is approx. 1.7km from the site. + The site is within 1km of an existing designated employment area (Somerby Park).		

Site Ref: WL/GAIN/001	Site Address: Gainsborough Northern Neighbourhood SUE
Area (ha): 128.9	Settlement Hierarchy Category: Main Towns
Site Capacity: 2,500 (up to 750 in plan period)	Greenfield/Brownfield: Greenfield
Site Status: Existing Sustainable Urban Extension allocation	Policy Ref: S76 Residential Development on Sustainable Urban
	Extensions

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	+	The scale of the development is likely to include an element of employment use as part of a mixed use development.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre. However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.	

Site Ref: WL/GAIN/007		Site Address: Land west of The Avenue	e, Gainsborough	
Area (ha): 2.87		Settlement Hierarchy Category: Main Towns		
Site Capacity: 43		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with p	permission)		Policy Ref: S78 Housing Sites in the Ma	ain Towns
3				
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1 Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	ı	•		,
2.1 Access to healthcare facilities	-	The site is a	approx. 850m from a GP surgery.	
2.2 Opportunities for healthy lifestyles	+	The site is within or partially 400m of existing open space (Hawthorn Avenue, Sunningdale Way, West Lindsey Leisure Centre and Spital Hill amenity spaces, Sunningdale Way play area and Pitt Hills Plantation natural and semi-natural greenspace). The site is within 1,200m of Richmond Park Play Area and MuGA, Gainsborough Old Hall and Richmond Park. The site is within 1,600m of six Allotments. The site is not of a scale which is likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructure	9			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is r	not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages

Site Ref: WL/GAIN/007	Site Address: Land west of The Avenue, Gainsborough
Area (ha): 2.87	Settlement Hierarchy Category: Main Towns
Site Capacity: 43	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
CA Objectives	Emery Emerce	The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	-/?	The site is within 200m of the AGLV.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is 300M from Castle Hills Scheduled Monument.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection.	

Site Ref: WL/GAIN/007	Site Address: Land west of The Avenue, Gainsborough
Area (ha): 2.87	Settlement Hierarchy Category: Main Towns
Site Capacity: 43	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield, mainly located in Grade 3 Agricultural Land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.

Site Ref: WL/GAIN/007			Cite Address I and west of The Avenue	Cainaharawah	
			Site Address: Land west of The Avenue, Gainsborough		
Area (ha): 2.87			Settlement Hierarchy Category: Main Towns		
Site Capacity: 43			Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with	permission)		Policy Ref: S78 Housing Sites in the Ma	ain Iowns	
SA Objectives	Likely Effects	Comment		Proposed Mitigation	
13.1 Access to services and facilities	-	The site is approx. 1.1km from the nearest designated Local Centre (Corringham Road) and 1.1km from Gainsborough Town Centre. There is a bus stop adjacent to the site.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a b	ous stop adjacent to the site.	New development should	
		Gainsborough Central railway station is approx. 950m from the site.		seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment	-		within 2km of an existing designated it area (Gainsborough Industrial Area).		
14.2 Education, training and learning	++/?	The nearest primary school is approx. 100m from the site. The secondary schools are located approx. 750m away from the site.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	•	1		•	
15.1 Encourage and support local economy	0	The site wo	uld not result in the loss of employment land.		

Site Ref: WL/GAIN/007	Site Address: Land west of The Avenue, Gainsborough
Area (ha): 2.87	Settlement Hierarchy Category: Main Towns
Site Capacity: 43	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre.	
		However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.	

ite Ref: WL/GAIN/008		Site	Site Address: Land west of Horsley Road, Gainsborough	
Area (ha): 2.03		Set	Settlement Hierarchy Category: Main Towns	
Site Capacity: 49		Gre	enfield/Brownfield: Greenfield	
Site Status: New allocation (with per	mission)	Pol	icy Ref: S78 Housing Sites in the Ma	in Towns
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	+	range of market a	w growth in this area would produce a and affordable housing to meet the e housing needs for local people in the	
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is approx	c. 500m from a GP surgery and 300m and Hospital.	
2.2 Opportunities for healthy lifestyles	++	space (Mayfield A Ground, Rose Le green corridor, R Cemetery and St The site is within Park, Morton Tre play area and Mu	1,200m of Hickman Bacon Memorial ntside Playing Fields, Richmond Park, GA. 1,600m of five further allotments. cale which could provide a small amount	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental	<u>'</u>	, , , , , , , , , , , , , , , , , , , ,		
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/GAIN/008	Site Address: Land west of Horsley Road, Gainsborough
Area (ha): 2.03	Settlement Hierarchy Category: Main Towns
Site Capacity: 49	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns

4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is within 500m of River Trent, West Stockwith LWS (within Bassetlaw) however this is on the opposite	Development should seek
		side of the River Trent and therefore effects on this designated sites are unlikely. The site is not within a BOM area.	to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a Designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 150m of Sundown and Railings Grade II listed building and within 250m of the Bramlings, 50 and 48 Front Street Grade II and Parish Church of St Paul Grade II*.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

Site Ref: WL/GAIN/008	Site Address: Land west of Horsley Road, Gainsborough
Area (ha): 2.03	Settlement Hierarchy Category: Main Towns
Site Capacity: 49	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		,	,
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is located mainly within the urban area, with approximately 25% of the site in Grade 2 Agricultural Land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk		The site is entirely within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable

Site Ref: WL/GAIN/008			Site Address: Land west of Horsley Roa	ad, Gainsborough
Area (ha): 2.03		Settlement Hierarchy Category: Main Towns		
Site Capacity: 49		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with permission)		Policy Ref: S78 Housing Sites in the Ma	in Towns	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				drainage and water management strategy to limit impacts on surface water.
				Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility		·		
13.1 Access to services and facilities	-	the site.	gh town centre is located approx. 1.7km from within 300m of the nearest away bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+		within 300m of the nearest away bus stop. gh Central railway station is approx. 1.5km e.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	-		t designated employment area is approx. ne site (Gainsborough Industrial Area).	

Site Ref: WL/GAIN/008	Site Address: Land west of Horsley Road, Gainsborough
Area (ha): 2.03	Settlement Hierarchy Category: Main Towns
Site Capacity: 49	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	++/?	The nearest primary school is approx. 350m from the site (Morton Trentside). The nearest secondary school (Queen Elizabeth High School) is located approx. 600m away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			,
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of	
		local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre.	
		However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.	

Site Ref: WL/GAIN/012		Site Address: Land south east of Duns	stall Walk, Gainsborough	
Area (ha): 1.54		Settlement Hierarchy Category: Main	Settlement Hierarchy Category: Main Towns	
Site Capacity: 46 Greenfield/Brownfield: Mixed				
Site Status: Reasonable alternative		Policy Ref: S78 Housing Sites in the M	lain Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.5km away in Gainsborough.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Francis Chichester, Whites Wood Lane, Thorndike Way, Heapham Road, Middlefield Lane, Dunstall Walk, Riseholme Road and Kexby Walk amenity spaces, Middlefield Lane Play Area and Skateboard Park and Riseholme Road Multi Use Games Area. The site is within 1,200m of Marshalls Sports Ground. The site is within 1,600m of Cox's Hill, Lea Road West and Foxby Lane allotments. It is not of a scale likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages	

Site Ref: WL/GAIN/012	Site Address: Land south east of Dunstall Walk, Gainsborough
Area (ha): 1.54	Settlement Hierarchy Category: Main Towns
Site Capacity: 46	Greenfield/Brownfield: Mixed
Site Status: Reasonable alternative	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space. The site is within an Important Open Space.	Development should avoid and protect those areas that are currently open space and utilise the potential opportunities to enhance and create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within 200m of an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	1		
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	The extent of air pollution resulting from the proposal could be minimised through

Site Ref: WL/GAIN/012			Site Address: Land south east of Dunstall Walk, Gainsborough	
Area (ha): 1.54		Settlement Hierarchy Category: Main Greenfield/Brownfield: Mixed	Towns	
		in Tayra		
Site Status. Reasonable alternative		Policy Ref: S78 Housing Sites in the Ma	alli TOWIS	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
on objectives	Emery Emotio	New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	careful design and construction management methods.	
8.2 Noise Pollution	/?	The site is adjacent to the A631. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources – Land Use and	Soils		•	
9.1 Agricultural Land	-	The site is mainly located within the urban area, with approx. less than 10% of the site within Grade 3 Agricultural Land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to	

Site Ref: WL/GAIN/012			Site Address: Land south east of Dunst	all Walk Gainsborough
Area (ha): 1.54		Settlement Hierarchy Category: Main Towns		
Site Capacity: 46		Greenfield/Brownfield: Mixed	TOWIIS	
		sin Taura		
Site Status: Reasonable alternative			Policy Ref: S78 Housing Sites in the Ma	ain rowns
	T	<u> </u>		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 450m from Queensway Local Centre and approx.1.9km from Gainsborough Town Centre. The site within 150m from the nearest bus stop.		Provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site within 150m from the nearest bus stop. Gainsborough Central railway station is approx. 1km from the site.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	++		within 100m of an existing designated it area (Gainsborough Industrial Area).	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 350m from the site (Charles Baines Community Primary). The nearest secondary school is located approx. 1.3km away from the site.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		·		

Site Ref: WL/GAIN/012	Site Address: Land south east of Dunstall Walk, Gainsborough
Area (ha): 1.54	Settlement Hierarchy Category: Main Towns
Site Capacity: 46	Greenfield/Brownfield: Mixed
Site Status: Reasonable alternative	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local	0	The site would not result in the loss of employment land.	
economy		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre.	
		However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.	

Site Ref: WL/GAIN/014		Site Address: Former Environment Agreement Road, Gainsborough	ency Office, Corringham
Area (ha): 1.15		Settlement Hierarchy Category: Main	Towns
Site Capacity: 34		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without p	permission)	Policy Ref: S78 Housing Sites in the M	ain Towns
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.4km away in Gainsborough	
Hill, The Avenue, Birchwo amenity spaces and Birch		The site is within 400m of existing open space (Spital Hill, The Avenue, Birchwood View and Corringham Road amenity spaces and Birchwood View Play Area).	I
		The site is within 1,200m of Richmond Park, play area and MuGA.	
		The site is within 1,600m of Love Lane, Morton Terrace and Cox's Hill allotments.	
		The site is unlikely to provide new open space on site.	
Environmental		· · · · · · · · · · · · · · · · · · ·	
4. Biodiversity and Green Infrastructur	e		
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Theaker Avenue LNR. The site is not within a BOM area.	Development should be designed to avoid the most sensitive parts of
I ne sr		THE SILE IS NOT WITHIN A DOWN AIEA.	designated sites and

Site Ref: WL/GAIN/014	Site Address: Former Environment Agency Office, Corringham
	Road, Gainsborough
Area (ha): 1.15	Settlement Hierarchy Category: Main Towns
Site Capacity: 34	Greenfield/Brownfield: Brownfield
Site Status: New allocation (without permission)	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			incorporate buffers around such parts.
			Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	-/?	The site is located within 200m of an AGLV.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed building Highfield Grange.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.
			Impact on setting of heritage assets should be assessed and appropriately addressed.

Site Ref: WL/GAIN/014			Site Address: Former Environment Agency Office, Corringham		
			Road, Gainsborough		
Area (ha): 1.15		Settlement Hierarchy Category: Main	Towns		
Site Capacity: 34		Greenfield/Brownfield: Brownfield			
Site Status: New allocation (without	permission)	Policy Ref: S78 Housing Sites in the Ma	nin Towns		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	. roposou mingunon		
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	++	Mainly brownfield, approx. 50% of the site is located within Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water		

Site Ref: WL/GAIN/014			Site Address: Former Environment Agency Office, Corringham	
		Road, Gainsborough		
Area (ha): 1.15		Settlement Hierarchy Category: Main	Towns	
Site Capacity: 34		Greenfield/Brownfield: Brownfield		
Site Status: New allocation (without	permission)	Policy Ref: S78 Housing Sites in the Ma	ain Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			management strategy to	
			limit impacts on surface	
			water.	
			Development should use	
			appropriate SuDs, layout	
			and drainage strategies to	
			ensure surface water is	
			managed.	
13. Transport and Accessibility				
Local		The site is approx. 115m from the nearest designated	Where possible provide new	
		Local Centre (Corringham Road) and 1.2km from	linkages for walking and	
		Gainsborough Town Centre.	cycling between new	
		The site is approx 220m away from a bug stan	development and facilities outside of the site area.	
		The site is approx. 220m away from a bus stop.	outside of the site area.	
13.2 Sustainable travel modes	+	The site is approx. 220m away from a bus stop.	New development should	
			seek to maximise use of	
		Gainsborough Central train station is approx. 1.5km from	sustainable modes of	
		the site.	transport and reduce	
			reliance on private vehicles for short trips.	
			ioi short trips.	
Economic	•		•	
14. Employment				
14.1 Employment	+	The site is within 1.2km of an existing designated		
		employment area (Gainsborough Industrial Area).		

Site Ref: WL/GAIN/014		Site Address: Former Environment Agency Office, Corringham Road, Gainsborough		
Area (ha): 1.15		Settlement Hierarchy Category: Main	Towns	
Site Capacity: 34			Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without)	permission)		Policy Ref: S78 Housing Sites in the Ma	ain Towns
	,			
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
14.2 Education, training and learning	+/?	The nearest primary school is approx. 700m from the site. The nearest secondary school is located approx. 400m away from the site.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		1		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborou Town Centre.		
		access serv	ne occupants of the development are likely to vices and facilities within Gainsborough, footfall and enhancing the position in the	

Site Ref: WL/GAIN/015		;	Site Address: Gainsborough Southern	Neighbourhood SUE
Area (ha): 143		;	Settlement Hierarchy Category: Main Towns	
Site Capacity: 2,500 (1,500 in plan period)		(Greenfield/Brownfield: Mixed	
Site Status: Existing Sustainable Url	oan Extension alloca	tion	Policy Ref: S78 Housing Sites in the Ma	ain Towns
SA Objectives	Likely Effects	Commentar	у	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		I		
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.2km away in Gainsborough.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Lindsey Close and Pinter Lane amenity spaces, Pinter Lane play area, Bass and Park Springs Woods natural and semi-natural greenspace). The site is within 1,200m of Marshalls Sports Ground and Riseholme Road Multi Use Games Area. The site is within 1,600m of Foxby Lane and Lea Road West allotments. The site is of a scale which could secure new open provision on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/GAIN/015	Site Address: Gainsborough Southern Neighbourhood SUE
Area (ha): 143	Settlement Hierarchy Category: Main Towns
Site Capacity: 2,500 (1,500 in plan period)	Greenfield/Brownfield: Mixed
Site Status: Existing Sustainable Urban Extension allocation	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/++?	The site is within 500m of Bass and Park Springs Woods, Lea Wood LWSs and Ancient Woodland and Warren Wood Ancient Woodland. The site contains BOM areas Ecological Network - High Quality, Ecological Network - Opportunity for Management, Opportunity for Creation and Opportunity for Creation - more joined up.	Ecological surveys and assessments should be undertaken prior to development and should be used to inform development proposals. Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts. High quality ecological network areas contain the most valuable habitats. It should not be built on and should be buffered against impacts of development. Where development is permitted on land containing areas of high quality ecological network, the development layout should use the principles of the Mitigation Hierarchy and be designed in such a way as

Site Ref: WL/GAIN/015	Site Address: Gainsborough Southern Neighbourhood SUE
Area (ha): 143	Settlement Hierarchy Category: Main Towns
Site Capacity: 2,500 (1,500 in plan period)	Greenfield/Brownfield: Mixed
Site Status: Existing Sustainable Urban Extension allocation	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			to avoid damage to these
			areas.
			Proposals should avoid development on BOM Opportunity for Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
			Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation.
4.2 Local Green Space	0	The site is not within a Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	

Site Ref: WL/GAIN/015	Site Address: Gainsborough Southern Neighbourhood SUE
Area (ha): 143	Settlement Hierarchy Category: Main Towns
Site Capacity: 2,500 (1,500 in plan period)	Greenfield/Brownfield: Mixed
Site Status: Existing Sustainable Urban Extension allocation	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	Design, scale and siting of development could ensure
		The site is not within close proximity to any heritage	any important views are
		assets.	maintained or where
			possible enhanced.
			Archaeological evaluations.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	I		. L
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	The extent of air pollution
		New development would create a short term increase in	resulting from the proposal could be minimised through
		air pollution through construction of the site. Once built	careful design and
		the development may contribute to slight increase in air	construction management
		pollution due to increased car movements.	methods.
8.2 Noise Pollution	-/?	The site is within 100m of the A631 and a railway line.	The extent of noise pollution
			resulting from the proposal
		New development would create short term noise	could be minimised through
		pollution during the construction phases. Once built	careful design and
		noise pollution would be limited to normal residential activities.	construction management methods.
			Development should use
			layout, materials and
			boundary treatments to
			minimise potential noise on
			future occupants from the

Site Ref: WL/GAIN/015 Area (ha): 143 Site Capacity: 2,500 (1,500 in plan period) Site Status: Existing Sustainable Urban Extension allocation SA Objectives Likely Effects Commen		Site Address: Gainsborough Southern Neighbourhood SUE Settlement Hierarchy Category: Main Towns Greenfield/Brownfield: Mixed Policy Ref: S78 Housing Sites in the Main Towns		
SA Objectives	Likely Effects	Commentary		Proposed Mitigation proximity to the strategic road network.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	++	The site is	located within Urban Land.	
9.2 Minerals Resource	0	The site is	not within a Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1, with a small area (less than 50%) within Flood Zones 2 and 3 to the eastern boundary. It has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility		·		
13.1 Access to services and facilities	++	Centre (He Town Centre Town Centre There is a town The site is a town to the town town town the town town town the town town town town the town town town town town town town town	approx. 1.3km from the nearest designated apham Road), and 1.4km from Gainsborough re. bus stop adjacent to the site. expected to provide new services and part of a mixed use development.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	++	There is a bus stop adjacent to the site. The site is approx. 100m from Lea Road Train Station.		New development should seek to maximise use of sustainable modes of transport and reduce

Site Ref: WL/GAIN/015			Cita Address Caincharaugh Cauthara	Joighbourhood SLIE
			Site Address: Gainsborough Southern N	0
Area (ha): 143		Settlement Hierarchy Category: Main Towns		
Site Capacity: 2,500 (1,500 in plan period)			Greenfield/Brownfield: Mixed	
Site Status: Existing Sustainable Urban Extension allocation			Policy Ref: S78 Housing Sites in the Ma	nin Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	++	The site is a	adjacent to an existing designated	
			nt area (Gainsborough Industrial Area).	
		The site is o	of a scale to form a mixed use site that	
		incorporate	both employment and residential use.	
14.2 Education, training and learning	++/?			New development should
			earest secondary school is located approx.	seek to provide improved
		3.2km away	y from the site.	cycling, pedestrian and bus
		The site me	by recult in the greation of additional primary	routes to facilitate sustainable access to
			ay result in the creation of additional primary ry school places due to its scale.	education and training.
		or secondar	ry scribbli places due to its scale.	education and training.
15. Local Economy				
13. Local Economy				
15.1 Encourage and support local	+	The site wo	ould not result in the loss of employment land.	
economy		THE SILE WO	and not result in the loss of employment fallu.	
Coording		The site is a	of a scale likely to incorporate an element of	
		employment use.		
			. 400.	
15.2 Protect and enhance hierarchy of	0	The site is r	not within the boundary of Gainsborough	
centres		Town Centre.		
		However, th	ne occupants of the development are likely to	
		access serv	vices and facilities within Gainsborough,	

Site Ref: WL/GAIN/015		Site Address: Gainsborough Southern Neighbourhood SUE		
Area (ha): 143		Settlement Hierarchy Category: Main Towns		
Site Capacity: 2,500 (1,500 in	plan period)		Greenfield/Brownfield: Mixed	
Site Status: Existing Sustainable Urban Extension allocation		tion	Policy Ref: S78 Housing Sites in the Main Towns	
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation
		increasing hierarchy.	footfall and enhancing the position in the	

Site Ref: WL/GAIN/018		Site Address: Highfield House and I	Site Address: Highfield House and Roan House, Summer Hill,	
Area (ha): 3.05		Settlement Hierarchy Category: Ma	ain Towns	
Site Capacity: 80		Greenfield/Brownfield: Mixed		
Site Status: Reasonable alternative		Policy Ref: S78 Housing Sites in the	Main Towns	
		, ,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1.Housing	++	It is likely that new growth in this area would produce range of market and affordable housing to meet the current and future housing needs for local people in tharea.		
2. Health and Wellbeing			'	
2.1 Access to healthcare facilities	-	The site is approx. 900m from a GP surgery.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Statio Approach East, West Lindsey Leisure Centre, Spital Hand The Avenue and Corringham Road amenity spaces, Birchwood View Play Area, Heapham Road Cemetery and Spital Hill allotments). The site is within 1,200m of Marshalls Sports Ground, Hickman Bacon Memorial Park, Richmond Park, play area and MuGA and Gainsborough Old Hall. The site is within 1,600m of North Warren Road, Love Lane, Morton Terrace and Cox's Hill, Ropery Road ar South Morton allotments. The site is could provide a small amount of new open space on site.	to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/GAIN/018	Site Address: Highfield House and Roan House, Summer Hill,
	Gainsborough
Area (ha): 3.05	Settlement Hierarchy Category: Main Towns
Site Capacity: 80	Greenfield/Brownfield: Mixed
Site Status: Reasonable alternative	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Gainsborough General Cemetery LWS. The site is not within a BOM area. There is a group TPO on site.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.
			Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is adjacent to Grade II listed Prospect House and within 250m of Hickman Hill Hotel, Summer Hill House and Lodge and Watertower.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.

Site Ref: WL/GAIN/018			Site Address: Highfield House and Roa	n House. Summer Hill.
			Gainsborough	, , , , , , , , , , , , , , , , , , , ,
Area (ha): 3.05			Settlement Hierarchy Category: Main	Towns
Site Capacity: 80			Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative			Policy Ref: S78 Housing Sites in the Ma	in Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is r	not within a Source Protection Zone.	
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.		The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	++	The site is l	ocated within the urban area.	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	

			_		
Site Ref: WL/GAIN/018		•	Site Address: Highfield House and Roan House, Summer Hill,		
		Gainsborough			
Area (ha): 3.05		Settlement Hierarchy Category: Main	Towns		
Site Capacity: 80		Greenfield/Brownfield: Mixed			
Site Status: Reasonable alternative		Policy Ref: S78 Housing Sites in the Ma	ain Towns		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility					
13.1 Access to services and facilities	-	The site is approx. 600m from the nearest designated Local Centre (Heapham Road) and 730m from Gainsborough Town Centre. There is a bus stop adjacent to the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	++	There is a bus stop adjacent to the site. Gainsborough Central train station is approx. 700m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.		
Economic					
14. Employment					
14.1 Employment	++	The site is within 800m of Gainsborough Town Centre and within 1600m of an existing designated employment area (Gainsborough Industrial Area).			
14.2 Education, training and learning	-/?	The nearest primary school is approx. 500m from the site. The nearest secondary school is located approx. 950m away from the site.	New development should seek to provide improved cycling, pedestrian and bus		

Site Ref: WL/GAIN/018			
		Gainsborough	
Area (ha): 3.05		Settlement Hierarchy Category: Main	Towns
Site Capacity: 80		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S78 Housing Sites in the M	ain Towns
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
·		An increase in dwellings would increase the footfall of	
		local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre.	
		However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.	

Site Ref: WL/GAIN/019		Site Address: Gateway Riverside Housing Zone, Gainsborough		
Area (ha): 6.12			Settlement Hierarchy Category: Main Towns	
Site Capacity: 220			Greenfield/Brownfield: Mixed	
Site Status: Existing allocation (with	permission)		Policy Ref: S78 Housing Sites in the Ma	ain Towns
,	,		,	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		'		
2.1 Access to healthcare facilities	-		t GP surgery is approx. 1km away in igh.	
2.2 Opportunities for healthy lifestyles	++	Gainsborough. The site is within 400m of existing open space (Ashcroft Road Community Park) The site is within 1,200m of Marshalls Sports Ground and Gainsborough Old Hall. The site is within 1,600m of Cox's Hill, Lea Road West and Foxby Lane allotments. The site is of a scale which could provide new open space provision on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat

Site Ref: WL/GAIN/019	Site Address: Gateway Riverside Housing Zone, Gainsborough	
Area (ha): 6.12	Settlement Hierarchy Category: Main Towns	
Site Capacity: 220	Greenfield/Brownfield: Mixed	
Site Status: Existing allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
	,		and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space and links to existing spaces through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 50m of Grade II listed 2 Lea Road, 140m of Grad II listed 134 and 136 Bridge Street and 250m of Grade II listed building St Johns Church. The site is located partly within Gainsborough Riverside Conservation Area.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed. There are archaeological conditions in place to secure appropriate targeted mitigation of remains revealed in a previous trial trench evaluation.
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3.	Use of permeable materials and design, layout and

Site Ref: WL/GAIN/019		Site Address: Cateway Ri	verside Housing Zone, Gainsborough		
Area (ha): 6.12			Site Address: Gateway Riverside Housing Zone, Gainsborough Settlement Hierarchy Category: Main Towns		
Site Capacity: 220		Greenfield/Brownfield: M			
Site Status: Existing allocation	n (with permission)	Policy Ref: S78 Housing S			
Oite Status: Existing anocation	m (with permission)	Toney iter. 070 Housing C	ones in the Main Towns		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
	Zinciy Zincolo	- Commonary	water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.		
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA development would create a short term inc pollution through construction of the site. O development may contribute to slight increased car movements.	rease in air resulting from the proposal could be minimised through		
8.2 Noise Pollution	/?	The site is immediately adjacent to the A63 proximity to a railway line. New development would create short term pollution during the construction phases. O noise pollution would be limited to normal ractivities.	resulting from the proposal could be minimised through noise careful design and construction management		
9. Natural Resources – Land U	se and Soils	1	1		

Site Ref: WL/GAIN/019	Site Address: Gateway Riverside Housing Zone, Gainsborough
Area (ha): 6.12	Settlement Hierarchy Category: Main Towns
Site Capacity: 220	Greenfield/Brownfield: Mixed
Site Status: Existing allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns

	T =		T =
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land	++	The site is located within the urban area.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk		More than 50% of the site is within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is
13. Transport and Accessibility			managed.
13.1 Access to services and facilities	-	Gainsborough town centre is located approx. 900m from the site.	Where possible provide new linkages for walking and cycling between new
		There is a bus stop within 50m of the site.	development and facilities outside of the site area.
13.2 Sustainable travel modes	++	There is a bus stop within 50m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce

The : Gain		Site Address: Gateway Riverside Hous Settlement Hierarchy Category: Main Greenfield/Brownfield: Mixed Policy Ref: S78 Housing Sites in the Ma Commentary The site is within 500m of Lea Road Train Station and Gainsborough Central train station is approx. 950m from the site.	Towns
Economic 14. Employment			
14.1 Employment	+	Gainsborough town centre is located approx. 900m from the site. The site is approx. 1700m from an existing designated employment area (Gainsborough Industrial Area).	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 400m from the site. The nearest secondary school is located approx. 2km away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre.	

Site Ref: WL/GAIN/019		Site Address: Gateway Riverside Housi	ng Zone, Gainsborough	
Area (ha): 6.12		Settlement Hierarchy Category: Main 7	owns	
Site Capacity: 220		Greenfield/Brownfield: Mixed		
Site Status: Existing allocation (with p	Site Status: Existing allocation (with permission)		Policy Ref: S78 Housing Sites in the Ma	in Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		access serv	ne occupants of the development are likely to rices and facilities within Gainsborough, ootfall and enhancing the position in the	

Site Ref: WL/GAIN/020		Site Address: AMP Rose Housing Zone	Gainsborough	
Area (ha): 2.28			Settlement Hierarchy Category: Main Towns	
Site Capacity: 78		Greenfield/Brownfield: Brownfield		
Site Status: Existing allocation		Policy Ref: S78 Housing Sites in the Ma	in Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The site is approx. 900m from a GP surgery.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Station Approach East, Cox's Hill, Pingle Close and Danes Road amenity spaces, Danes Road Play Area, Sandsfield Lane natural and semi-natural greenspace, Heapham Road Cemetery, Spital Hill allotments and Marshalls Sports Ground). The site is within 1,200m of Marshalls Sports Ground, Hickman Bacon Memorial Park, Richmond Park, play area and MuGA and Gainsborough Old Hall. The site is within 1,600m of North Warren Road, Love Lane, Morton Terrace, Cox's Hill, Lea Road West and Foxby Lane allotments. The site is could provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	е			

Site Ref: WL/GAIN/020	Site Address: AMP Rose Housing Zone, Gainsborough
Area (ha): 2.28	Settlement Hierarchy Category: Main Towns
Site Capacity: 78	Greenfield/Brownfield: Brownfield
Site Status: Existing allocation	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m (adjacent to) of Gainsborough General Cemetery LWS. The site contains a small section of BOM area:	Development should be designed to avoid the most sensitive parts of designated sites and
		Ecological Network – Opportunity for Management along the southern border.	incorporate buffers around such parts.
			Proposals should avoid development on BOM Opportunity for Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space. There is designated Important Open Space adjacent to the site.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	

Site Ref: WL/GAIN/020	Site Address: AMP Rose Housing Zone, Gainsborough
Area (ha): 2.28	Settlement Hierarchy Category: Main Towns
Site Capacity: 78	Greenfield/Brownfield: Brownfield
Site Status: Existing allocation	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Gainsborough Brittania and within 550m of Gainsborough Town Centre Conservation Areas. The site is within 500m of Grade II listed buildings the Watertower, Summer Hill House and Marshalls Yard.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/GAIN/020			Site Address: AMP Rose Housing Zone, Gainsborough	
Area (ha): 2.28			Settlement Hierarchy Category: Main Towns	
Site Capacity: 78			Greenfield/Brownfield: Brownfield	
Site Status: Existing allocation			Policy Ref: S78 Housing Sites in the Ma	ain Towns
SA Objectives	Likely Effects	Commenta	ary	Proposed Mitigation
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	++	The site is lo	ocated within the urban area.	
9.2 Minerals Resource			artially within a site specific Minerals g Area (oil wells).	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility		·		
13.1 Access to services and facilities	+	(Heapham F Gainsborou	djoining a designated Local Centre Road) and is approx. 260m from gh Town Centre. vithin 50m of a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	++	The site is within 50m of a bus stop. Gainsborough Central train station is approx. 300m from the site.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				

Site Ref: WL/GAIN/020	Site Address: AMP Rose Housing Zone, Gainsborough
Area (ha): 2.28	Settlement Hierarchy Category: Main Towns
Site Capacity: 78	Greenfield/Brownfield: Brownfield
Site Status: Existing allocation	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	++	The site is within 260m of Gainsborough Town Centre and 800m of an existing designated employment area (Gainsborough Industrial Area).	
14.2 Education, training and learning	+/?	+/? The nearest primary school is approx. 250m from the site. The nearest secondary school is located approx. 1.5km away from the site.	
15. Local Economy			1
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre.	
		However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.	

Site Ref: WL/GAIN/021 Area (ha): 7.64 Site Capacity: 112			Site Address: Former Castle Hills Community College Site, Gainsborough		
		Settlement Hierarchy Category: Main	Towns		
		Greenfield/Brownfield: Brownfield			
Site Status: Existing allocation (with	permission)	Policy Ref: S78 Housing Sites in the M	ain Towns		
SA Objectives Likely Effects Commen		Commentary	Proposed Mitigation		
Social		•	•		
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing	-1				
2.1 Access to healthcare facilities	-	The site is approx. 850m from a GP surgery.			
2.2 Opportunities for healthy lifestyles	++	The site is within or partially 400m of existing open space (Hawthorn Avenue, Sunningdale Way, West Lindsey Leisure Centre and Spital Hill amenity spaces, Sunningdale Way play area and Pitt Hills Plantation natural and semi-natural greenspace). The site is within 1,200m of Richmond Park Play Area and MuGA, Gainsborough Old Hall and Richmond Park. The site is within 1,600m of six Allotments. The site is of a scale which could provide new open space provision on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.		
Environmental					
4. Biodiversity and Green Infrastructu	re				

Site Ref: WL/GAIN/021	Site Address: Former Castle Hills Community College Site,
	Gainsborough
Area (ha): 7.64	Settlement Hierarchy Category: Main Towns
Site Capacity: 112	Greenfield/Brownfield: Brownfield
Site Status: Existing allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is adjacent to the Pitt Hills Plantation LWS.	Development should seek to site development away
		The site is not within a BOM area.	from sensitive areas and improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	-/?	The site is immediately adjacent to an AGLV.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Castle Hills Scheduled Monument.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout,
			boundary treatments and landscaping. Impact on setting of heritage assets should be
			assessed and appropriately addressed.

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Site Ref: WL/GAIN/021			Site Address: Former Castle Hills Community College Site,	
A (I) - 7.04		Gainsborough		
Area (ha): 7.64		Settlement Hierarchy Category: Main	Towns	
Site Capacity: 112		Greenfield/Brownfield: Brownfield		
Site Status: Existing allocation (w	vith permission)	Policy Ref: S78 Housing Sites in the Ma	Policy Ref: S78 Housing Sites in the Main Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure could be used to ensure flood risk is mitigated.	
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use a	nd Soils			
9.1 Agricultural Land	++	The site is brownfield located in Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
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Site Ref: WL/GAIN/021			Site Address: Former Castle Hills Community College Site,	
		Gainsborough		
Area (ha): 7.64		Settlement Hierarchy Category: Main	Towns	
Site Capacity: 112		Greenfield/Brownfield: Brownfield		
Site Status: Existing allocation (with	permission)	Policy Ref: S78 Housing Sites in the Ma	ain Towns	
,	,			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
12. Climate Change Adaptation and		The site is entirely within Flood Zone 1.	Development should use	
Flood Risk	+	·	appropriate SuDs, layout	
			and drainage strategies to	
			ensure surface water is	
			managed.	
13. Transport and Accessibility				
			1,20	
13.1 Access to services and facilities	-	The site is approx. 1km from the nearest designated	Where possible provide new	
		Local Centre (Heapham Road) and 1km from	linkages for walking and	
		Gainsborough Town Centre.	cycling between new	
		The site is assessed 000m source from a horse star	development and facilities	
		The site is approx. 200m away from a bus stop.	outside of the site area.	
1000		T1 : 1 : 1 : 200 : (1 : 1		
13.2 Sustainable travel modes	+	There is a bus stop within 200m of the site.	New development should	
		Opinsk annual Openhal train station is assessed 050 or from	seek to maximise use of	
		Gainsborough Central train station is approx. 950m from	sustainable modes of	
		the site.	transport and reduce	
			reliance on private vehicles	
			for short trips.	
Economic				
14. Employment				
	T	T		
14.1 Employment	-	The site is within 2km of an existing designated		
		employment area (Gainsborough Industrial Area).		
14.2 Education, training and learning	++/?	The nearest primary school is approx. 100m from the	New development should	
14.2 Education, training and learning	TT/:	site. The secondary schools are located approx. 750m	seek to provide improved	
		away from the site.	cycling, pedestrian and bus	
		i away nom the site.	Leyening, pedesinan and bus	

Site Ref: WL/GAIN/021 Area (ha): 7.64			Site Address: Former Castle Hills Community College Site, Gainsborough		
			Settlement Hierarchy Category: Main Towns		
Site Capacity: 112			Greenfield/Brownfield: Brownfield		
Site Status: Existing allocation (with	permission)		Policy Ref: S78 Housing Sites in the Ma	ain Towns	
	<u> </u>				
SA Objectives	Likely Effects	Commenta	ary	Proposed Mitigation	
				routes to facilitate sustainable access to education and training.	
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre. However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.			

Site Ref: WL/GAIN/022 Area (ha): 0.11 Site Capacity: 14		Site Address: Former Ropery Inn, 202 Ropery Road, Gainsborough	
		Settlement Hierarchy Category: N	Main Towns
		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with per	mission)	Policy Ref: S78 Housing Sites in the	ne Main Towns
	·		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	It is likely that new growth in this area would produce range of market and affordable housing to meet the current and future housing needs for local people in area.	
2. Health and Wellbeing	-1		
2.1 Access to healthcare facilities	+	The site is approx. 700m from a GP surgery and Joh Coupland Hospital.	nn
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (The Levellings and George Street amenity spaces, Hickman Bacon Memorial Park, Play Area and MuGA and Love Lane allotments). The site is within 1,200m of Rose Leisure Bowls Club, Roses Sports Ground, Richmond Park and Gainsborough Old Hall. The site is within 1,600m of North Warren Road, Morton Terrace, Cox's Hill, Ropery Road, South Morton and Field Lane allotments.	
		The site is unlikely to provide new open space on sit	e.
Environmental			
4. Biodiversity and Green Infrastructu	re		

Site Ref: WL/GAIN/022			Site Address: Former Ropery Inn, 202 Ropery Road,	
Araa (ba): 0.11		Gainsborough Settlement Hierarchy Category: Main	Towns	
Area (ha): 0.11		Greenfield/Brownfield: Brownfield	TOWNS	
Site Capacity: 14	::		aia Taura	
Site Status: New allocation (with per	mission)	Policy Ref: S78 Housing Sites in the M	ain rowns	
OA Objections	Library Effects	0	Dunnan and Midimation	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is note within a BOM area.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or	
			bird nesting features.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	Design, scale and siting of development could ensure	
		The site is not within close proximity to any heritage assets.	any important views are maintained or where possible enhanced.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.		
8. Pollution	I	<u></u>		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods	

Site Ref: WL/GAIN/022		Site Address: Former Ropery Inn,	202 Ropery Road	
		Gainsborough		
Area (ha): 0.11		Settlement Hierarchy Category: N	lain Towns	
Site Capacity: 14		Greenfield/Brownfield: Brownfield		
Site Status: New allocation (with per	mission)	Policy Ref: S78 Housing Sites in the	e Main Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils		,	
9.1 Agricultural Land	++	The site is located within the urban area.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	-	The site is located entirely within Flood Zone 2 and 3. The site has some surface water risk and developme would increase the impermeable footprint of the area.	ent those areas most at risk,	
13. Transport and Accessibility				
13.1 Access to services and facilities	+	The site is not within close proximity to a designated Local Centre, however, there is a convenience store within 400m of the site and Gainsborough Town Cer is approx. 700m from the site.	Where possible provide new linkages for walking and cycling between new	

Site Ref: WL/GAIN/022			Site Address: Former Ropery Inn, 202 Ropery Road,		
Area (ha): 0.11 Site Capacity: 14			Gainsborough Settlement Hierarchy Category: Main Towns		
			Greenfield/Brownfield: Brownfield	TOWNS	
Site Status: New allocation (with pe	rmission)	_	Policy Ref: S78 Housing Sites in the Ma	ain Towns	
	<u>'</u>				
SA Objectives	jectives Likely Effects Comment		/	Proposed Mitigation	
		There is a bus	stop opposite the site.	development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	+ There is a bus stop opposite the site. Gainsborough Central train station is approx. 1km from the site.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment	++	2.5km from the	esignated employment site is approx. e site (Gainsborough Industrial Area). er local employment opportunities within the within Gainsborough Town Centre or d.		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 550m from the site. The nearest secondary school is located approx. 800m away from the site.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	- 1			1	

Site Address: Former Ropery Inn, 202 Ropery Road,
Gainsborough
Settlement Hierarchy Category: Main Towns
Greenfield/Brownfield: Brownfield
Policy Ref: S78 Housing Sites in the Main Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre. However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.	

Site Ref: WL/GAIN/024		Site Address: Land to the rear of 227-2	Site Address: Land to the rear of 227-257 Lea Road,	
		Gainsborough	Gainsborough	
Area (ha): 0.52		Settlement Hierarchy Category: Main	Towns	
Site Capacity: 16		Greenfield/Brownfield: Brownfield		
Site Status: New allocation (with perr	nission)	Policy Ref: S78 Housing Sites in the Ma	ain Towns	
SA Objectives Likely Effects Comment		Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2km away in Gainsborough.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Willoughby Chase amenity space, Willoughby Chase play area and Lea Road West allotments).		
		The site is within 1,600m of Foxby Lane allotments.		
		The site is not of a scale which is likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructure	e			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Warren Wood Ancient Woodland. The site is not within a BOM area.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.	

Site Ref: WL/GAIN/024	Site Address: Land to the rear of 227-257 Lea Road,
	Gainsborough
Area (ha): 0.52	Settlement Hierarchy Category: Main Towns
Site Capacity: 16	Greenfield/Brownfield: Brownfield
Site Status: New allocation (with permission)	Policy Ref: S78 Housing Sites in the Main Towns

Likely Effects	Commentary	Proposed Mitigation
		Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space and links to existing spaces through development.
-/?	The site is less than 50m from an AGLV. The site is separated from the AGLV by a railway line.	
0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
0	The site is not within a Source Protection Zone.	Use of permeable materials and design, layout and water management strategies alongside SuDs and green infrastructure
	-/? 0/?	7. The site is less than 50m from an AGLV. The site is separated from the AGLV by a railway line. 7. There are no heritage assets within the site boundary. 7. The site is not within close proximity to any heritage assets.

Site Ref: WL/GAIN/024		Site Address: Land to the rear of 227-2 Gainsborough	Site Address: Land to the rear of 227-257 Lea Road,	
Area (ha): 0.52		Settlement Hierarchy Category: Main	Towns	
Site Capacity: 16		Greenfield/Brownfield: Brownfield		
Site Status: New allocation (w	rith permission)	Policy Ref: S78 Housing Sites in the M	ain Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
8.1 Air Pollution	+	The site is further than 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	/?	The site is immediately adjacent to the A156 and a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources – Land Us	e and Soils			
9.1 Agricultural Land	++	The site is brownfield located in Grade 3 Agricultural land.		
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.		

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Site Ref: WL/GAIN/024			Site Address: Land to the rear of 227-257 Lea Road,	
		Gainsborough		
Area (ha): 0.52		Settlement Hierarchy Category: Main	Towns	
Site Capacity: 16		Greenfield/Brownfield: Brownfield		
Site Status: New allocation (with peri	mission)	Policy Ref: S78 Housing Sites in the Ma	in Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
12. Climate Change Adaptation and	+	The site is located entirely within Flood Zone 1. The site	Development should use	
Flood Risk		has some surface water risk and development would	appropriate SuDs, layout	
		increase the impermeable footprint of the area.	and drainage strategies to	
			ensure surface water is	
40.7			managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is not in close proximity to a designated Local	Where possible provide new	
		Centre, however, there is a convenience store within	linkages for walking and	
		400m of the site.	cycling between new	
		Gainsborough Town Centre is located approx. 1.7km development and outside of the site		
		from the site.	outside of the site area.	
		nom the site.		
		The site less than 50m away from the nearest bus stop.		
		The die lose than com away from the floarest suc disp.		
13.2 Sustainable travel modes	++	The site less than 50m away from the nearest bus stop. New development sh		
		seek to maximise use		
		The site is within 35m of Lea Road Train Station and	sustainable modes of	
		Gainsborough Central train station is approx. 1.5km from	transport and reduce	
		the site.	reliance on private vehicles	
			for short trips.	
Economic				
14. Employment				
14. Employment				
14.1 Employment	-	The nearest designated employment site is approx.		
		2.5km from the site.		

Site Ref: WL/GAIN/024			Site Address: Land to the rear of 227-257 Lea Road, Gainsborough	
Area (ha): 0.52			Settlement Hierarchy Category: Main	Towns
Site Capacity: 16			Greenfield/Brownfield: Brownfield	-
Site Status: New allocation (with peri	mission)		Policy Ref: S78 Housing Sites in the Ma	ain Towns
•				
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
14.2 Education, training and learning	-/?	The nearest primary school is approx. 800m from the site. The nearest secondary school is located approx. 2km away from the site.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	An increase	ould not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	However, the access services	not within the boundary of Gainsborough re. ne occupants of the development are likely to vices and facilities within Gainsborough, footfall and enhancing the position in the	

Glentham

WL/GLH/009

Cita Dafa WII /CLI II/000			Cita Address. The Willows Corden Con	tra Cainaharayah Daad
Site Ref: WL/GLH/009			Site Address: The Willows Garden Centre, Gainsborough Road,	
A (I .) . 4.07			Glentham	*11
Area (ha): 1.37			Settlement Hierarchy Category: Small	villages
Site Capacity: 19			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with perr	mission)		Policy Ref: S82 Housing Sites in Small	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				•
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 6km away in Waddingham.		
2.2 Opportunities for healthy lifestyles	/?	The site is not within 400m of existing open space.		
		The site is not of a scale which is likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructure	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is i	not within 500m of a designated wildlife site.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is r	not within a designated Local Green Space.	

Site Address: The Willows Garden Centre, Gainsborough Road,	
Glentham	
Settlement Hierarchy Category: Small villages	
Greenfield/Brownfield: Greenfield	
Policy Ref: S82 Housing Sites in Small Villages	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 300m of Glentham Conservation Area and Grade II Listed Seggimoor Farm.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	-/?	The site is within Source Protection Zone 3.	
8. Pollution			I
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	/?	The site is immediately adjacent to the A631.	The extent of noise pollution resulting from the proposal

Site Ref: WL/GLH/009		Site Address: The Willows Garden Cen	tre, Gainsborough Road,
		Glentham	
Area (ha): 1.37		Settlement Hierarchy Category: Small	villages
Site Capacity: 19		Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with per	rmission)	Policy Ref: S82 Housing Sites in Small	Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	Approx. 50% of the site is within Flood Zone 1, with 50% within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility	•		
13.1 Access to services and facilities	-	There is no designated Centre in Glentham. There is a	Where possible provide new
		convenience store in the village.	linkages for walking and

Site Ref: WL/GLH/009			Site Address: The Willows Garden Centre, Gainsborough Road,	
		Glentham	Lvillagos	
Area (ha): 1.37		Settlement Hierarchy Category: Smal Greenfield/Brownfield: Greenfield	i villages	
Site Capacity: 19	wasiasia a \		\/:lla = a	
Site Status: New allocation (with pe	imission)	Policy Ref: S82 Housing Sites in Small	villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		There is a bus stop around 300m from the site.	cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop around 300m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is at Hemswell Cliff approx. 5.8km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is at Normanby By Spital approx. 3km from the site. The nearest secondary schools are located approx. 10km away from the site at Kirton in Lindsey or Market Rasen.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	-	<u>'</u>	<u> </u>	
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		

Site Ref: WL/GLH/009			Site Address: The Willows Garder Glentham	Centre, Gainsborough Road,
Area (ha): 1.37			Settlement Hierarchy Category: S	Small villages
Site Capacity: 19			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with permission)		Policy Ref: S82 Housing Sites in Small Villages		
			•	
SA Objectives	Likely Effects	Comment	tary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is	not within a Town or City Centre.	

North Greetwell

WL/GREE/001

Site Ref: WL/GREE/001		Site Address: Land at North Greetwell a Willingham	Site Address: Land at North Greetwell and Hawthorn Road, Cherry Willingham	
Area (ha): 110.37		Settlement Hierarchy Category: Small	Villages	
Site Capacity: 1,324		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		,	-	
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.5km away in Nettleham.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Franklin Way amenity space and play area). The site is within 1,200m of Mulsanne Park Playing Fields, Cherry Willingham Community School Playing Fields and Cherry Willingham and Reepham Village Hall Tennis Courts and Field Close Skateboard Park. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide new open space provision on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/GREE/001	Site Address: Land at North Greetwell and Hawthorn Road, Cherry
	Willingham
Area (ha): 110.37	Settlement Hierarchy Category: Small Villages
Site Capacity: 1,324	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	/?	There are no heritage assets within the site boundary. The site is within 500m of Greetwell Medieval Village Scheduled Monument. Potentially the site of a Roman temple of national significance, identified during Historic England's Witham Valley National Mapping Programme and therefore has potential for major negative effects.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced. Field evaluations.
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3.	Use of permeable materials and design, layout and water management strategies alongside SuDs

Site Ref: WL/GREE/001		Site Address: Land at North Greetwell Willingham	I and Hawthorn Road, Cherry
Area (ha): 110.37		Settlement Hierarchy Category: Sma	all Villages
Site Capacity: 1,324		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alte	ernative	Policy Ref: S82 Housing Sites in Sma	ll Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure could be used to ensure flood risk is mitigated.
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	-/?	The site is within 100m of the A158 and the Lincoln Eastern Bypass. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.

9. Natural Resources – Land Use and Soil	s		
9.1 Agricultural Land		The site is mainly greenfield located in Grade 2 and Grade 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			
13.1 Access to services and facilities	++	There is no designated Village Centre in North Greetwell. There is a restaurant and garage within 250m of the site. The scale of the site is likely to provide new services and facilities as part of a mixed use development. The site would be of a scale to link North Greetwell with Little Cherry and create new facilities and services for both settlements. There are bus stops within 100m from the site.	Provide new linkages for walking and cycling between new development and facilities outside of the site area.

13.2 Sustainable travel modes Economic	+	There are bus stops within 100m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Transport Assessment and Travel Plan.
14. Employment			
14. Employment			
14.1 Employment	-	The nearest designated employment site is in Lincoln approx. 2km from the site.	
14.2 Education, training and learning	-/?	The nearest primary schools are approx. 2km from the site at Reepham or Nettleham. The nearest secondary school is located approx. 1km away from the site at Cherry Willingham. The site is of a scale to provide opportunities for new schools or expansion of existing ones.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land and the scale of the development is likely to include an element of employment use. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	New development would increase the use of existing facilities, leading to possible expansion of existing centres. The occupants of the development are likely to access services and facilities in Lincoln, enhancing the position in the hierarchy.	

Hemswell Cliff

Site Ref: WL/HEMC/001		Site Address: Land south of A631, Hen	nswell Cliff	
Area (ha): 7.56		Settlement Hierarchy Category: Medic	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 180		Greenfield/Brownfield: Greenfield	_	
Site Status: Existing allocation (with	permission)	Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 6km away in Ingham.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (East of Hemswell Business Centre, South of Blenheim House, Bettesworth Road and Lancaster Green amenity spaces, Lancaster Green Woodland, Capper Avenue and Minden Place play areas). The site is within 1,200m of The Ball Park Multi Use Games Area. The site is of a scale which could provide new open	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
		space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages	

Site Ref: WL/HEMC/001 Area (ha): 7.56		Site Address: Land south of A631, H	Site Address: Land south of A631, Hemswell Cliff	
		Settlement Hierarchy Category: Me	dium Villages	
Site Capacity: 180		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with	n permission)	Policy Ref: S81 Housing Sites in Med	dium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge	9.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed Hemswell Court.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources - Water	-/?	The site is within Source Protection Zone 2 and 3.		
8. Pollution	1	1		
8.1 Air Pollution	+	The site further than 1km from an AQMA. New	The extent of air pollution	
	1	I decele a contrata de la contrata del contrata de la contrata del contrata de la contrata del contrata de la contrata del contrata de la contrata del c	1 10 ((b	

development would create a short term increase in air

pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.

resulting from the proposal could be minimised through

careful design and

Site Ref: WL/HEMC/001	Site Address: Land south of A631, Hemswell Cliff
Area (ha): 7.56	Settlement Hierarchy Category: Medium Villages
Site Capacity: 180	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			construction management methods
8.2 Noise Pollution	/?	The site is immediately adjacent to the A631. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land		The site is greenfield located in Grade 2 Agricultural land.	
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.	
13. Transport and Accessibility	_1		

Site Ref: WL/HEMC/001	Site Address: Land south of A631, Hemswell Cliff
Area (ha): 7.56	Settlement Hierarchy Category: Medium Villages
Site Capacity: 180	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S81 Housing Sites in Medium Villages

Likely Effects -	Commentary There is no designated Village Centre in Hemswell Cliff.	Proposed Mitigation Where possible provide new
	There is a convenience store within 400m of the site. There is a bus stop within 50m of the site.	linkages for walking and cycling between new development and facilities outside of the site area.
+	There is a bus stop within 50m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Transport Assessment and Travel Plan.
++	The site is within 800m of an existing designated employment area (Hemswell Cliff Business Park).	
+/?	The nearest primary school is approx. 400m from the site. The nearest secondary school is located approx. 9km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
	++	++ There is a bus stop within 50m of the site. ++ The site is within 800m of an existing designated employment area (Hemswell Cliff Business Park). +/? The nearest primary school is approx. 400m from the site. The nearest secondary school is located approx.

Site Ref: WL/HEMC/001	Site Address: Land south of A631, Hemswell Cliff
Area (ha): 7.56	Settlement Hierarchy Category: Medium Villages
Site Capacity: 180	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	
,		An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

Site Ref: WL/HEMC/004		Site Address: Land north of A631	Site Address: Land north of A631	
Area (ha): 8.33		Settlement Hierarchy Category: Med	lium Villages	
Site Capacity: 125		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Med	ium Villages	
		,	3	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 6km away in Inghan	n.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bettesworth Road amenity space and Minden Place play area). The site is within 1,200m of The Ball Park Multi Use Games Area. The site is of a scale which could provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	

Site Ref: WL/HEMC/004	Site Address: Land north of A631
Area (ha): 8.33	Settlement Hierarchy Category: Medium Villages
Site Capacity: 125	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment 0/?		There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	-/?	The site is within Source Protection Zone 2 and 3.	
8. Pollution	· ·		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	/?	The site is immediately adjacent to the A631. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to

Site Ref: WL/HEMC/004		Site Address: Land north of A631		
Area (ha): 8.33		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 125		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
				_
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				minimise potential noise on future occupants from the proximity to the strategic road network.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land		The site is (greenfield located in Grade 2 Agricultural	
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	There is a c	designated Village Centre in Hemswell Cliff. convenience store within 800m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a b	ous stop within 50m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce

Site Ref: WL/HEMC/004		Site Address: Land north of A631		
Area (ha): 8.33		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 125		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	++	The site is within 800m of an existing designated employment area (Hemswell Cliff Business Park Extension).		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 400m from the site. The nearest secondary school is located approx. 9km away from the site, in Kirton in Lindsey.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/HEMC/005		Site Address: Land at 9 Lancaster Gree	Site Address: Land at 9 Lancaster Green	
Area (ha): 1.12		Settlement Hierarchy Category: Mediu	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 19		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
			v mages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 6km away in Ingham.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Lancaster Green amenity space, Lancaster Green Woodland, Capper Avenue and Minden Place play areas).		
		The site is within 1,200m of The Ball Park Multi Use Games Area.		
		The site is not of a scale which could provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.	

Site Ref: WL/HEMC/005	Site Address: Land at 9 Lancaster Green
Area (ha): 1.12	Settlement Hierarchy Category: Medium Villages
Site Capacity: 19	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed Hemswell Court.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	-/?	The site is within Source Protection Zone 2 and 3.	
8. Pollution			1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through

Site Ref: WL/HEMC/005			Site Address: Land at 9 Lancaster Gree	en
Area (ha): 1.12			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 19			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
			•	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land		The site is gland.	greenfield located in Grade 2 Agricultural	
9.2 Minerals Resource		The site is v Area.	within a Limestone Mineral Safeguarding	
12. Climate Change Adaptation and Flood Risk	+	The site is I	ocated entirely within Flood Zone 1.	
13. Transport and Accessibility	1	-		,
13.1 Access to services and facilities	-	There is a t	designated Village Centre in Hemswell Cliff. convenience store within 400m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a b	ous stop around 250m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.

Site Ref: WL/HEMC/005			Cita Address I and at O I an acatan Cra	
			Site Address: Land at 9 Lancaster Green	
Area (ha): 1.12			Settlement Hierarchy Category: Medic	ım Villages
Site Capacity: 19 Greenfield/Brownfield: Greenfield				
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment	arv	Proposed Mitigation
•			•	1
Economic				
14. Employment				
14.1 Employment	++	The site is very employment Extension).		
14.2 Education, training and learning	-/?	site. The ne	t primary school is approx. 550m from the earest secondary school is located approx. rom the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is r	not within a Town or City Centre.	

Site Ref: WL/HEMC/006			Site Address: Land north of A631 and east of Minden Place, Hemswell Cliff	
Area (ha): 6.87			Settlement Hierarchy Category: Mediu	ım Villages
Site Capacity: 103			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (Neighbo	ourhood Plan Allocati	ion)	Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				•
2.1 Access to healthcare facilities	-	The neares	st GP surgery is approx. 6km away in Ingham.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (East of Hemswell Business Centre, South of Blenheim House and Bettesworth Road amenity spaces and, Capper Avenue and Minden Place play area). The site is within 1,200m of The Ball Park Multi Use Games Area. The site is of a scale which could provide new open space on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructure	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site. not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat

Hem	amouvall Cliff
I ICII	emswell Cliff
Area (ha): 6.87 Sett	ettlement Hierarchy Category: Medium Villages
Site Capacity: 103 Gree	reenfield/Brownfield: Greenfield
Site Status: New allocation (Neighbourhood Plan Allocation) Poli	olicy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
•			and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	-/?	The site is within Source Protection Zone 2 and 3.	
8. Pollution	l		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	/?	The site is immediately adjacent to the A631. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and

				. (14)	
Site Ref: WL/HEMC/006			Site Address: Land north of A631 and east of Minden Place,		
4) 007			Hemswell Cliff		
Area (ha): 6.87			Settlement Hierarchy Category: Medi	um Villages	
Site Capacity: 103			Greenfield/Brownfield: Greenfield		
Site Status: New allocation (Neighbo	ourhood Plan Allocation	on)	Policy Ref: S81 Housing Sites in Medic	um Villages	
SA Objectives	Likely Effects	Commen		Proposed Mitigation	
		noise pollution would be limited to normal residential activities.		construction management methods.	
				Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources – Land Use and	Soils	1			
9.1 Agricultural Land		The site is land.	greenfield located in Grade 2 Agricultural		
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-	There is a	o designated Village Centre in Hemswell Cliff. convenience store within 600m of the site. bus stop around 100m from the site.	Where possible provide new linkages for walking and cycling between new	

Site Ref: WL/HEMC/006		Site Address: Land north of A631 and east of Minden Place, Hemswell Cliff			
Area (ha): 6.87				um Villages	
Site Capacity: 103			Greenfield/Brownfield: Greenfield		
Site Status: New allocation (Neighb	ourhood Plan Allocati	ion)	Policy Ref: S81 Housing Sites in Medi	um Villages	
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation	
				development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop around 100m of the site.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment	++		within 800m of an existing designated nt area (Hemswell Cliff Business Park).		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 200m from the site. The nearest secondary school is located approached away from the site, in Kirton in Lindsey.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	l			1	
15.1 Encourage and support local economy	0	An increas	ould not result in the loss of employment land. e in dwellings would increase the footfall of s and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is	not within a Town or City Centre.		

Site Ref: WL/HEMC/006			Site Address: Land north of A631 and 6 Hemswell Cliff	east of Minden Place,
Area (ha): 6.87			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 103			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (Neighbourhood Plan Allocation)			Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation

Ingham

WL/ING/006

Site Ref: WL/ING/006 Site Address:		Site Address: The Old Scrapyard, Stov	: The Old Scrapyard, Stow Lane, Ingham	
Area (ha): 1.8		Settlement Hierarchy Category: Medi	um Villages	
Site Capacity: 34		Greenfield/Brownfield: Mixed		
Site Status: New allocation (with per	rmission)	Policy Ref: S81 Housing Sites in Mediu	um Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	•			
2.1 Access to healthcare facilities	+	The site is approx. 550m from a GP surgery.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Ingham Play Area, Ingham Playing Fields, Ingham Village Hall Tennis Courts and Ingham Bowling Green). The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/ING/006	Site Address: The Old Scrapyard, Stow Lane, Ingham
Area (ha): 1.8	Settlement Hierarchy Category: Medium Villages
Site Capacity: 34	Greenfield/Brownfield: Mixed
Site Status: New allocation (with permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
on expeditor	Zineiy Zineote	Commonary	and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through

Site Ref: WL/ING/006			Site Address: The Old Screeward Stow	I and Ingham	
			Site Address: The Old Scrapyard, Stow Lane, Ingham Settlement Hierarchy Category: Medium Villages		
Area (ha): 1.8			im villages		
Site Capacity: 34			Greenfield/Brownfield: Mixed		
Site Status: New allocation (with per	mission)		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-		mixed greenfield/brownfield located within ricultural land.		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-	There is a bus stop around 250m from the site.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	seek to m sustainab transport reliance of		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	

Site Ref: WL/ING/006	Site Address: The Old Scrapyard, Stow Lane, Ingham
Area (ha): 1.8	Settlement Hierarchy Category: Medium Villages
Site Capacity: 34	Greenfield/Brownfield: Mixed
Site Status: New allocation (with permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Economic			
14. Employment			
14.1 Employment		The nearest designated employment site is at Lincoln Showground approx. 6km from the site.	
14.2 Education, training and learning	/?	The nearest primary school is approx. 1Km from the site. The nearest secondary school is located approx. 7km away from the site, in Welton.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

Keelby

WL/KEE/001

Site Ref: WL/KEE/001		Site Address: Land south of Stallingboom	Site Address: Land south of Stallingborough Road, Keelby	
Area (ha): 3.83		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 80	Site Capacity: 80 Greenfield/Br			
Site Status: Existing allocation (with	permission)	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is approx. 400m from a GP surgery.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Stallingborough Road Playing Fields, Keelby Skateboard Park, Yarborough Road Play Area, Yarborough Road Tennis Courts, Yarborough Road Recreation Ground, South Street Cemetery and St Bartholomew's Church). The site is within 1,600m of Brocklesby Road allotment. The site is of a scale which could provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through	

Site Ref: WL/KEE/001	Site Address: Land south of Stallingborough Road, Keelby
Area (ha): 3.83	Settlement Hierarchy Category: Large Villages
Site Capacity: 80	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S80 Housing Sites in Large Villages

	T		T =
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed 9 Church Lane and 1 South Street.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	-/?	The site is within Source Protection Zone 3.	
8. Pollution	1	1	1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through

Site Ref: WL/KEE/001		Site Address: Land south of Stallingborough Road, Keelby		
Area (ha): 3.83		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 80			Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with)	permission)		Policy Ref: S80 Housing Sites in Large \	/illages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
			nt may contribute to slight increase in air e to increased car movements.	careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land		The site is gland.	greenfield located in Grade 2 Agricultural	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	has some s	ocated entirely within Flood Zone 1. The site urface water risk and development would e impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.

Site Ref: WL/KEE/001			Site Address: Land south of Stallingborough Road, Keelby		
Area (ha): 3.83			Settlement Hierarchy Category: Large		
Site Capacity: 80			Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with permission)			Policy Ref: S80 Housing Sites in Large	Villages	
3	<u>'</u>				
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	+	The site is adjacent to Keelby Village Centre. The site is approx. 350m away from the nearest bus stop.		Provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop within 350m of the site.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment		The nearest designated employment site is in Caistor approx. 10km from the site.			
14.2 Education, training and learning	+/?	site. The ne	t primary school is approx. 300m from the arest secondary school is located approx. rom the site, in Caistor.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate	

Site Ref: WL/KEE/001			Site Address: Land south of Stallingborough Road, Keelby	
Area (ha): 3.83			Settlement Hierarchy Category: Large Villages	
Site Capacity: 80			Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with	permission)		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

WL/KEE/002

Site Ref: WL/KEE/002		Site Address: Land north of Mill La	Site Address: Land north of Mill Lane, Keelby	
Area (ha): 0.77			Settlement Hierarchy Category: Large Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in La	arge Villages	
		,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social		•		
1.Housing	+	It is likely that new growth in this area would produce range of market and affordable housing to meet the current and future housing needs for local people in area.		
2. Health and Wellbeing	l		1	
2.1 Access to healthcare facilities	++	The site is approx. 200m from a GP surgery.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Yarborough Road Play Area, Yarborough Road Ten Courts, Yarborough Road Recreation Ground and Brocklesby Road allotment).		
		The site is not of a scale which is likely to provide op space on site.	en	
Environmental		Opaco on one.		
4. Biodiversity and Green Infrastructure	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site is not within a BOM area.	enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space	ee.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wed	ge.	

Site Ref: WL/KEE/002	Site Address: Land north of Mill Lane, Keelby
Area (ha): 0.77	Settlement Hierarchy Category: Large Villages
Site Capacity: 16	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commontary	Proposed Mitigation
SA Objectives	Likely Ellects	Commentary	Proposed Mitigation
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 100m of Grade II listed The Old Coaching House and Stable Block. Development on this site could have an impact on medieval remains associated with the settlement of Keelby. Earthwork remains of potential house platforms, which may still be upstanding have been identified within this site and are recorded in the Historic Environment Record.	Development should be sensitive to nearby Grade II heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed. Archaeological evaluation prior to determination of any plannng application.
7. Natural Resources - Water	-/?	The site is within Source Protection Zone 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	-/?	The site is within 100m of the A18.	The extent of noise pollution resulting from the proposal

Site Ref: WL/KEE/002			Site Address: Land north of Mill Lane,	Keelbv
Area (ha): 0.77			Settlement Hierarchy Category: Large Villages	
Site Capacity: 16			Greenfield/Brownfield: Greenfield	
			Policy Ref: S80 Housing Sites in Large	Villages
			, ,	3
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		pollution du	opment would create short term noise iring the construction phases. Once built ion would be limited to normal residential	could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			•
9.1 Agricultural Land		The site is gland.	greenfield located in Grade 2 Agricultural	
9.2 Minerals Resource	0	The site is	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site ha	ocated entirely within Flood Zone 1. s some surface water risk and development ase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	+	The site is 2	230m from Keelby Village Centre.	Where possible provide new linkages for walking and

Site Ref: WL/KEE/002		Site Address: Land north of Mill Lane,	Site Address: Land north of Mill Lane, Keelby		
Area (ha): 0.77		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages		
Site Capacity: 16		Greenfield/Brownfield: Greenfield	-		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	e Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		The site is approx. 200m away from the nearest bus stop.	cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	+	The site is approx. 200m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.		
Economic					
14. Employment					
14.1 Employment		The nearest designated employment site is at Caistor approx. 10km from the site.			
14.2 Education, training and learning	+/?	The nearest primary school is approx. 300m from the site. The nearest secondary school is located approx. 9km away from the site, in Caistor.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			

Site Ref: WL/KEE/002			Site Address: Land north of Mill Lane, Keelby	
Area (ha): 0.77			Settlement Hierarchy Category: L	arge Villages
Site Capacity: 16			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in L	arge Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
SA Objectives 15.2 Protect and enhance hierarchy of centres	Likely Effects 0		ary not within a Town or City Centre.	Proposed Mitigation

WL/KEE/003

Site Ref: WL/KEE/003		Site Address: Land at Church Lane, Ke	elby		
Area (ha): 4.45			Settlement Hierarchy Category: Large Villages		
Site Capacity: 100			Greenfield/Brownfield: Greenfield	v magee	
Site Status: Existing allocation (without permission)			Policy Ref: S80 Housing Sites in Large	Villages	
Orte Otatas: Existing anocation (with	out pointilosion)		Toney iter: Goo Housing Ones in Earge	Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
Social					
1. Housing	++	range of ma	at new growth in this area would produce a arket and affordable housing to meet the future housing needs for local people in the		
2. Health and Wellbeing					
2.1 Access to healthcare facilities	+	The site is a	approx. 500m from a GP surgery.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Stallingborough Road Playing Fields, Keelby Skateboard Park, Yarborough Road Play Area, Yarborough Road Tennis Courts, Yarborough Road Recreation Ground, South Street Cemetery and St Bartholomew's Church). The site is within 1,600m of Brocklesby Road allotment. The site is of a scale which could provide new open space on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental					
4. Biodiversity and Green Infrastructur					
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/KEE/003	Site Address: Land at Church Lane, Keelby
Area (ha): 4.45	Settlement Hierarchy Category: Large Villages
Site Capacity: 100	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
-	-		and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space and links through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Development should be sensitive to nearby Grade II
		The site is within 500m of Grade II listed 9 Church Lane and 1 South Street.	heritage assets and their setting through appropriate use of design, materials,
		Insufficient information is available to assess the potential archaeological impacts on this site.	layout, boundary treatments and landscaping.
			Impact on setting of heritage assets should be assessed and appropriately addressed.
			Archaeological evaluation prior to determination of any planning application.
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 3	
8. Pollution	1		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air	The extent of air pollution resulting from the proposal

Oit - D - C MIL /IZEE /000			Cita Address of and at Observation and Italy	- II	
Site Ref: WL/KEE/003			Site Address: Land at Church Lane, Keelby		
Area (ha): 4.45			Settlement Hierarchy Category: Large Villages		
Site Capacity: 100			Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (without	ut permission)		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
		pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.		could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	0/?	network or a New develo pollution du	not within close proximity to the strategic road a railway line. In present would create short term noise ring the construction phases. Once built ion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	oils	1			
9.1 Agricultural Land		The site is gland.	greenfield located in Grade 2 Agricultural		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+ The site in has some		ocated entirely within Flood Zone 1. The site urface water risk and development would e impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.	

Site Ref: WL/KEE/003			Site Address: Land at Church Lane K	colby	
			Site Address: Land at Church Lane, Keelby Settlement Hierarchy Category: Large Villages		
Area (ha): 4.45			Greenfield/Brownfield: Greenfield	e villages	
Site Capacity: 100				Vell	
Site Status: Existing allocation (without permission)			Policy Ref: S80 Housing Sites in Large	e villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				Development should use appropriate SuDs, layout	
				and drainage strategies to	
				ensure surface water is	
				managed.	
13. Transport and Accessibility	•				
13.1 Access to services and facilities	+	The site is	190m from the Keelby Village Centre.	Where possible provide new	
			, ,	linkages for walking and	
		The site is a	approx. 380m away from a bus stop.	cycling between new	
				development and facilities	
				outside of the site area.	
13.2 Sustainable travel modes	+	The site is a	approx. 380m away from a bus stop.	New development should	
				seek to maximise use of	
				sustainable modes of	
				transport and reduce	
				reliance on private vehicles for short trips.	
				ioi short trips.	
Economic					
14. Employment					
14.1 Employment		The neares	t designated employment site is at Caistor		
			km from the site.		
14.2 Education, training and learning	+/?		t primary school is approx. 380m from the	New development should	
			earest secondary school is located approx.	seek to provide improved	
		9km away f	rom the site, in Caistor.	cycling, pedestrian and bus	
				routes to facilitate	

Site Ref: WL/KEE/003			Site Address: Land at Church Lane, Keelby	
Area (ha): 4.45		Settlement Hierarchy Category: Large Villages		
Site Capacity: 100		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with	out permission)		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is r	not within a Town or City Centre.	

Lea

WL/LEA/002

Site Ref: WL/LEA/002			Site Address: Lee Estate Form Coinch	orough Road Loa
			Site Address: Lea Estate Farm, Gainsborough Road, Lea Settlement Hierarchy Category: Medium Villages	
Area (ha): 14.27	3 7			iiii viiiages
Site Capacity: 214			Greenfield/Brownfield: Greenfield	as Villa va s
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m villages
	T	T		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social	1			
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The neares Gainsborou	t GP surgery is approx. 3km away in gh.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Lea Park, Lea Park Play Area, Lea Park Playing Field, Church View natural and semi-natural greenspace and St Helen's Church). The site is within 1,600m of Lea Road West Allotments. The site is of a scale which could provide new open space on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructur	re .			
4.1 Conserve and enhance biodiversity and geodiversity	/?		ntains Track to Lea Marshes LWS. within 500m of and Lea Marsh SSSI and Lea VS.	Ecological surveys and assessments should be undertaken prior to development and should be

Site Ref: WL/LEA/002	Site Address: Lea Estate Farm, Gainsborough Road, Lea
Area (ha): 14.27	Settlement Hierarchy Category: Medium Villages
Site Capacity: 214	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
	,		used to inform development
		The site predominantly falls within a BOM area:	proposals.
		Ecological Network - Opportunity for Management and	
		contains a small area of Ecological Network - High	Development should be
		Quality.	designed to avoid the most
			sensitive parts of
			designated sites and
			incorporate buffers around
			such parts.
			High quality ecological
			network areas contain the
			most valuable habitats. It
			should not be built on and
			should be buffered against
			impacts of development.
			Where development is
			permitted on land containing
			areas of high quality
			ecological network, the
			development layout should
			use the principles of the
			Mitigation Hierarchy and be
			designed in such a way as
			to avoid damage to these
			areas.
			Proposale should avoid
			Proposals should avoid development on BOM

Site Ref: WL/LEA/002	Site Address: Lea Estate Farm, Gainsborough Road, Lea
Area (ha): 14.27	Settlement Hierarchy Category: Medium Villages
Site Capacity: 214	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Opportunity for Management Areas where possible.
4.2 Local Green Space	0	The site is not within a designated Local Green Space	Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	/?	The site is located within the Area of Great Landscape Value.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed 1, 3, 9, 13 & 14 Gainsborough Road and 1 & 3 Willingham Road. Archaeological interest identified via trail trenching.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.

Site Ref: WL/LEA/002		Site Address: Lea Estate Farm, Gainsborough Road, Lea		
Area (ha): 14.27		Settlement Hierarchy Category: Mediu	um Villages	
Site Capacity: 214		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative	9		Policy Ref: S81 Housing Sites in Mediu	ım Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				Impact on setting of heritage assets should be assessed and appropriately addressed.
				Programme of trial trenching prior to determination of any planning application.
7. Natural Resources – Water	0	The site is r	not within a Source Protection Zone.	
8. Pollution	L			
8.1 Air Pollution	+	developmer pollution thr developmer	urther than 1km of an AQMA. New not would create a short term increase in air rough construction of the site. Once built the not may contribute to slight increase in air e to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	New develo	mmediately adjacent to the A156. spment would create short term noise ring the construction phases. Once built ion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. A masterplan submitted with the site demonstrates that dwellings can be located more than 100m away from

Site Ref: WL/LEA/002		Site Address: Lea Estate Farm, Gainsborough Road, Lea		
Area (ha): 14.27			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 214		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				the strategic road network and therefore the identified effects should be able to be mitigated. Development should use layout, materials and
				boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.
9. Natural Resources – Land Use and S	Soils			•
9.1 Agricultural Land	-	The site is quality	greenfield located in Grade 3 Agricultural	
9.2 Minerals Resource		The site is v Safeguardin	within a Sand and Gravel Minerals ng Area.	
12. Climate Change Adaptation and Flood Risk	-	50% of the The site has	mainly within Flood Zone 1, with less than site within Flood Zones 2 and 3. s some surface water risk and development ase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.

Site Ref: WL/LEA/002		Site Address: Lea Estate Farm, Ga	ncharaugh Pand Lan
Area (ha): 14.27		Settlement Hierarchy Category: M	
		Greenfield/Brownfield: Greenfield	edium villages
Site Capacity: 214			P 7 CH
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Me	edium Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Development should use
			appropriate SuDs, layout
			and drainage strategies to
			ensure surface water is
40. Transport and Association			managed.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Village Centre in Lea.	Where possible provide new
		Gainsborough Town Centre is approx. 2.5km from the	linkages for walking and
		site.	cycling between new
			development and facilities
		There is a bus stop within 100m of the site.	outside of the site area.
10.00			N. I.
13.2 Sustainable travel modes	+	There is a bus stop within 100m of the site.	New development should
		Lea Road train station is approx. 1.7km from the site.	seek to maximise use of sustainable modes of
		Lea Noad train station is approx. 1.7km from the site.	transport and reduce
			reliance on private vehicles
			for short trips.
			ioi chert inpo.
			Transport Assessment and
			Travel Plan.
Economic			
14. Employment			
14.1 Employment	<u> </u>	The nearest designated employment site is in	
14.1 Employment		Gainsborough approx. 3km from the site.	
		Sambborough approx. Skill from the site.	
14.2 Education, training and learning	-/?	The nearest primary school (Lea Primary School) is	New development should
		approx. 500m from the site. The nearest secondary	seek to provide improved
			cycling, pedestrian and bus

Oit - D - f ANI /I F A /OOO			Cita Address Las Estats Especialis	
Site Ref: WL/LEA/002		Site Address: Lea Estate Farm, Gainsborough Road, Lea		
Area (ha): 14.27		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 214			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	SA Objectives Likely Effects Commenta		ary	Proposed Mitigation
		school is located approx. 5km away from the site, in Gainsborough.		routes to facilitate sustainable access to education and training.
15. Local Economy	_ I			
15.1 Encourage and support local economy	0	An increase	uld not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	Town Centr However, th access serv	not within the boundary of Gainsborough re. ne occupants of the development are likely to vices and facilities within Gainsborough, ootfall and enhancing the position in the	

WL/LEA/002A

Site Ref: WL/LEA/002A		Site Address: Lea Estate Farm, Gainsborough Road, Lea (part of)		
Area (ha): 1.14		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 20		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
				•
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social		·		
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 3km away in Gainsborough.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Lea Park, Lea Park Play Area, Lea Park Playing Field, Church View natural and semi-natural greenspace and St Helen's Church). The site is within 1,600m of Lea Road West Allotments. Development sho to provide new, a improve links to, o open space, takin account open space deficiencies in the Lincolnshire Open Audit and Assess		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	/?		ntains Track to Lea Marshes LWS. within 500m of and Lea Marsh SSSI and Lea VS.	Ecological surveys and assessments should be undertaken prior to development and should be used to inform development proposals.

Site Ref: WL/LEA/002A	Site Address: Lea Estate Farm, Gainsborough Road, Lea (part of)
Area (ha): 1.14	Settlement Hierarchy Category: Medium Villages
Site Capacity: 20	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
SA Objectives	Likely Effects	The site falls within a BOM area: Ecological Network - Opportunity for Management and contains a small area of Ecological Network – High Quality.	High quality ecological network areas contain the most valuable habitats. It should not be built on and should be buffered against impacts of development. Where development is permitted on land containing areas of high quality ecological network, the development layout should use the principles of the Mitigation Hierarchy and be designed in such a way as to avoid damage to these
			areas. Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the

Site Ref: WL/LEA/002A	Site Address: Lea Estate Farm, Gainsborough Road, Lea (part of)
Area (ha): 1.14	Settlement Hierarchy Category: Medium Villages
Site Capacity: 20	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	/?	The site is located within the Area of Great Landscape Value.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed 1, 3, 9, 13 & 14 Gainsborough Road and 1 & 3 Willingham Road. Archaeological interest identified via trail trenching.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed. Programme of trial trenching prior to determination of any planning application.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	ранні друповногі.

Site Ref: WL/LEA/002A Area (ha): 1.14 Site Capacity: 20 Site Status: Reasonable alternative SA Objectives Likely Effects Comment		Site Address: Lea Estate Farm, Gainsborough Road, Lea (part of) Settlement Hierarchy Category: Medium Villages Greenfield/Brownfield: Greenfield Policy Ref: S81 Housing Sites in Medium Villages mentary Proposed Mitigation		
	Zinoiy Ziloota			1 10pood miligation
8. Pollution		·		
8.1 Air Pollution	+	development pollution the development	further than 1km of an AQMA. New nt would create a short term increase in air rough construction of the site. Once built the nt may contribute to slight increase in air le to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	-/?	New develo	within 100m of the A156. opment would create short term noise uring the construction phases. Once built cion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. A masterplan submitted with the site demonstrates that dwellings can be located more than 100m away from the strategic road network and therefore the identified effects should be able to be mitigated. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the

Site Ref: WL/LEA/002A		Site Address: Lea Estate Farm, Gainsborough Road, Lea (part of)		
Area (ha): 1.14			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 20			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Media	um Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				proximity to the strategic road network.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is (greenfield located in Grade 3 Agricultural	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is within Flood Zone 1.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	There is no designated Village Centre in Lea. Gainsborough Town Centre is approx. 2.5km from the site. There is a bus stop within 100m of the site.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+		ous stop within 100m of the site. rain station is approx. 1.9km from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.

O'4 D 6 MU /LEA /000A			0.4	1.5. 1.1. / (6)	
Site Ref: WL/LEA/002A			Site Address: Lea Estate Farm, Gainsborough Road, Lea (part of)		
Area (ha): 1.14			Settlement Hierarchy Category: Mediu	ım Villages	
Site Capacity: 20			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				Transport Assessment and Travel Plan.	
Economic					
14. Employment					
14.1 Employment	-		t designated employment site is in gh approx. 3km from the site.		
14.2 Education, training and learning	-/?	approx. 600	t primary school (Lea Primary School) is Om from the site. The nearest secondary cated approx. 5km away from the site, in gh.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre. However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the			
		hierarchy.	oonan and ormanoing the position in the		

WL/LEA/006

Site Ref: WL/LEA/006		Site Address: Land east of Gainsborou	Site Address: Land east of Gainsborough Road, Lea	
Area (ha): 8.24		Settlement Hierarchy Category: Medic	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 124		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.5km away in Gainsborough.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Mayflower Close play area). The site is within 1,200m of Lea Park Playing Field The site is within 1,600m of Lea Road West and Foxby Lane allotments. The site is of a scale which could provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental		opado di dito.		
4. Biodiversity and Green Infrastructur	⁻ е			
4.1 Conserve and enhance biodiversity and geodiversity	-/+?	The site is within 500m of Warren Wood Ancient Woodland. The site is mainly within a BOM area: Opportunity for Creation.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.	

Site Ref: WL/LEA/006	Site Address: Land east of Gainsborough Road, Lea
Area (ha): 8.24	Settlement Hierarchy Category: Medium Villages
Site Capacity: 124	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site. Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	/?	The site is located within the Area of Great Landscape Value and Green Wedge.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open landscapes.
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II Listed The Old Rectory and Rectory Farmhouse.	Development should be sensitive to nearby Grade II heritage assets and their setting through appropriate use of design, materials,
		Insufficient information is available to assess the potential archaeological impacts on this site	layout, boundary treatments and landscaping.

Site Ref: WL/LEA/006		Site Address: Land east of Gainsborough Road, Lea		
Area (ha): 8.24			Settlement Hierarchy Category: Medic	um Villages
Site Capacity: 124			Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative	/e		Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				Impact on setting of heritage assets should be assessed and appropriately addressed. Archaeological evaluation prior to determination of any planning application.
7. Natural Resources – Water	0	The site is r	not within a Source Protection Zone.	
8. Pollution	,			
8.1 Air Pollution	+	developmer pollution thr developmer	urther than 1km from an AQMA. New not would create a short term increase in air rough construction of the site. Once built the not may contribute to slight increase in air e to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	railway line. New develo pollution du	mmediately adjacent to the A156 and a specific pment would create short term noise ring the construction phases. Once built ion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the

Site Ref: WL/LEA/006		Cite Address Land cost of Cainchard	ugh Dood Loo	
		Site Address: Land east of Gainsborough Road, Lea		
Area (ha): 8.24		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 124		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medi	um Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			proximity to the strategic road network.	
9. Natural Resources – Land Use and	Soils		1	
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	-	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities	-	There is no designated Village Centre in Lea. Gainsborough Town centre is approx. 2km from the site.	Where possible provide new linkages for walking and cycling between new	
		There is a bus stop adjacent to the site.	development and facilities outside of the site area.	

Site Ref: WL/LEA/006		Site Address: Land east of Gainsborou	igh Road. Lea	
Area (ha): 8.24			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 124		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım Villages	
		, ,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	There is a bus stop adjacent to the site. Lea Road train station is approx. 1.4km from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site is in Gainsborough approx. 2.5km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school (Lea Primary School) is approx. 500m from the site. The nearest secondary school is located approx. 5km away from the site, in Gainsborough.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	,			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Gainsborough Town Centre.		
		However, the occupants of the development are likely to access services and facilities within Gainsborough,		

Site Ref: WL/LEA/006			Site Address: Land east of Gainsborou	gh Road, Lea
Area (ha): 8.24			Settlement Hierarchy Category: Mediu	ım Villages
Site Capacity: 124			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative	Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		increasing f hierarchy.	ootfall and enhancing the position in the	

Marton

WL/MAR/002

Site Ref: WL/MAR/002			Site Address: Land off Trent Port Road, Marton	
Area (ha): 0.80			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 14	Site Capacity: 14			
Site Status: Reasonable alternative				
SA Objectives	Likely Effects	Commenta	ry	Proposed Mitigation
Social				
range of m		range of mark	t new growth in this area would produce a ket and affordable housing to meet the uture housing needs for local people in the	
2. Health and Wellbeing	ı			L
2.1 Access to healthcare facilities	+	The site is wi Surgery).	thin 500m of a GP surgery (Marton Branch	
2.2 Opportunities for healthy lifestyles	+	Margaret of A Trent Port Ro Green and M	thin 400m of existing open space (St Antioch Church, Trent Port Road Cemetery, oad Play Area, Trent Port Road Bowling arton Playing Fields).	
Environmental		Space on site		
4. Biodiversity and Green Infrastructur	те			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is wh	thin 500m of Trent Port Wetland LWS. nolly within a BOM area: Ecological Network of for Management.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.

Site Ref: WL/MAR/002	Site Address: Land off Trent Port Road, Marton
Area (ha): 0.80	Settlement Hierarchy Category: Medium Villages
Site Capacity: 14	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Proposals should avoid development on BOM Opportunity for Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme. Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	and needing reasoner.
5. Landscape and Townscape	+/?	The site is not within AONB, AGLV or Green Wedge	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of

Site Ref: WL/MAR/002		Site Address: Land off Trent Port Road	Site Address: Land off Trent Port Road, Marton	
Area (ha): 0.80 Settlement Hierarchy Category: Medium Vil		ım Villages		
Site Capacity: 14		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative	<i>v</i> e			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		The site is within 500m of Roman Fort Scheduled Monument and Grade II listed 21 & 25 High Street, Thornleigh House and Ingleby Arms Public House.	design, materials, layout, boundary treatments and landscaping. Impact on setting of	
			heritage assets should be assessed and appropriately addressed.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution				
8.1 Air Pollution	+	The site is further then 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	

Site Ref: WL/MAR/002	Site Address: Land off Trent Port Road, Marton
Area (ha): 0.80	Settlement Hierarchy Category: Medium Villages
Site Capacity: 14	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is mainly within Flood Zone 1 with a small area within Flood Zone 2.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			· · · · · · · · · · · · · · · · · · ·
13.1 Access to services and facilities	-	There is no designated Village Centre in Marton. There is a bus stop around 400m from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop around 400m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce

Site Ref: WL/MAR/002		Site Address: Land off Trent Port Road, Marton		
rea (ha): 0.80 Settlement Hierarchy Category: Mediu		ım Villages		
Site Capacity: 14			Greenfield/Brownfield: Greenfield	•
Site Status: Reasonable alternative				
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is in Gainsborough approx. 8km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 650m from the site. The nearest secondary school is located approx. 8km away from the site, in Gainsborough.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		1		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

WL/MAR/005

WL/MAR/005				
Site Ref: WL/MAR/005		Site Address: Land off Trent Port Road, Marton (via Trent		
A (I) 4.05			Approach)	\ (III)
Area (ha): 4.95		Settlement Hierarchy Category: Mediu	m Villages	
Site Capacity: 74			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		- 1		
2.1 Access to healthcare facilities	++	The site is within 400m of a GP surgery (Marton Branch Surgery).		
2.2 Opportunities for healthy lifestyles	++	The site is of a scale which could provide a small amount of new open space on site		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site fall	within 500m of Trent Port Wetland LWS. s entirely within a BOM area: Ecological Opportunity for Management.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.

Site Ref: WL/MAR/005	Site Address: Land off Trent Port Road, Marton (via Trent
	Approach)
Area (ha): 4.95	Settlement Hierarchy Category: Medium Villages
Site Capacity: 74	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Proposals should avoid development on BOM Opportunity for Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	-/?	The site is within 200m of an AGLV.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of a Roman Fort Scheduled Monument and Grade II listed 21 & 25 High Street, Thornleigh House and Ingleby Arms Public House.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be

Site Def. VIII /MAD/005		Cita Address Land off Trent Dout Door	Morton (via Trant	
Site Ref: WL/MAR/005			Site Address: Land off Trent Port Road, Marton (via Trent	
		Approach)	um Villagas	
, , ,	Area (ha): 4.95 Settlement Hierarchy Category: Medium Village: Site Capacity: 74 Greenfield/Brownfield: Greenfield			
Site Capacity: 74 Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	um Villagaa	
Site Status. Reasonable alternative		Folicy Ref. 361 Housing Sites in Medic	in villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
OA Objectives	Likely Lilects	Commentary	assessed and appropriately addressed.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.		
8. Pollution	1			
8.1 Air Pollution	+	The site is further than 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	-	Approx. 90% of the site is within Flood Zone 2.	Appropriate layout avoiding those areas most at risk,	

Site Ref: WL/MAR/005		(Site Address: Land off Trent Port Road, Marton (via Trent Approach)	
Area (ha): 4.95			Settlement Hierarchy Category: Medic	um Villages
Site Capacity: 74 Site Status: Reasonable alternative Greenfield/Brownfield: Greenfield Policy Ref: S81 Housing Sites in Med				
		ım Villages		
SA Objectives	Likely Effects	Commentar		Proposed Mitigation
		The site has some surface water risk and development would increase the impermeable footprint of the area.		design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility		<u> </u>		· · · · · · · · · · · · · · · · · · ·
13.1 Access to services and facilities	-	There is no de	esignated Village Centre in Marton.	Where possible provide new linkages for walking and
		There is a bus	s stop around 310m from the site.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus	s stop around 310m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic	•	,		
14. Employment				

Site Ref: WL/MAR/005		Site Address: Land off Trent Por Approach)	Site Address: Land off Trent Port Road, Marton (via Trent Approach)		
Area (ha): 4.95		Settlement Hierarchy Category:	: Medium Villages		
Site Capacity: 74		Greenfield/Brownfield: Greenfie			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in	Medium Villages		
	T				
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
14.1 Employment		The nearest designated employment site is in Gainsborough approx. 8km from the site.			
14.2 Education, training and learning	-/?	The nearest primary school is approx. 550m from site. The nearest secondary school is located appr 8km away from the site, in Gainsborough.			
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employmen	t land.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.			

Site Ref: WL/MAR/006		Site Address: Land west of High Street, Marton		
Area (ha): 1.47			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 25		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	range of ma	hat new growth in this area would produce a carket and affordable housing to meet the future housing needs for local people in the	
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is v Surgery).	within 400m of a GP surgery (Marton Branch	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Trent Port Road play area, Trent Port Road Cemetery, Trent Port Road Bowling Green, St Margaret of Antioch Church and Marton Playing Fields). The site is unlikely to be of a scale which could provide		
			pace on site.	
Environmental				
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site fall	not within 500m of a designated wildlife site. Is entirely within a BOM area: Ecological Opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible.

Site Ref: WL/MAR/006	Site Address: Land west of High Street, Marton
Area (ha): 1.47	Settlement Hierarchy Category: Medium Villages
Site Capacity: 25	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
	Zinoiy Zinoio		Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	iamaccaping content
5. Landscape and Townscape	-/?	The site is within 200m of an AGLV.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of a Roman Fort Scheduled Monument and Grade II listed 21 & 25High Street, Thornleigh House and Ingleby Arms Public House.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	1	l	1

Site Ref: WL/MAR/006			Site Address: Land west of High Street, Marton		
Area (ha): 1.47			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 25			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative	Site Status: Reasonable alternative			m Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
8.1 Air Pollution	+	development pollution that development	further than 1km of an AQMA. New not would create a short term increase in air rough construction of the site. Once built the not may contribute to slight increase in air le to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	-/?	New develo	within 100m of the A156. repment would create short term noise ring the construction phases. Once built ion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	Soils	1		1	
9.1 Agricultural Land	-	The site is gland.	greenfield located in Grade 3 Agricultural		
9.2 Minerals Resource	0	The site is i	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	-	has some s	ocated entirely within Flood Zone 2. The site surface water risk and development would e impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.	

Site Ref: WL/MAR/006			Site Address: Land west of High Street, Marton		
Area (ha): 1.47			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 25			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medi	um Villagos	
Site Status. Reasonable alternative			Policy Ref. 361 Flousing Sites in Medi	uiii viiiages	
CA Objectives	Likely Effects	Commont		Dranged Mitigation	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				Development should use appropriate SuDs, layout	
				and drainage strategies to	
				ensure surface water is	
				managed.	
13. Transport and Accessibility	1	1			
is it and the second in the se					
13.1 Access to services and facilities	-	There is no	designated Village Centre in Marton.	Where possible provide new linkages for walking and	
		There is a h	ous stop around 75m from the site.	cycling between new	
		11101010104	and deep around 70m from the oite.	development and facilities	
				outside of the site area.	
13.2 Sustainable travel modes	+	There is a b	ous stop around 75m from the site.	New development should	
			·	seek to maximise use of	
				sustainable modes of	
				transport and reduce	
				reliance on private vehicles	
				for short trips.	
Economic					
14. Employment					
14.1 Employment		The nearest designated employment site is at			
		Gainsborough approx. 8km from the site.			
14.2 Education, training and learning	-/?		t primary school is approx. 550m from the	New development should	
			earest secondary school is located approx.	seek to provide improved	
		8km away f	rom the site, in Gainsborough.	cycling, pedestrian and bus	
				routes to facilitate	

Site Ref: WL/MAR/006		Site A	ddress: Land west of High Street,	Marton
Area (ha): 1.47			ment Hierarchy Category: Mediu	m Villages
Site Capacity: 25		Green	field/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy	Ref: S81 Housing Sites in Mediur	n Villages
		· · · ·	•	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
				sustainable access to education and training.
15. Local Economy		•		
15.1 Encourage and support local economy	0	The site would not re	esult in the loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within	a Town or City Centre.	

			Site Address: Land west of High Street, north of Trent Approach, Marton	
Area (ha): 4.10			Settlement Hierarchy Category: Mediun	m Villages
Site Capacity: 62			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediun	n Villages
SA Objectives	Likely Effects	Commentai	ry	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is wit Surgery).	thin 400m of a GP surgery (Marton Branch	
2.2 Opportunities for healthy lifestyles	++	Margaret of A Trent Port Ro Green and Ma	thin 400m of existing open space (St Antioch Church, Trent Port Road Cemetery, and Play Area, Trent Port Road Bowling arton Playing Fields). a scale likely to provide new open space on	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is alr	ot within 500m of a designated wildlife site. most entirely within a BOM area: Ecological opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible.

Site Ref: WL/MAR/015 Area (ha): 4.10			Site Address: Land west of High Street, north of Trent Approach, Marton		
			Settlement Hierarchy Category: Medi	um Villages	
Site Capacity: 62			Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Media	um Villages	
SA Objectives	Likely Effects	Comment	tary	Proposed Mitigation	
				Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.	
4.2 Local Green Space	0	The site is	not within a designated Local Green Space.		
5. Landscape and Townscape	-/?	The site is	within 200m of an AGLV.		
6. Built and Historic Environment	-/?	The site is Monument	no heritage assets within the site boundary. within 500m of Roman Fort Scheduled and Grade II listed 21 & 25 High Street, House and Ingleby Arms Public House.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately	

The site is not within a Source Protection Zone.

0

8. Pollution

7. Natural Resources - Water

Site Ref: WL/MAR/015			Site Address: Land west of High Street	, north of Trent Approach,
			Marton	
Area (ha): 4.10			Settlement Hierarchy Category: Mediu	ım Villages
Site Capacity: 62			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Commenta		Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.		The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	The site is immediately adjacent to the A156. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils	-		
9.1 Agricultural Land	-	The site is grand.	reenfield located in Grade 3 Agricultural	
9.2 Minerals Resource	0	The site is no	ot within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is lo	cated mainly within Flood Zone 2. The site inface water risk and development would impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.

Site Ref: WL/MAR/015		Cita Address Land west of High Ct	root north of Trant Approach	
Site Rei: WL/MAR/015		Marton	Site Address: Land west of High Street, north of Trent Approach,	
Aron (ha): 4.10			Settlement Hierarchy Category: Medium Villages	
Area (ha): 4.10		Greenfield/Brownfield: Greenfield	edium villages	
Site Capacity: 62 Site Status: Reasonable alternative			alivers Villa are s	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Me	edium villages	
CA Objectives	Likely Effects	Commentent	Drop good Mitigation	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			Development should use appropriate SuDs, layout	
			and drainage strategies to	
			ensure surface water is	
			managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities	-	There is no designated Village Centre in Marton.	Where possible provide new	
			linkages for walking and	
		There is a bus stop less than 50m from the site.	cycling between new	
			development and facilities	
			outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop less than 50m from the site.	New development should	
			seek to maximise use of	
			sustainable modes of	
			transport and reduce	
			reliance on private vehicles	
			for short trips.	
Farmer				
Economic 44 Employment				
14. Employment				
14.1 Employment		The nearest designated employment site is in		
		Gainsborough approx. 8km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 550m from the	New development should	
		site. The nearest secondary school is located approx.		
		8km away from the site, in Gainsborough.	cycling, pedestrian and bus	
			routes to facilitate	

Site Ref: WL/MAR/015			Site Address: Land west of High Street, north of Trent Approach, Marton		
Area (ha): 4.10			Settlement Hierarchy Category: N	Medium Villages	
Site Capacity: 62			Greenfield/Brownfield: Greenfield	_	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in M	1edium Villages	
SA Objectives	Likely Effects	Commenta	ıry	Proposed Mitigation	
				sustainable access to education and training.	
15. Local Economy					
15.1 Encourage and support local economy	0	The site wou	lld not result in the loss of employment I	and.	
15.2 Protect and enhance hierarchy of centres	0	The site is no	ot within a Town or City Centre.		

Site Ref: WL/MAR/016		Site Address: Land off Stow Park Road, Marton			
Area (ha): 4.37			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 39			Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with perr	nission)		Policy Ref: S81 Housing Sites in Mediu	m Villages	
,	,				
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
Social					
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing					
2.1 Access to healthcare facilities	++	The site is within 400m of a GP surgery (Marton Branch Surgery).			
2.2 Opportunities for healthy lifestyles	/?	The site is not within 400m of existing open space. It is not of a scale likely to provide new open space on			
Environmental		site.			
4. Biodiversity and Green Infrastructure					
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is r	not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	-/?	The site is v	vithin 200m of an AGLV.		

Site Ref: WL/MAR/016	Site Address: Land off Stow Park Road, Marton
Area (ha): 4.37	Settlement Hierarchy Category: Medium Villages
Site Capacity: 39	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed Wapping Lane Farmhouse, 1 Wapping Lane and Grade I listed St Margaret of Antioch Church.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.		
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.			
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.		
8.2 Noise Pollution	/?	The site is immediately adjacent to the A1500. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		

Site Ref: WL/MAR/016			Site Address: Land off Stow Park Roa	ad Marton	
Area (ha): 4.37			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 39			Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with permission)			Policy Ref: S81 Housing Sites in Medi	ium Villages	
			,	J	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land - The site land.			greenfield located in Grade 3 Agricultural		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is a some surface	entirely within Flood Zone 1. The site has ce water risk and development would a impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-		designated Village Centre in Marton. ous stop within 50m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

Site Ref: WL/MAR/016		Site Address: Land off Stow Park Road	Site Address: Land off Stow Park Road, Marton	
Area (ha): 4.37		Settlement Hierarchy Category: Medi	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 39		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with perr	nission)	Policy Ref: S81 Housing Sites in Mediu	ım Villages	
,	,			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	There is a bus stop within 50m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is in Gainsborough approx. 8km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is opposite the site, approx. 150m from the centre of site. The nearest secondary school is located approx. 8km away from the site, in Gainsborough.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Market Rasen

Site Ref: WL/MARK/001 Area (ha): 1.84			Site Address: Land adjacent to Davens Court, Legsby Road, Market Rasen	
			Settlement Hierarchy Category: Mark	et Towns
Site Capacity: 55			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without	permission)		Policy Ref: S79 Housing Sites in the M	arket Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	range of ma	at new growth in this area would produce a urket and affordable housing to meet the future housing needs for local people in the	
2. Health and Wellbeing	-1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.2km away (Market Rasen surgery).		
2.2 Opportunities for healthy lifestyles	-/?	The site is r	not within 400m of existing open space.	
		It is of a sca	le that may provide a small amount of new on site.	
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.		Development should seek to improve habitat linkages
		The site is r	not within a BOM area.	and biodiversity through new links with the wider
				area and incorporate habitat
				and green infrastructure on-

Site Ref: WL/MARK/001			Site Address: Land adjacent to Davens Court, Legsby Road, Market Rasen		
A (I) - 4 O 4					
Area (ha): 1.84		Settlement Hierarchy Category: Marke	et rowns		
Site Capacity: 55		Greenfield/Brownfield: Greenfield			
Site Status: New allocation (withou	t permission)	Policy Ref: S79 Housing Sites in the Ma	arket Lowns		
	T		1-		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Archaeological evaluation prior to determination of any		
		The site is not within close proximity to any heritage assets.	planning permission.		
		Insufficient information is available to assess the potential archaeological impacts on this site. Cropmarks are recorded in the adjacent field to the east indicating evidence of a prehistoric settlement.			
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.			
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through careful design and		

Site Ref: WL/MARK/001			Site Address: Land adjacent to Davens Court, Legsby Road,		
Area (ha): 4.04			Market Rasen Settlement Hierarchy Category: Market Towns		
Area (ha): 1.84			Greenfield/Brownfield: Greenfield	et rowns	
Site Capacity: 55				what Tarres	
Site Status: New allocation (without)	permission)		Policy Ref: S79 Housing Sites in the Ma	arket rowns	
CA Objectives	Likely Effects	Commont	tow.	Dropood Mitigation	
SA Objectives	Likely Effects	Comment		Proposed Mitigation	
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		construction management methods.	
9. Natural Resources – Land Use and S	Soils	-			
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is	not within a Minerals Safeguarding Area		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities		Centre.	approx. 1.1km from Market Rasen Town approx. 800m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	-		op is approx. 800m from the site. sen train station is approx. 900m away.	Development should promote the use of sustainable modes of transport and improve linkages to these.	

Site Ref: WL/MARK/001		Site Address: Land adjacent to Dave Market Rasen	Site Address: Land adjacent to Davens Court, Legsby Road, Market Rasen		
Area (ha): 1.84		Settlement Hierarchy Category: Ma	rket Towns		
Site Capacity: 55		Greenfield/Brownfield: Greenfield			
Site Status: New allocation (without	permission)	Policy Ref: S79 Housing Sites in the	Market Towns		
,	,	, ,			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Economic					
14. Employment					
14.1 Employment +		The site is approx. 1.1km from Market Rasen Town Centre.			
		The site is within 1.8km of an existing designated employment area (Market Rasen Industrial Area).			
14.2 Education, training and learning	+/?	The nearest primary school is approx. 1.3km from the site. The nearest secondary school is located approx. 400m away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land An increase in dwellings would increase the footfall of local shops and businesses.	d.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Market Rasen.			

Site Ref: WL/MARK/002 Area (ha): 5.91 Site Capacity: 131			Site Address: Land off Linwood Road & The Ridings, Market Rasen	
			Settlement Hierarchy Category: Market	et Towns
			Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with p	permission)		Policy Ref: S79 Housing Sites in the Ma	arket Towns
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	•			
2.1 Access to healthcare facilities	-	The neares Rasen surg	t GP surgery is approx. 1km away (Market ery).	
2.2 Opportunities for healthy lifestyles ++ The site is wit Field and Bee		within 400m of existing open space (De Aston eechers Way amenity spaces, Legsby Road tery and Legsby Road Old Cemetery).	Development should seek to provide new, and/or improve links to, existing open space, taking into	
		Skatepark a	within 1,200m of Coronation Road Play Area, and MuGA, Market Rasen Leisure Centre and en Bowls Club.	account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment
		The site is v	within 1,600m of Churchill Avenue allotments.	2021.
		The site is of space provi	of a scale which could provide new open sion on site.	
Environmental				
4. Biodiversity and Green Infrastructure	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through

Site Ref: WL/MARK/002			Site Address: Land off Linwood Road & The Ridings, Market Rasen		
Area (ha): 5.91		Settlement Hierarchy Category: Mark	cet Towns		
Site Capacity: 131		Greenfield/Brownfield: Greenfield	.cc i omio		
Site Status: Existing allocation (wit	h permission)	Policy Ref: S79 Housing Sites in the N	larket Towns		
3					
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
			new links with the wider area and incorporate habitat and green infrastructure onsite.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.			
		The site is not within close proximity to any heritage assets.			
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.			
8. Pollution	I				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and		

Site Ref: WL/MARK/002			Site Address: Land off Linwood Road & The Ridings, Market		
Area (ha): 5.91			Rasen Settlement Hierarchy Category: Market Towns		
Site Capacity: 131		Greenfield/Brownfield: Greenfield	Ct 10W113		
Site Status: Existing allocation (with	nermission)	Policy Ref: S79 Housing Sites in the Ma	arket Towns		
Otto Gtatao: Exioting anodation (With	pormission)	Toney Roll of a floading choo in the line	arrot romio		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
•		noise pollution would be limited to normal residential activities.	construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility					
13.1 Access to services and facilities		The site is approx. 800m from Market Rasen Town Centre. The site is approx. 650m away from a bus stop and 825m from the railway station.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	-	The bus stop is approx. 650m from the site. Market Rasen train station is approx. 825m from the site	Development should promote the use of sustainable modes of transport and improve linkages to these.		
Economic					

Site Ref: WL/MARK/002 Area (ha): 5.91			Site Address: Land off Linwood Road & The Ridings, Market Rasen		
			Settlement Hierarchy Category: Market	et Towns	
Site Capacity: 131			Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with	permission)		Policy Ref: S79 Housing Sites in the Ma	arket Towns	
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation	
14. Employment					
14.1 Employment	+	Centre. The site is	approx. 800m from Market Rasen Town within 1.8km of an existing designated nt area (Market Rasen Industrial Area)		
14.2 Education, training and learning	+/?		st primary school is approx. 1km from the site. st secondary school is located approx. 350m the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				1	
15.1 Encourage and support local economy	0	An increase	ould not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.		
15.2 Protect and enhance hierarchy of centres	0	However, r existing fac existing bu	not within a City or Town Centre. new development would increase the use of cilities, leading to possible expansion of sinesses. Occupants are likely to access thin Market Rasen.		

Site Ref: WL/MARK/003			Site Address: Land to the east of Gordon Field & south of Chapel Street, adjoining Market Rasen Railway Station	
Area (ha): 1.39		Settlement Hierarchy Category: Marke		
Site Capacity: 36		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with	out permission)	Policy Ref: S79 Housing Sites in the Ma	rket Towns	
3		, i i i i i i i i i i i i i i i i i i i		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1.Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing			,	
2.1 Access to healthcare facilities	++	The nearest GP surgery is approx. 200m away (Market Rasen surgery).		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Whitworth Way and Beechers Way amenity spaces, Bell Park, Coronation Road Play Area, Skatepark and MuGA, Churchill Avenue allotments, Market Rasen Market Place and Market Rasen Leisure Centre). The site is within 1,200m of Market Rasen Bowls Club. The site is of a scale which may provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/MARK/003	Site Address: Land to the east of Gordon Field & south of Chapel
	Street, adjoining Market Rasen Railway Station
Area (ha): 1.39	Settlement Hierarchy Category: Market Towns
Site Capacity: 36	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (without permission)	Policy Ref: S79 Housing Sites in the Market Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is immediately adjacent to Market Rasen Conservation Area. The site is within 500m of Grade II* listed Methodist Chapel and Grade II listed Railway Station and the Maltings.	Impact on setting of heritage assets should be assessed and appropriately addressed. Development should be sensitive to nearby Grade II* and Grade II heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Areas of potential archaeological interest identified are fully evaluated by trial trenching prior to determination of any planning application.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

Site Ref: WL/MARK/003		Site Address: Land to the east of Gorde	on Field & couth of Changl	
Site Rei. WL/MARNOUS		Street, adjoining Market Rasen Railway	Site Address: Land to the east of Gordon Field & south of Chapel	
Area (ha): 1.39		Settlement Hierarchy Category: Market		
Site Capacity: 36		Greenfield/Brownfield: Greenfield	or rowns	
Site Status: Existing allocation (withou	t nermission)	Policy Ref: S79 Housing Sites in the Ma		
Ole Olatus: Existing anocation (without	t pomission)	Toney iter. Or a floading office in the inte	arret rewris	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
8. Pollution		,		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	/?	The site is immediately adjacent to a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and So	ils		1	
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	

D. C. VAII. (N.A. D.I./ 1000)				F: 110 41 (O)
Site Ref: WL/MARK/003		Site Address: Land to the east of Gordon Field & south of Chapel Street, adjoining Market Rasen Railway Station		
Area (ha): 1.39			Settlement Hierarchy Category: Mark	
Site Capacity: 36			Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation (with	out permission)		Policy Ref: S79 Housing Sites in the M	arket Towns
,				
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
3.1 Access to services and facilities	+	The site is approx. 115m from Market Rasen Town Centre. The site is within 50m of the nearest bus stop.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
3.2 Sustainable travel modes	++		within 50m of the nearest bus stop. sen railway station is within 160m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic		1		
4. Employment				
4.1 Employment	++	Centre. The site is	approx. 115m from Market Rasen Town within 1km of an existing designated at area (Market Rasen Industrial Area).	
4.2 Education, training and learning	++/?	site. The ne	et primary school is approx. 250m from the earest secondary school is located approx. of from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
5. Local Economy	•	•		•

Site Address: Land to the east of Gordon Field & south of Chapel
Street, adjoining Market Rasen Railway Station
Settlement Hierarchy Category: Market Towns
Greenfield/Brownfield: Greenfield
Policy Ref: S79 Housing Sites in the Market Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre.	
		However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Market Rasen.	

Site Ref: WL/MARK/004		Site Address: Land south and east of	Wells Drive, Market Rasen
Area (ha): 3.13		Settlement Hierarchy Category: Mar	ket Towns
Site Capacity: 82		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the I	Market Towns
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.2km away (Market Rasen surgery).	
2.2 Opportunities for healthy lifestyles Environmental	++	The site is within 400m of existing open space (Beeche Way amenity space, Legsby Road New Cemetery and Legsby Road Old Cemetery). The site is within 1,200m of Market Rasen Bowls Club, Market Rasen Leisure Centre and Coronation Road Pla Area, Skatepark and MuGA. The site is within 1,600 of Churchill Avenue allotments. The site is of a scale which could provide a small amou of new open space on site.	to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
4. Biodiversity and Green Infrastructur	Δ		
Diodiversity and Green initastructur	C		
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through
"		The site is not within a bom area.	new links with the wider

Site Ref: WL/MARK/004	Site Address: Land south and east of Wells Drive, Market Rasen
Area (ha): 3.13	Settlement Hierarchy Category: Market Towns
Site Capacity: 82	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S79 Housing Sites in the Market Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Bef. W. MARK/004			Cite Address I and south and cost of \	Jolla Driva Market Basen	
Site Ref: WL/MARK/004			Site Address: Land south and east of Wells Drive, Market Rasen		
Area (ha): 3.13			Settlement Hierarchy Category: Market	t TOWNS	
Site Capacity: 82			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S79 Housing Sites in the Ma	rket Towns	
		T -			
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
9. Natural Resources – Land Use and S	Soils				
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and		The site is located entirely within Flood Zone 1. The site Development should u		Development should use	
Flood Risk	+	has some surface water risk and development would appropriate SuDs, la		appropriate SuDs, layout	
				and drainage strategies to	
				ensure surface water is	
40.7				managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities		The site is a	approx. 970m from Market Rasen Town	Where possible provide new	
		Centre.		linkages for walking and	
				cycling between new	
		The site is a	approx. 630m away from a bus stop.	development and facilities	
				outside of the site area.	
13.2 Sustainable travel modes	Sustainable travel modes - The site		approx. 630m away from a bus stop.	Development should	
				promote the use of	
			en train station is approx. 1.3km from the	sustainable modes of	
		site.		transport and improve	
				linkages to these.	
Economic					
14. Employment					
. ,					

Site Ref: WL/MARK/004	Site Address: Land south and east of Wells Drive, Market Rasen
Area (ha): 3.13	Settlement Hierarchy Category: Market Towns
Site Capacity: 82	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S79 Housing Sites in the Market Towns

	T —	T	T =
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	+	The site is approx. 970m from Market Rasen Town Centre. The site is within 1.8km of an existing designated employment area (Market Rasen Industrial Area).	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 1.3km from the site. The nearest secondary school is located approx. 400m away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Market Rasen.	

Settlement Hierarchy Category: Market Towns	Site Address: Land at Highfield, Linwood Road, Market Rasen	
Site Status: New allocation (without permission) Policy Ref: S79 Housing Sites in the Market Towns SA Objectives Likely Effects Commentary Proposed Mitig Social 1. Housing + It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area. 2. Health and Wellbeing 2.1 Access to healthcare facilities + The nearest GP surgery is approx. 550m away (Market Rasen surgery). 2.2 Opportunities for healthy lifestyles + The site is within 400m of existing open space (Whitworth Way, Beechers Way and De Aston Field amenity spaces).		
SA Objectives Likely Effects Commentary Proposed Mitig Social 1. Housing + It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area. 2. Health and Wellbeing 2.1 Access to healthcare facilities + The nearest GP surgery is approx. 550m away (Market Rasen surgery). 2.2 Opportunities for healthy lifestyles + The site is within 400m of existing open space (Whitworth Way, Beechers Way and De Aston Field amenity spaces).		
1. Housing		
1. Housing		
1. Housing + It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area. 2. Health and Wellbeing 2.1 Access to healthcare facilities + The nearest GP surgery is approx. 550m away (Market Rasen surgery). 2.2 Opportunities for healthy lifestyles + The site is within 400m of existing open space (Whitworth Way, Beechers Way and De Aston Field amenity spaces).	gation	
range of market and affordable housing to meet the current and future housing needs for local people in the area. 2. Health and Wellbeing 2.1 Access to healthcare facilities + The nearest GP surgery is approx. 550m away (Market Rasen surgery). 2.2 Opportunities for healthy lifestyles + The site is within 400m of existing open space (Whitworth Way, Beechers Way and De Aston Field amenity spaces).		
2.1 Access to healthcare facilities + The nearest GP surgery is approx. 550m away (Market Rasen surgery). 2.2 Opportunities for healthy lifestyles + The site is within 400m of existing open space (Whitworth Way, Beechers Way and De Aston Field amenity spaces).		
Rasen surgery). 2.2 Opportunities for healthy lifestyles + The site is within 400m of existing open space (Whitworth Way, Beechers Way and De Aston Field amenity spaces).		
(Whitworth Way, Beechers Way and De Aston Field amenity spaces).		
The site is within 1,200m of Market Rasen Bowls Club, Market Rasen Leisure Centre and Coronation Road Play Area, Skatepark and MuGA.		
The site is within 1,600m of Churchill Avenue allotments.		
The site is not of a scale likely to provide new open space on site.		
Environmental		
4. Biodiversity and Green Infrastructure		
4.1 Conserve and enhance biodiversity and geodiversity The site is not within 500m of a designated wildlife site. The site is not within a BOM area. Development show to improve habitate and biodiversity to new links with the	at linkages through	

Site Ref: WL/MARK/007	Site Address: Land at Highfield, Linwood Road, Market Rasen
Area (ha): 0.91	Settlement Hierarchy Category: Market Towns
Site Capacity: 27	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S79 Housing Sites in the Market Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Market Rasen Conservation Area, Grade II* listed Methodist Chapel and Grade II listed Railway station and the Maltings. This site is within an area of intensive Roman industrial activity including a regionally significant pottery production.	Impact on setting of heritage assets should be assessed and appropriately addressed. Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Archaeological evaluation prior to determination of any planning application.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	7 -11
8. Pollution			1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through

Site Ref: WL/MARK/007			Site Address: Land at Highfield Linwoo	nd Road Market Rasen	
Area (ha): 0.91			Site Address: Land at Highfield, Linwood Road, Market Rasen		
			Settlement Hierarchy Category: Market Towns Greenfield/Brownfield: Greenfield		
Site Capacity: 27 Site Status: New allocation (without permission)				orket Tourne	
Site Status: New allocation (without)	permission)		Policy Ref: S79 Housing Sites in the Ma	arket rowns	
	1.11 . 1 . 1 . 1 . 1			D 1 88'4' 4'	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
		development may contribute to slight increase in air pollution due to increased car movements.		careful design and construction management methods.	
8.2 Noise Pollution	/?	The site is immediately adjacent to a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through	
				careful design and construction management methods.	
9. Natural Resources – Land Use and Soils					
9.1 Agricultural Land	-	The site is (greenfield located in Grade 3 Agricultural		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	has some s	ocated entirely within Flood Zone 1. The site urface water risk and development would e impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-	Centre.	approx. 500m from Market Rasen Town	Where possible provide new linkages for walking and cycling between new	
		The site is a	approx. 300m away from a bus stop.	development and facilities outside of the site area.	
13.2 Sustainable travel modes	++	The site is approx. 300m away from a bus stop. New development should seek to maximise use of		New development should seek to maximise use of	

		Site Address: Land at Highfield, Linwood Road, Market Rasen Settlement Hierarchy Category: Market Towns Greenfield/Brownfield: Greenfield Policy Ref: S79 Housing Sites in the Market Towns Commentary Market Rasen railway station is within 560m of the site. Proposed Mitigation sustainable modes of transport and reduce reliance on private vehicles	
Economic 14. Employment			for short trips.
14.1 Employment	++	The site is approx. 500m from Market Rasen Town Centre. The site is within 1km of an existing designated employment area (Market Rasen Industrial Area).	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 650m from the site. The nearest secondary school is located approx. 650m away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing	

Site Ref: WL/MARK/007			Site Address: Land at Highfield, Linwood Road, Market Rasen	
Area (ha): 0.91		Settlement Hierarchy Category: Market Towns		
Site Capacity: 27		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without permission)		Policy Ref: S79 Housing Sites in the Market Towns		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		businesses. Occupants are likely to access services within Market Rasen.		
		within Mark	et Rasen.	

WL/MARK/008A

Site Ref: WL/MARK/008A		Site Address: Land north of Willingham Farm, Market Rasen	Site Address: Land north of Willingham Road, south-west of Glebe Farm, Market Rasen	
Area (ha): 4.42		Settlement Hierarchy Category: Marke	t Towns	
Site Capacity: 48		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with per	mission)	Policy Ref: S79 Housing Sites in the Ma	rket Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1.Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.8km away (Market Rasen surgery).		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Willingham Woods and Kingfisher Drive amenity space). The site is within 1,200m of Market Rasen Bowls Club. The site is of a scale which may provide a small amount of open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental			2021.	
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is immediately adjacent to Market Rasen Ponds and Willingham Woods LWSs. The site is within 500m of Market Rasen Northern Washland LWS.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.	

Site Ref: WL/MARK/008A	Site Address: Land north of Willingham Road, south-west of Glebe	
	Farm, Market Rasen	
Area (ha): 4.42	Settlement Hierarchy Category: Market Towns	
Site Capacity: 48	Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with permission)	Policy Ref: S79 Housing Sites in the Market Towns	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The majority of the site is within a BOM area: Ecological Network – Opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	landscaping scheme.
5. Landscape and Townscape	-/?	The site is within 200m of an AGLV.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	I		1

Site Ref: WL/MARK/008A		Site Address: Land north of Willingham Road, south-west of Glebe Farm, Market Rasen		
Area (ha): 4.42			Settlement Hierarchy Category: Mark	et Towns
Site Capacity: 48			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with permission)		Policy Ref: S79 Housing Sites in the M	arket Towns
SA Objectives	Likely Effects	Comment		Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.		The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	/?	New develo	mmediately adjacent to the A631. represent would create short term noise uring the construction phases. Once built ion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.
9. Natural Resources – Land U	se and Soils			
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	

Site Ref: WL/MARK/008A		Site Address: Land north of Willingham	Road, south-west of Glebe	
		Farm, Market Rasen	Farm, Market Rasen	
Area (ha): 4.42		Settlement Hierarchy Category: Market	t Towns	
Site Capacity: 48		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with perr	mission)	Policy Ref: S79 Housing Sites in the Ma	rket Towns	
·	,			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
12. Climate Change Adaptation and		The site is located entirely within Flood Zone 1. The site	Development should use	
Flood Risk	+	has some surface water risk and development would increase the impermeable footprint of the area.	appropriate SuDs, layout and drainage strategies to ensure surface water is	
			managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is approx. 1.3km from Market Rasen Town Centre.	Where possible provide new linkages for walking and cycling between new	
		The site is approx. 705m from the nearest bus stop.	development and facilities outside of the site area.	
13.2 Sustainable travel modes	-	The site is approx. 705m from the nearest bus stop.	Development should promote the use of	
		Market Rasen railway station is approx. 1.7km away.	sustainable modes of transport and improve linkages to these.	
Economic	1			
14. Employment				
14.1 Employment	+	The site is approx. 1.3km from Market Rasen Town Centre.		
		The site is within 2.2km of an existing designated employment area (Market Rasen Industrial Area).		

Site Ref: WL/MARK/008A			Site Address: Land north of Willingham Road, south-west of Glebe Farm, Market Rasen	
Area (ha): 4.42			Settlement Hierarchy Category: Mark	et Towns
Site Capacity: 48			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with per	mission)		Policy Ref: S79 Housing Sites in the M	arket Towns
	·			
SA Objectives	Likely Effects	Comment	tary	Proposed Mitigation
14.2 Education, training and learning	+/?	The nearest primary school is approx. 1.3km from the site. The nearest secondary school is located approx. 700m away from the site.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		1		
15.1 Encourage and support local economy	0	An increase	ould not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	new develo	not within a City or Town Centre. However, opment would increase the use of existing ading to possible expansion of existing accepants are likely to access services set Rasen.	

WL/MARK/010

Site Ref: WL/MARK/010			Site Address: Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood Road, Market Rasen	
Area (ha): 1.82		Settlement Hierarchy Category: Market		
Site Capacity: 45		Greenfield/Brownfield: Greenfield		
Site Status: Existing Allocation (with	permission)	Policy Ref: S79 Housing Sites in the Ma	arket Towns	
-				
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 880m away (Market Rasen surgery).		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Beechers Way amenity space).	Development should seek to provide new, and/or improve links to, existing	
		The site is within 1,200m of Market Rasen Bowls Club, Market Rasen Leisure Centre and Coronation Road Play Area, Skatepark and MuGA.	open space, taking into account open space deficiencies in the Central Lincolnshire Open Space	
		The site is within 1,600m of Churchill Avenue allotments.	Audit and Assessment 2021.	
		The site is of a scale which could provide a small amount of new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through	

Site Ref: WL/MARK/010			Site Address: Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood Road, Market Rasen	
Area (ha): 1.82		Settlement Hierarchy Category: Market		
Site Capacity: 45		Greenfield/Brownfield: Greenfield	or rowns	
Site Status: Existing Allocation (wit	h narmission)	Policy Ref: S79 Housing Sites in the Ma	arket Towns	
One States: Existing / mocation (with	ii perinissiori)	1 Oney iter. Or a floading ones in the inc	and rowns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets. Previous evaluation has revealed archaeological remains associated with the area's roman pottery production industry.	Mitigation strategy to be produced to protect or record significant archaeological remains associated with the area's Roman pottery production industry.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal	

Site Ref: WL/MARK/010		Cita Address: Field between preperties	known oo "Moyfield" 9	
Site Rei: WL/WARN/010			Site Address: Field between properties known as "Mayfield" &	
Area (ha): 1.92			"Wodelyn Cottage", Linwood Road, Market Rasen	
Area (ha): 1.82		Settlement Hierarchy Category: Market Greenfield/Brownfield: Greenfield	et rowns	
Site Capacity: 45			- d (T	
Site Status: Existing Allocation (with	permission)	Policy Ref: S79 Housing Sites in the Ma	arket rowns	
OA Objective	Liles In Effects	0	Doggo and Midweller	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
9. Natural Resources – Land Use and	Soils	New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	could be minimised through careful design and construction management methods.	
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is approx. 760m from Market Rasen Town Centre. The site is approx. 575m away from a bus stop.		
13.2 Sustainable travel modes	-	The site is approx. 575m away from a bus stop.		
		Market Rasen railway station is approx. 840m from the site		

Site Ref: WL/MARK/010 Area (ha): 1.82 Site Capacity: 45 Site Status: Existing Allocation (with	permission) Likely Effects	"Wodelyn Cottage", Linwood Road, Mark Settlement Hierarchy Category: Marke Greenfield/Brownfield: Greenfield Policy Ref: S79 Housing Sites in the Ma	Policy Ref: S79 Housing Sites in the Market Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Economic 14. Employment				
14.1 Employment	++	The site is approx. 760m from Market Rasen Town Centre. The site is within 1.8km of an existing designated employment area (Market Rasen Industrial Area).		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 920m from the site. The nearest secondary school is located approx. 960m away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Market Rasen.		

Middle Rasen

Site Ref: WL/MIDR/002		Site Address: Gainsborough Road, Middle Rasen (North & West of the Nags Head Public House), Middle Rasen		
Area (ha): 1.21			Settlement Hierarchy Category: Mediun	m Villages
Site Capacity: 21			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without p	permission)		Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2km away in Market Rasen.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Wilkinson Drive play area, Middle Rasen Playing Fields and Middle Rasen Bowling Green).		
		The site is within 1,600m of Churchill Avenue allotments.		
		The site is of a scale which is unlikely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site. The site is located entirely within a BOM area: Ecological Network – Opportunity for Management.		Proposals should avoid development on BOM Opportunity for

Site Ref: WL/MIDR/002	Site Address: Gainsborough Road, Middle Rasen (North & West of
	the Nags Head Public House), Middle Rasen
Area (ha): 1.21	Settlement Hierarchy Category: Medium Villages
Site Capacity: 21	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets. This site lies within the medieval Settlement of Middle Rasen Drax. Earthworks remains of potential settlement from the village are recorded in the Lincolnshire Historic Environment Record.	Heritage impact assessment to consider above and below ground heritage assets. Archaeological evaluation to assess the significance of buried remains.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution		1	

Site Ref: WL/MIDR/002		Site Address: Gainsborough Road, Midthe Nags Head Public House), Middle R	Site Address: Gainsborough Road, Middle Rasen (North & West of		
Area (ha): 1.21		Settlement Hierarchy Category: Medi			
Site Capacity: 21		Greenfield/Brownfield: Greenfield	un villages		
Site Status: New allocation (without p	ormicsion)	Policy Ref: S81 Housing Sites in Mediu	ım Villagas		
Site Status. New anocation (without	Demnission)	Folicy Ref. 361 Housing Sites in Medic	un villages		
CA Objectives	Likely Effects	Commentant	Droposed Mitigation		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.		
8.2 Noise Pollution	/?	The site is immediately adjacent to the A46. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.		
9. Natural Resources – Land Use and S	Soils	1			
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			

		Ta			
Site Ref: WL/MIDR/002			Site Address: Gainsborough Road, Middle Rasen (North & West of		
		the Nags Head Public House), Middle R			
Area (ha): 1.21		Settlement Hierarchy Category: Mediu	ım Villages		
Site Capacity: 21		Greenfield/Brownfield: Greenfield			
Site Status: New allocation (without	permission)	Policy Ref: S81 Housing Sites in Mediu	m Villages		
		· · ·	_		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility					
13.1 Access to services and facilities	-	There is no designated Village Centre in Middle Rasen. There is a bus stop around 60m from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	+	There is a bus stop around 60m from the site. Market Rasen railway station is approx. 2.3km from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.		
Economic					
14. Employment					
14.1 Employment	+	The site is 1.3km from an existing designated employment area (Market Rasen Industrial Area).			
14.2 Education, training and learning	-/?	The nearest primary school is approx. 550m from the site. The nearest secondary school is located approx. 2.5km from the site, in Market Rasen.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate		

		Site Address: Gainsborough Road, Middle Rasen (North & West of the Nags Head Public House), Middle Rasen		
Area (ha): 1.21			Settlement Hierarchy Category: Medi	
Site Capacity: 21			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without	permission)		Policy Ref: S81 Housing Sites in Media	um Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	An increase	ould not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is r	not within a Town or City Centre.	

WL/WIIDR/003			1	
Site Ref: WL/MIDR/003		Site Address: Land west of Church Stre	et, Middle Rasen	
Area (ha): 1.32		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 23			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2km away in Market Rasen.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Wilkinson Drive play area, Middle Rasen Playing Fields and Middle Rasen Bowling Green). The site is within 1,600m of Churchill Avenue allotments. The site is of a scale which is unlikely to provide new		
Environmental		open space on site.		
4. Biodiversity and Green Infrastructu				
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is I	not within 500m of a designated wildlife site. ocated entirely within a BOM area: Ecological Opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that

Site Ref: WL/MIDR/003	Site Address: Land west of Church Street, Middle Rasen
Area (ha): 1.32	Settlement Hierarchy Category: Medium Villages
Site Capacity: 23	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			connectivity of the network is maintained, through
			design or through the
			effective creation of new habitat as part of a
			landscaping scheme.
			Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	-
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Heritage impact assessment to consider
		The site is not within close proximity to any heritage assets.	above and below ground heritage assets.
		This site lies within the medieval Settlement of Middle Rasen Drax. Earthworks remains of potential settlement from the village are recorded in the Lincolnshire Historic Environment Record.	Archaeological evaluation to assess the significance of buried remains.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			<u> </u>

Site Ref: WL/MIDR/003		Site Address: Land west of Church Street, Middle Rasen		
Area (ha): 1.32			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediun	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.		The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not adjacent to the strategic road network. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	-/?	small area to the north within Flood Zone 2. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	There is no	designated Village Centre in Middle Rasen.	Where possible provide new linkages for walking and

Site Ref: WL/MIDR/003		Site Address: Land west of Church Stre	et Middle Rasen	
Area (ha): 1.32			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	iiii viiiages	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
CHO CLAUSE REGIONALIS ARCHITECTURA		reney item continues in mount	Timagee	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
_		There is a bus stop around 180m from the site.	cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop around 180m from the site. Market Rasen railway station is approx. 2.3km from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic 14. Employment				
14.1 Employment	+	The site is 1.3km from an existing designated employment area (Market Rasen Industrial Area).		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 400m from the site. The nearest secondary school is located approx. 2.5km from the site, in Market Rasen.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		

		Site Address: Land west of Church	n Street, Middle Rasen
		Settlement Hierarchy Category: N	Medium Villages
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
Likely Effects	Comment	ary	Proposed Mitigation
0	The site is i	not within a Town or City Centre.	
	Likely Effects		Policy Ref: S81 Housing Sites in N

Site Ref: WL/MIDR/004			Site Address: Land at Brook Cottage, N	/liddle Rasen
Area (ha): 5.17		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 78			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The neares Market Ras	t GP surgery is approx. 2.4km away in en.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Middle Rasen Bowling Green).		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space

O'L - D - C NAU /NAIDD /OOA		Otto Address of and of Decade Octions Ad	Eddle Deces		
Site Ref: WL/MIDR/004			Site Address: Land at Brook Cottage, Middle Rasen		
Area (ha): 5.17			m Villages		
Site Capacity: 78					
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediur	/ledium Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		The site is within 1,200m of Middle Rasen Playing Fields, Coronation Road Play Area, Skatepark and MuGA and Market Rasen Leisure Centre. The site is within 1,600m of Churchill Avenue allotments.	deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.		
		The site is of a scale which could provide a small amount of open space on site.			
Environmental		1 or object above an ever			
4. Biodiversity and Green Infrastructure	2				
,					
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site. The site is located entirely within a BOM area: Ecological Network – Opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	-/?	The site is immediately adjacent to Market Rasen/Middle Rasen Green Wedge.			

Site Ref: WL/MIDR/004	Site Address: Land at Brook Cottage, Middle Rasen
Area (ha): 5.17	Settlement Hierarchy Category: Medium Villages
Site Capacity: 78	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed Water Mill, The Old Vicarage and Grade II* Church of St Peter.	Impact on setting of heritage assets should be assessed and appropriately addressed.
			Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/MIDR/004		Site A	Site Address: Land at Brook Cottage, Middle Rasen		
Area (ha): 5.17			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 78			field/Brownfield: Greenfield	•	
Site Status: Reasonable alternative			Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
		noise pollution would be limited to normal residential activities.			
9. Natural Resources – Land Use and	Soils			<u>I</u>	
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within	a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk		The site has large areas (more than 50%) within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities			ed Village Centre in Middle Rasen. around 580m from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	-	There is a bus stop around 580m from the site. Market Rasen railway station is approx. 2.7km from the site.		Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic	<u>'</u>				
14. Employment					

Site Ref: WL/MIDR/004	Site Address: Land at Brook Cottage, Middle Rasen
Area (ha): 5.17	Settlement Hierarchy Category: Medium Villages
Site Capacity: 78	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	-	Market Rasen Town Centre is approx. 2km from the site. The site is 1.7km from an existing designated	
14.2 Education, training and learning	+/?	employment area (Market Rasen Industrial Area). The nearest primary school is approx. 400m from the site. The nearest secondary school is located approx. 2.5km from the site, in Market Rasen.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

Site Ref: WL/MIDR/008	Ref: WL/MIDR/008 Site Address: Land north of Walesby Road, Market Ra		oad, Market Rasen	
Area (ha): 9.18		Settlement Hierarchy Category: Market	Settlement Hierarchy Category: Market Towns	
Site Capacity: 241				
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
		, , , , , , , , , , , , , , , , , , ,	3 - 1	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1.Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.5km away (Market Rasen surgery).		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Walesby Moor natural and semi-natural greenspace). The site is within 1,200m of Market Rasen Bowls Club and Market Rasen Leisure Centre. The site is within 1,600m of Churchill Avenue allotments.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space	
		The site is of a scale which could provide new open space provision on site.	Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	-/++?	The site is within 500m of Walesby Road Plantation, Market Rasen Northern Washland and Walesby Moor South LWSs. The site is located within a BOM area: Opportunity for Creation.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.	

Site Ref: WL/MIDR/008	Site Address: Land north of Walesby Road, Market Rasen
Area (ha): 9.18	Settlement Hierarchy Category: Market Towns
Site Capacity: 241	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
On Objectives	Linely Lileuts	Commencary	Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	green infrastructure on-site. Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	-/?	The site is within 200m of an AGLV.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			.1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through

ite Ref: WL/MIDR/008		Site Address: Land north of Walesby R	Site Address: Land north of Walesby Road, Market Rasen		
Area (ha): 9.18	ea (ha): 9.18 Settlement Hierarchy Category: Market To				
Site Capacity: 241		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		development may contribute to slight increase in air pollution due to increased car movements.	careful design and construction management methods.		
8.2 Noise Pollution	-/?	The site is within 100m of a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1, with a small area (less than 50%) in Flood Zone 2 and 3 to the north western corner of the site. The site has some surface water risk and development	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
		would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to		

Site Ref: WL/MIDR/008		Site	Address: Land north of Walesby R	oad Market Rasen	
Area (ha): 9.18			Settlement Hierarchy Category: Market Towns		
		enfield/Brownfield: Greenfield	ot 10Wild		
Site Status: Reasonable alternative			cy Ref: S81 Housing Sites in Mediu	m Villages	
One Status. Neasonable alternative		1 011	cy iter. Our modeling offices in wedle	iiii viiiages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
ON OBJOCKIVOS	Enterly Effects	Commentary		limit impacts on surface water.	
13. Transport and Accessibility	1				
13.1 Access to services and facilities	+	The site is approx. 775m from Market Rasen Town Centre. The site is approx. 400m away from a bus stop.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is approx. 400m away from a bus stop. Market Rasen railway station is within 1.2km of the site.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Transport Assessment and Travel Plan.	
Economic					
14. Employment					
14.1 Employment	++	Centre. The site is within	. 775m from Market Rasen Town 1600m of an existing designated (Market Rasen Industrial Area).		

Site Ref: WL/MIDR/008	Site Address: Land north of Walesby Road, Market Rasen
Area (ha): 9.18	Settlement Hierarchy Category: Market Towns
Site Capacity: 241	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.2km from the site. The nearest secondary school is located approx. 1.3km away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Market Rasen.	

Site Ref: WL/MIDR/010		Site Address: Land south-west Middle Rasen	Site Address: Land south-west of Manor Farm, North Street, Middle Rasen	
Area (ha): 1.35		Settlement Hierarchy Categor	y: Market Towns	
Site Capacity: 40	Site Capacity: 40			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites i	n Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would proc range of market and affordable housing to meet current and future housing needs for local people area.	the	
2. Health and Wellbeing	,		,	
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 3km away in Market Rasen.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (F Rase natural and semi-natural greenspace, Midd Rasen to West Rasen green corridor, Wilkinson play area, Middle Rasen playing fields, and Sain St Paul Church). The site is within 1,200m of Middle Rasen Bowlin Green. The site is within 1,600m of Churchill Avenue allowed the site is within 1,600m of Churchill Avenue allowed the site is within 1,600m.	lle Drive t Peter &	
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildli The site is not within a BOM area.	fe site. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/MIDR/010		Site Address: Land south west of Mar	oor Form North Stroot	
Site Rei. WE/MIDR/010		Middle Rasen	Site Address: Land south-west of Manor Farm, North Street,	
Area (ha): 1.35		Settlement Hierarchy Category: Mar	cet Towns	
Site Capacity: 40		Greenfield/Brownfield: Mixed	(et rowns	
Site Status: Reasonable alternative	2	Policy Ref: S81 Housing Sites in Medi	um Villages	
Ole Glatus. Reasonable alternative	,	1 Oney iver. Our modaling offices in wico	um villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
	•		and green infrastructure on- site.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II* listed Church of St Peter.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution	'	'	1	
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods	

Site Ref: WL/MIDR/010		Middle Rasen	Site Address: Land south-west of Manor Farm, North Street, Middle Rasen	
Area (ha): 1.35		Settlement Hierarchy Category: Market	et Towns	
Site Capacity: 40		Greenfield/Brownfield: Mixed	eld: Mixed	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources - Land Use and	Soils			
9.1 Agricultural Land	-	The site is mixed brownfield/greenfield located in Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is mainly located within Flood Zone 1 with a small area (less than 50%) in Flood Zone 2 and 3 to the south west corner.	Development should avoid areas most at risk and use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	

Site Ref: WL/MIDR/010			Site Address: Land south-west of Manor Farm, North Street, Middle Rasen	
Area (ha): 1.35			Settlement Hierarchy Category: Marke	et Towns
Site Capacity: 40			Greenfield/Brownfield: Mixed	ot rowns
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
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SA Objectives	Likely Effects	Comment	arv	Proposed Mitigation
			,	
13.1 Access to services and facilities		There is no designated Village Centre in Middle Rasen. There is a bus stop around 520m from the site.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	There is a bus stop around 520m from the site. Market Rasen railway station is approx. 3.2km from the site.		Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic				
14. Employment				
14.1 Employment	-	Centre. The site is a	approx.2.6km from Market Rasen Town approx. 2.2km from an existing designated t area (Market Rasen Industrial Area).	
		employmen	t area (market itaseri illuustilai Area).	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 400m from the site. The nearest secondary school is located approx. 2.5km from the site, in Market Rasen.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				

Site Ref: WL/MIDR/010			Site Address: Land south-west of Manor Farm, North Street, Middle Rasen Settlement Hierarchy Category: Market Towns	
Area (ha): 1.35				
Site Capacity: 40			Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is i	not within a Town or City Centre.	

Site Ref: WL/MIDR/011		Site Address: Land north of Old Gallame	Site Address: Land north of Old Gallamore Lane, Middle Rasen	
Area (ha): 3.97			Settlement Hierarchy Category: Market Towns	
		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediur	n Villages	
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SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.8km away in Market Rasen.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Middle Rasen Bowling Green and Low Church Road Graveyard). The site is within 1,200m of Middle Rasen Playing Fields, Market Rasen Leisure Centre and Coronation Road Play Area, Skatepark and MuGA. The site is within 1,600m of Churchill Avenue allotments.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site. The site is located entirely within a BOM area: Ecological Network – Opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible.	

Site Ref: WL/MIDR/011	Site Address: Land north of Old Gallamore Lane, Middle Rasen
Area (ha): 3.97	Settlement Hierarchy Category: Market Towns
Site Capacity: 104	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Where this is not possible,
			the development layout
			should ensure that
			connectivity of the network
			is maintained, through
			design or through the
			effective creation of new
			habitat as part of a
4.2 Local Green Space	0	The site is not within a designated Legal Croon Space	landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	/?	The site is located within the Market Rasen/Middle	
		Rasen Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Development should be
			sensitive to nearby heritage
		The site is within 500m of Grade II listed Water Mill and	assets and their setting
		The Old Vicarage.	through appropriate use of
			design, materials, layout, boundary treatments and
			landscaping.
			Impact on setting of
			heritage assets should be
			assessed and appropriately
			addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution		<u> </u>	

Site Ref: WL/MIDR/011		Site Address: Land north of Old Gall	Site Address: Land north of Old Gallamore Lane, Middle Rasen		
Area (ha): 3.97			Settlement Hierarchy Category: Market Towns		
Site Capacity: 104		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Med	Policy Ref: S81 Housing Sites in Medium Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods		
8.2 Noise Pollution	-/?	The site is within 100m of the A46. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk		The southern half of the site is within Flood Zone 1. Around 50% of the site to the north is within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area. Development appropriate St and drainage ensure surface managed.			
13. Transport and Accessibility	1	1	1		
13.1 Access to services and facilities	-	There is no designated Village Centre in Middle Rasen	. Where possible provide new linkages for walking and		

Site Ref: WL/MIDR/011		Site Address: Land north of Old Galla	amore Lane Middle Rasen
Area (ha): 3.97		Settlement Hierarchy Category: Ma	,
Site Capacity: 104		Greenfield/Brownfield: Greenfield	Ret TOWNS
Site Status: Reasonable alternative			lium Villogoo
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Med	lium villages
OA Objectives	1 Harton Efferation	0	Duran and Baltimetica
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		There is a bus stop around 280m from the site.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop around 280m from the site.	Development should
		The elite is a second of the Made of Bases will be	promote the use of
		The site is approx. 2km from Market Rasen railway station.	sustainable modes of
		Station.	transport and improve linkages to these.
			linkages to triese.
			Transport Assessment and Travel Plan.
Economic			
14. Employment			
14.1 Employment	++	The site is approx. 1.7km from Market Rasen Town Centre.	
		The site is around 700m from an existing designated employment area (Market Rasen Industrial Area).	
14.2 Education, training and learning	-/?	The nearest primary school is approx. 530m from the	New development should
= ==============================	, .	site. The nearest secondary school is located approx.	seek to provide improved
		2.5km from the site, in Market Rasen.	cycling, pedestrian and bus
			routes to facilitate
			sustainable access to
			education and training.
15. Local Economy			

Site Ref: WL/MIDR/011	Site Address: Land north of Old Gallamore Lane, Middle Rasen
Area (ha): 3.97	Settlement Hierarchy Category: Market Towns
Site Capacity: 104	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

WL/MIDR/012

Site Ref: WL/MIDR/012		Site Address: Land south of North View Middle Rasen	Site Address: Land south of North View Farm, Lincoln Road, Middle Rasen	
Area (ha): 3.47		Settlement Hierarchy Category: Market	Settlement Hierarchy Category: Market Towns	
Site Capacity: 91		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.8km away in Market Rasen.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Wilkinson Drive play area and Middle Rasen Playing Fields). The site is within 1,200m of Middle Rasen Bowling Green.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area. Development shout to improve habitat and biodiversity the new links with the area and incorporate.		

			T		
Site Ref: WL/MIDR/012			Site Address: Land south of North View Farm, Lincoln Road, Middle Rasen		
Area (ha): 3.47			Settlement Hierarchy Category: Market	et Towns	
Site Capacity: 91			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative)		Policy Ref: S81 Housing Sites in Mediu	m Villages	
				•	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				and green infrastructure on- site.	
4.2 Local Green Space	0	The site is r	not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is r	not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.		Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.	
7. Natural Resources – Water	0	The site is r	not within a Source Protection Zone.		
8. Pollution		·			
8.1 Air Pollution	+	development pollution thredevelopment	further than 1km from an AQMA. New nt would create a short term increase in air rough construction of the site. Once built the nt may contribute to slight increase in air lie to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	/?	New develo	mmediately adjacent to the A46. opment would create short term noise uring the construction phases. Once built ion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	

Site Ref: WL/MIDR/012		Site Address: Land south of North Vie	w Farm. Lincoln Road.
Area (ha): 3.47		Middle Rasen	,,
		Settlement Hierarchy Category: Mark	et Towns
Site Capacity: 91		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medi	um Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area	Development should avoid areas most at risk and use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			
13.1 Access to services and facilities		There is no designated Village Centre in Middle Rasen. There is a bus stop around 440m from the site. Where possible linkages for wa cycling between development a outside of the site.	
13.2 Sustainable travel modes	-	There is a bus stop within 440m of the site. New development sh seek to maximise use	

Site Ref: WL/MIDR/012			Site Address: Land south of North View Middle Rasen	Farm, Lincoln Road,
Area (ha): 3.47			Settlement Hierarchy Category: Market Towns	
Site Capacity: 91			Greenfield/Brownfield: Greenfield	et rowns
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
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SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		Market Rasen railway station is approx. 3.1km from the site.		sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	-	The site is approx. 2.5km from Market Rasen Town Centre.		
		The site is approx. 2.2km from an existing designated employment area (Market Rasen Industrial Area).		
14.2 Education, training and learning	/?	site. The nearest secondary school is located approx. 2.5km from the site, in Market Rasen. seek to provide in cycling, pedestria routes to facilitate sustainable access		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		'		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

WL/MIDR/016

Site Ref: WL/MIDR/016		Site Address: Land north of Gallamore	Site Address: Land north of Gallamore Lane, Market Rasen		
Area (ha): 3.45		Settlement Hierarchy Category: Mark	et Towns		
Site Capacity: 71		Greenfield/Brownfield: Greenfield			
Site Status: Existing allocation		Policy Ref: S79 Housing Sites in the M	larket Towns		
		, , , , , , , , , , , , , , , , , , ,			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Social					
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing					
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.1km away (Market Rasen surgery).			
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (The Brambles amenity space, The Brambles and Foxglove Road play areas and Gallamore Lane Footpath Greenspace). The site is within 1,200m of Market Rasen Bowls Club, Market Rasen Leisure Centre and Coronation Road Play Area, Skatepark and MuGA. The site is within 1,600m of Churchill Avenue allotments	Audit and Assessment 2021.		
Environmental	<u> </u>				
4. Biodiversity and Green Infrastructur	re				
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site. The site is almost entirely within a BOM area: Ecological Network – Opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible.		

Site Ref: WL/MIDR/016	Site Address: Land north of Gallamore Lane, Market Rasen
Area (ha): 3.45	Settlement Hierarchy Category: Market Towns
Site Capacity: 71	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation	Policy Ref: S79 Housing Sites in the Market Towns

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Market Rasen Conservation Area.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/MIDR/016	Site Address: Land north of Gallamore Lane, Market Rasen
Area (ha): 3.45	Settlement Hierarchy Category: Market Towns
Site Capacity: 71	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation	Policy Ref: S79 Housing Sites in the Market Towns
-	

Site Status: Existing allocation		Policy Ref: 579 Housing Sites in the Ma	AIREL IUWIIS
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	/?	The site is immediately adjacent to the A46. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
			Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is mainly located within Flood Zone 1, with a small area (less than 50%) in Flood Zone 2 and 3 to the northern boundary. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
			Appropriate layout avoiding those areas most at risk, design and materials of

Site Ref: WL/MIDR/016		Site Address: Land north of Gallamore Lane, Market Rasen		
Area (ha): 3.45		Settlement Hierarchy Category: Market Towns		
Site Capacity: 71		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation			Policy Ref: S79 Housing Sites in the Ma	arket Towns
J			,	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
		,		development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.
13. Transport and Accessibility				
13.1 Access to services and facilities		Centre.	approx. 790m from Market Rasen Town approx. 570m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-		op is approx. 570m from the site. en railway station is approx. 1.4km from the	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	++	Centre. The site is v	approx. 790m from Market Rasen Town within 100m of an existing designated t area (Market Rasen Industrial Area).	

Site Ref: WL/MIDR/016		Site Address: Land north of Gallamore Lane, Market Rasen		
Area (ha): 3.45			Settlement Hierarchy Category: Mark	et Towns
Site Capacity: 71			Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S79 Housing Sites in the M	larket Towns	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation

15. Local Economy

15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Market Rasen.	

sustainable access to education and training.

WL/MIDR/018

Site Ref: WL/MIDR/018		Site Address: Land east of Caistor Road, Market Rasen		
Area (ha): 16.67		Settlement Hierarchy Category: Market Towns		
Site Capacity: 300		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with permission)		Policy Ref: S79 Housing Sites in the Ma	rket Towns	
, ,	,			
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social			•	
1. Housing	++	++ It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1km away (Market Rasen surgery).		
2.2 Opportunities for healthy lifestyles Environmental 4. Riediversity and Green Infrastructus	++	The site is a Road and T The site is a Market Ras Area, Skate	within 400m of existing open space (The menity spaces and, The Furlongs, Foxglove The Brambles play areas). within 1,200m of Market Rasen Bowls Club, en Leisure Centre and Coronation Road Play epark and MuGA. within 1,600m of Churchill Avenue allotments. of a scale which is expected to provide new	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
4. Biodiversity and Green Infrastructur	r e			
4.1 Conserve and enhance biodiversity and geodiversity	-/++?		within 500m of Walesby Moor South and pad Plantation LWSs.	Development should be designed to avoid the most sensitive parts of designated sites and

Site Ref: WL/MIDR/018	Site Address: Land east of Caistor Road, Market Rasen
Area (ha): 16.67	Settlement Hierarchy Category: Market Towns
Site Capacity: 300	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S79 Housing Sites in the Market Towns

SA Objectives Likely Effects		Commentary	Proposed Mitigation
•		The site is almost entirely within a BOM area: Opportunity for Creation.	incorporate buffers around such parts.
			Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution		<u> </u>	1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through

Site Ref: WL/MIDR/018			Site Address: Land east of Caistor Road, Market Rasen		
Area (ha): 16.67		Settlement Hierarchy Category: Market Towns			
Site Capacity: 300		Greenfield/Brownfield: Greenfield			
Site Status: Existing allocation (with p	permission)		Policy Ref: S79 Housing Sites in the Ma	rket Towns	
				,	
SA Objectives	Likely Effects	Comment		Proposed Mitigation	
			nt may contribute to slight increase in air e to increased car movements.	careful design and construction management methods	
8.2 Noise Pollution	/?	line. New developollution du	mmediately adjacent to the A46 and a railway pment would create short term noise ring the construction phases. Once built ion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources – Land Use and S	oils	-			
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	(less than 5 northern bo	mainly within Flood Zone 1, with a small area 0%) in Flood Zone 2 and 3 along the undary. The site has some surface water risk oment would increase the impermeable the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	

Site Ref: WL/MIDR/018		Site Address: Land east of Caistor Road, Market Rasen		
Area (ha): 16.67			Settlement Hierarchy Category: Market Towns	
Site Capacity: 300		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with permission)		Policy Ref: S79 Housing Sites in the Ma	arket Towns	
,	,			
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	Centre.	approx. 700m from Market Rasen Town ous stop less than 100m from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+		ous stop less than 100m from the site. en railway station is within 1.3km of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	++	The site is a Centre.	approx. 700m from Market Rasen Town	

Site Ref: WL/MIDR/018	Site Address: Land east of Caistor Road, Market Rasen
Area (ha): 16.67	Settlement Hierarchy Category: Market Towns
Site Capacity: 300	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S79 Housing Sites in the Market Towns

	T		T =
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is within 800m of an existing designated employment area (Market Rasen Industrial Area).	
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.1km from the site. The nearest secondary school is located approx. 2km away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Market Rasen.	

Nettleham

Site Ref: WL/NHAM/003		Site Address: Land to the north of King LN2 2PY	Site Address: Land to the north of Kingsway, Nettleham, Lincoln, LN2 2PY	
Area (ha): 5.86		Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 110 Greenfield/Brownfield: Greenfield			<u> </u>	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
range of m		It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.5km away (Nettleham surgery).		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (The Scotches natural and semi-natural greenspace). The site is within 1,200m of Bill Bailey Memorial Playing Fields and play area. The site is within 1,600m of Nettleham allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide new open space or site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021	
Environmental			·	
4. Biodiversity and Green Infrastructu	ire			

Site Ref: WL/NHAM/003	Site Address: Land to the north of Kingsway, Nettleham, Lincoln,
	LN2 2PY
Area (ha): 5.86	Settlement Hierarchy Category: Large Villages
Site Capacity: 110	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Nettleham Conservation Area and Grade II listed building the Dovecote.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	-/?	The site falls within Source Protection Zone 2 and 3.	

Site Ref: WL/NHAM/003		Site Address: Land to the north of King LN2 2PY	Site Address: Land to the north of Kingsway, Nettleham, Lincoln, LN2 2PY	
Area (ha): 5.86		Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 110				
Site Status: Reasonable alternat	ive	Policy Ref: S80 Housing Sites in Large	e Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	/?	The site is immediately adjacent to the A46. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources – Land Use a	and Soils			
9.1 Agricultural Land		The site is greenfield located wholly within Grade 2 Agricultural land.		

Site Ref: WL/NHAM/003		Site Address: Land to the north of King LN2 2PY	Site Address: Land to the north of Kingsway, Nettleham, Lincoln, LN2 2PY	
Area (ha): 5.86		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 110		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1, with small areas (less than 50%) within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility	<u> </u>		тпапауец.	
13.1 Access to services and facilities	-	The site is approx. 690m from the Nettleham Village Centre. The site is less than 50m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is less than 50m away from a bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce	

Site Ref: WL/NHAM/003			Site Address: Land to the north of Kingsway, Nettleham, Lincoln,	
		LN2 2PY		
Area (ha): 5.86		Settlement Hierarchy Category: Large	· Villages	
Site Capacity: 110		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			reliance on private vehicles for short trips.	
			Transport Assessment and Travel Plan.	
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 4.3km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 960m from the site. The nearest secondary school is located approx. 3.5km in Lincoln or Cherry Willingham.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy		,		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres. The occupants of the development are likely to		

Site Ref: WL/NHAM/003			Site Address: Land to the north of Kings LN2 2PY	sway, Nettleham, Lincoln,
Area (ha): 5.86			Settlement Hierarchy Category: Large Villages	
Site Capacity: 110		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		access services and facilities in Lincoln, enhancing the position in the hierarchy.		

Site Ref: WL/NHAM/004		Site Address: Land off Mill Hill Allotments, Nettleham		
Area (ha): 9.53		Settlement Hierarchy Category: Large Villages		
Site Capacity: 179		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commenta	ry	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The nearest (Nettleham s	GP surgery is approx. 500m away urgery).	
2.2 Opportunities for healthy lifestyles	++	The site is wing Palace americand semi-nate Fields, Field area, The Best Cemetery). The site is wing Bill Bailey Mest The site is wing parks and gar	ithin 400m of existing open space (Bishops lity space, The Bishop's Meadow natural stural greenspace, Mulsanne Park Playing Close Skateboard Park, Field Close play lock green corridor and High Street lithin 1,200m of Nettleham Bowling Club and lemorial Playing Fields and play area. In thin 1,600m of Nettleham allotments. In thin 15km (15 mins drive time) of strategic lardens within Lincoln.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructu	re			

4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	-	The site includes a designated Local Green Space to the north west corner of the site.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Nettleham Conservation Area and Bishops Manor Scheduled Monument.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	-/?	The site partly falls within Source Protection Zones 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal

		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and So	oils	1	1
9.1 Agricultural Land		The site is greenfield located in Grade 2 Agricultural land.	
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			T
13.1 Access to services and facilities	+	The site is approx. 150m from Nettleham Village Centre. The site is approx. 650m away from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	The site is approx. 650m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 6km from the site.	

	T		1
14.2 Education, training and learning	+/?	The nearest primary school is approx. 230m from the site. The nearest secondary school is located approx. 3.5km in Lincoln or Cherry Willingham.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	1	.1	,
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres. The occupants of the development are likely to access services and facilities in Lincoln, enhancing the position in the hierarchy.	

Site Ref: WL/NHAM/007		Site Address: Land north of Deepdale	Site Address: Land north of Deepdale Lane, Nettleham	
Area (ha): 7.96		Settlement Hierarchy Category: Cou	Settlement Hierarchy Category: Countryside	
Site Capacity: 179		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	e Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.3km away in Nettleham.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Green Lane and The Scotches natural and semi-natural greenspaces and Nettleham allotments). The site is within 1,200m of Bill Bailey Memorial Playing Fields and play area. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide new open space o site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure)			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider	

Site Ref: WL/NHAM/007	Site Address: Land north of Deepdale Lane, Nettleham
Area (ha): 7.96	Settlement Hierarchy Category: Countryside
Site Capacity: 179	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

	1.11 1. Ecc		Bara
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			area and incorporate habitat
			and green infrastructure on-
			site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to
			create new local green
			space through
			development.
			·
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	Design, scale and siting of
			development could ensure
		The site is within 500m of Nettleham Conservation Area.	any important views are
		There is existing development between the site and this	maintained or where
		heritage asset.	possible enhanced.
			·
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New	The extent of air pollution
		development would create a short term increase in air	resulting from the proposal
		pollution through construction of the site. Once built the	could be minimised through
		development may contribute to slight increase in air	careful design and
		pollution due to increased car movements.	construction management
		political add to increased cal movements.	methods.
			metrodo.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road	The extent of noise pollution
	1	network or a railway line.	resulting from the proposal
		New development would create short term noise	could be minimised through
		pollution during the construction phases. Once built	careful design and
		polition daming the construction phases. Office built	Journal acoign and

Site Ref: WL/NHAM/007		Site Address: Land north of Deepdale	Lane Nettleham	
Area (ha): 7.96			Settlement Hierarchy Category: Countryside	
Site Capacity: 179		Greenfield/Brownfield: Greenfield	.,	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		noise pollution would be limited to normal residential activities.	construction management methods.	
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land		The site is greenfield located in Grade 2 Agricultural land.		
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 830m from Nettleham Village Centre. The site is approx. 160m away from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is approx. 160m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				

Site Ref: WL/NHAM/007	Site Address: Land north of Deepdale Lane, Nettleham
Area (ha): 7.96	Settlement Hierarchy Category: Countryside
Site Capacity: 179	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14. Employment	•	-	
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 3.5km from the site.	
14.2 Education, training and learning	-/?	The nearest primary school is approx. 750m from the site. The nearest secondary school is located approx. 3.5km away from the site, in Cherry Willingham or Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.	

Site Ref: WL/NHAM/008		Site Address: Land off High Leas, Nettle	Site Address: Land off High Leas, Nettleham	
Area (ha): 7.76		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 145		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large \	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++ It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	+	The nearest GP surgery is approx. 600m away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bill Bailey Memorial Playing Fields and play area and Larch Avenue play area). The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club and Field Close Skateboard Park. The site is within 1,600m of Nettleham Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021	
Environmental				
4. Biodiversity and Green Infrastructur	e			

Site Ref: WL/NHAM/008	Site Address: Land off High Leas, Nettleham
Area (ha): 7.76	Settlement Hierarchy Category: Large Villages
Site Capacity: 145	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
4.1 Conserve and enhance biodiversity and geodiversity 0/?		The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Nettleham Conservation Area. There is existing development between the site and this heritage asset.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.		
8. Pollution	. L			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	

Site Ref: WL/NHAM/008	Site Address: Land off High Leas, Nettleham
Area (ha): 7.76	Settlement Hierarchy Category: Large Villages
Site Capacity: 145	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources - Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield located mainly within Grade 3 Agricultural land.	
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located mainly within Flood Zone 1, with a very small area to the south in Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.
			Development should use appropriate SuDs, layout and drainage strategies to

Site Ref: WL/NHAM/008		Site Address: Land off High Leas, Nettleham		
Area (ha): 7.76		Settlement Hierarchy Category: Large Villages		
Site Capacity: 145		Greenfield/Brownfield: Greenfield	-	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-		approx. 590m from Nettleham Village Centre. approx. 200m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is approx. 200m away from a bus stop.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 6 km from the site.		
14.2 Education, training and learning 15. Local Economy	/?	The nearest primary school is approx. 900m from the site. The nearest secondary school is located approx. 3.5km away from the site, in Cherry Willingham or Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.

Site Ref: WL/NHAM/008	Site Address: Land off High Leas, Nettleham
Area (ha): 7.76	Settlement Hierarchy Category: Large Villages
Site Capacity: 145	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.	

Site Ref: WL/NHAM/009		Site Address: La Nettleham	Site Address: Land north of The Hawthorns & Larch Avenue, Nettleham	
Area (ha): 6.19	Area (ha): 6.19 Settlement Hierarchy Category: Large Village		Villages	
Site Capacity: 116		Greenfield/Brow	nfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 I	Housing Sites in Large \	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The nearest GP surgery is appro	ox. 600m away in	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bill Bailey Memorial Playing Fields and Larch Avenue play area). The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club, Field Close Skateboard		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central
		Park and Bill Bailey Memorial pla	ay area.	Lincolnshire Open Space Audit and Assessment 2021
		The site is within 1,600m of Nett	leham Allotments.	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
		The site is of a scale likely to prosite.	ovide new open space on	
Environmental				
4. Biodiversity and Green Infrastructure	re			

Site Ref: WL/NHAM/009			Site Address: Land north of The Hawthorns & Larch Avenue, Nettleham	
Area (ha): 6.19			Settlement Hierarchy Category: Large	e Villages
Site Capacity: 116			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
4.1 Conserve and enhance biodiversity	0/?	The site is not within 500m of a designated wildlife site.		Development should seel

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages
		The site not within a BOM area.	and biodiversity through
			new links with the wider
			area and incorporate habitat and green infrastructure on-
			site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to
			create new local green space through
			development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	Design, scale and siting of
			development could ensure
		The site is not within close proximity to any heritage	any important views are maintained or where
		assets.	possible enhanced.
			position of mainteen
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New	The extent of air pollution
		development would create a short term increase in air	resulting from the proposal
		pollution through construction of the site. Once built the	could be minimised through
		development may contribute to slight increase in air pollution due to increased car movements.	careful design and
		Politilon due lo increased car movements.	

Site Ref: WL/NHAM/009		Site Address: Land north of The Hawth Nettleham	Site Address: Land north of The Hawthorns & Larch Avenue, Nettleham		
Area (ha): 6.19		Settlement Hierarchy Category: Large	Villages		
Site Capacity: 116		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages		
	T				
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
			construction management methods.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils		1		
9.1 Agricultural Land	-	The site is greenfield located in mainly Grade 3 Agricultural land.			
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1, with areas of the site in Flood Zone 2 and 3 to the northern boundary. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.		

Site Ref: WL/NHAM/009		Site Address: Land north of The Hawthorns & Larch Avenue, Nettleham			
Area (ha): 6.19	Area (ha): 6 19		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 116			Greenfield/Brownfield: Greenfield	· magoo	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-		approx. 700m from Nettleham Village Centre.	Where possible provide new linkages for walking and	
		The site is a	approx. 200m away from a bus stop.	cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is a	approx. 200m away from a bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic		•			
14. Employment					
14.1 Employment			t designated employment site (Outer Circle byment Area) is in Lincoln approx. 6 km from		

Site Ref: WL/NHAM/009 Area (ha): 6.19			Site Address: Land north of The Hawth Nettleham Settlement Hierarchy Category: Large	·
Site Capacity: 116			Greenfield/Brownfield: Greenfield	<u> </u>
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	tary	Proposed Mitigation
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.1km from the site. The nearest secondary school is located approx. 3.5km away from the site, in Cherry Willingham or Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	An increase	ould not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.		

Site Ref: WL/NHAM/010		Site Address: Land off Larch Avenue (r	Site Address: Land off Larch Avenue (rear of 67 Sudbrooke Lane),	
Area (ha): 2.44		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 46		Greenfield/Brownfield: Greenfield	Villagoo	
Site Status: New allocation (without pe	ermission)	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commontary	Droposed Mitigation	
SA Objectives Social	Likely Effects	Commentary	Proposed Mitigation	
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing			1	
2.1 Access to healthcare facilities	++	The nearest GP surgery is approx. 300m away.		
2.2 Opportunities for healthy lifestyles ++		The site is within 400m of existing open space (Larch Avenue play area, Nettleham Bowling Club and Mulsanne Park Playing Fields).	Development should seek to provide new, and/or improve links to, existing open space, taking into	
		The site is within 1,200m of Field Close Skateboard Park and Bill Bailey Memorial Playing Fields and play area.	account open space deficiencies in the Central Lincolnshire Open Space	
		The site is within 1,600m of Nettleham Allotments.	Audit and Assessment 2021.	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.	202	
		The site is of a scale likely to provide a small amount of new open space on site.		
Environmental				

Site Ref: WL/NHAM/010		Site Address	Site Address: Land off Larch Avenue (rear of 67 Sudbrooke Lane),		
	Nettleham		,,		
Area (ha): 2.44		Settlement H	ierarchy Category: Large	villages	
Site Capacity: 46			rownfield: Greenfield		
Site Status: New allocation (without)	permission)	Policy Ref: S	80 Housing Sites in Large	Villages	
,					
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.		Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		Potential opportunities to create new local green space through development.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.		Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.			
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km f development would create a pollution through construction development may contribute pollution due to increased ca	short term increase in air n of the site. Once built the to slight increase in air	The extent of air pollution resulting from the proposal could be minimised through careful design and	

Site Ref: WL/NHAM/010		Site Address: Land off Larch Avenue	(rear of 67 Sudbrooke Lane).		
		Nettleham	,		
Area (ha): 2.44	Area (ha): 2.44		ge Villages		
Site Capacity: 46 Greenfield/Brownfield: Greenfield			<u> </u>		
Site Status: New allocation (without	permission)	Policy Ref: S80 Housing Sites in Lar	ge Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
			construction management methods.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic ro network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land		The site is greenfield located mainly within Grade 2 Agricultural land.			
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The sit has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility	•	•			
13.1 Access to services and facilities	-	The site is approx. 860m from Nettleham Village Centr The site is approx. 150m away from the nearest bus stop.	linkages for walking and cycling between new development and facilities outside of the site area.		

Site Ref: WL/NHAM/010		· · · · · · · · · · · · · · · · · · ·	Site Address: Land off Larch Avenue (rear of 67 Sudbrooke Lane),	
	Nettleham			
Area (ha): 2.44		Settlement Hierarchy Category: Larg	e Villages	
Site Capacity: 46		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without	permission)	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	The site is approx. 150m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle		
14.1 Employment		Road Employment Area) is in Lincoln approx. 4.4 km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 800m from the site. The nearest secondary school is located approx. 2.5km away from the site, in Cherry Willingham or 3.5km in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing		

Site Ref: WL/NHAM/010			Site Address: Land off Larch Avenue (r Nettleham	ear of 67 Sudbrooke Lane),
Area (ha): 2.44		Settlement Hierarchy Category: Large Villages		
Site Capacity: 46		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without permission)		Policy Ref: S80 Housing Sites in Large Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		businesses	. Occupants are likely to access services	
		within Linco	ıln.	

Site Ref: WL/NHAM/011		Site	Site Address: East of Brookfield Avenue, Nettleham, Lincoln	
Area (ha): 3.04			Settlement Hierarchy Category: Large Villages	
Site Capacity: 57			enfield/Brownfield: Greenfield	
Site Status: New allocation (without	permission)	Pol	icy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The nearest GP	surgery is approx. 500m away.	
2.2 Opportunities for healthy lifestyles	++	The nearest GP surgery is approx. 500m away. The site is within 400m of existing open space (Larch Avenue play area, and Bill Bailey Memorial Playing Fields and play area). The site is within 1,200m of Nettleham Bowling Club, Mulsanne Park Playing Fields Field Close Skateboard Park and. The site is within 1,600m of Nettleham Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide a small amount of new open space on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2027
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/NHAM/011	Site Address: East of Brookfield Avenue, Nettleham, Lincoln
Area (ha): 3.04	Settlement Hierarchy Category: Large Villages
Site Capacity: 57	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider
			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Nettleham Conservation Area. There is existing development between the site and this heritage asset.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	1	'	
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/NHAM/011	Site Address: East of Brookfield Avenue, Nettleham, Lincoln
Area (ha): 3.04	Settlement Hierarchy Category: Large Villages
Site Capacity: 57	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

Commentary

Likely Effects

SA Objectives

8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	careful design and construction management methods.
9. Natural Resources – Land Use and S	oils		
9.1 Agricultural Land		The site is greenfield located mainly within Grade 2 Agricultural land.	
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The north of the site abuts Nettleham Beck. The site is mainly within Flood Zone 1, with some of the site (less than 50%) in Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.

Proposed Mitigation

Site Ref: WL/NHAM/011	Site Address: East of Brookfield Avenue, Nettleham, Lincoln
Area (ha): 3.04	Settlement Hierarchy Category: Large Villages
Site Capacity: 57	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13. Transport and Accessibility		-	
13.1 Access to services and facilities	+	The site is approx. 400m from Nettleham Village Centre. The site is within 100m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is within 100m from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			•
14. Employment			
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 5km from the site.	
14.2 Education, training and learning	-/?	The nearest primary school is approx. 770m from the site. The nearest secondary school is located approx. 3km away from the site, in Cherry Willingham or 3.5km in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.

Site Ref: WL/NHAM/011	Site Address: East of Brookfield Avenue, Nettleham, Lincoln
Area (ha): 3.04	Settlement Hierarchy Category: Large Villages
Site Capacity: 57	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.	

Site Ref: WL/NHAM/012		Site Address: Land north of Sudbrooke	Site Address: Land north of Sudbrooke Lane, Nettleham	
Area (ha): 5.13		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 96		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++ It is likely that new growth in this area would produc range of market and affordable housing to meet the current and future housing needs for local people in area.			
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	+	The nearest GP surgery is approx. 600m away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Larch Avenue play area). The site is within 1,200m of Nettleham Bowling Club, Mulsanne Park Playing Fields, Field Close Skateboard Park and Bill Bailey Memorial Playing Fields and play area. The site is within 1,600m of Nettleham Allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	e			

Site Ref: WL/NHAM/012	Site Address: Land north of Sudbrooke Lane, Nettleham
Area (ha): 5.13	Settlement Hierarchy Category: Large Villages
Site Capacity: 96	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is not within 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/NHAM/012			Site Address: Land north of Sudbrooke	Lane, Nettleham	
Area (ha): 5.13			Settlement Hierarchy Category: Large Villages		
Site Capacity: 96			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages	
			,		
SA Objectives	Likely Effects	Commenta	ary	Proposed Mitigation	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	Soils				
9.1 Agricultural Land		The site is g Agricultural	reenfield located mainly within Grade 2 land.		
9.2 Minerals Resource		The site is w Area.	vithin a Limestone Mineral Safeguarding		
12. Climate Change Adaptation and Flood Risk	+	some surfac	entirely within Flood Zone 1. The site has be water risk and development would a impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-		pprox. 950m from Nettleham Village Centre. us stop 220m from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a b	us stop 220m from the site.	New development should seek to maximise use of	

Site Ref: WL/NHAM/012		Site Address: Land north of Sudbrooke	Lane Nettleham		
Area (ha): 5.13			Settlement Hierarchy Category: Large Villages		
Site Capacity: 96		Greenfield/Brownfield: Greenfield	vinagoo		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villanes		
One Status: reasonable alternative		1 Oney iter. 500 Housing ones in Earge	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
	Zinoiy Zinois	Commonary	sustainable modes of transport and reduce reliance on private vehicles for short trips.		
Economic					
14. Employment					
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 4.5km from the site.			
14.2 Education, training and learning	/?	The nearest primary school is approx. 990m from the site. The nearest secondary school is located approx. 2.5km away from the site, in Cherry Willingham or 3.5km in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.			

Site Ref: WL/NHAM/013		Site Addres	Site Address: Land at and adjacent to 40 Lodge Lane, Nettleham	
Area (ha): 0.74		Settlement	Settlement Hierarchy Category: Large Villages	
Site Capacity: 16		Greenfield/E	Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref:	S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The nearest GP surgery is approx. 300m away.		
2.2 Opportunities for healthy lifestyles	+	parks and gardens within L	te Skateboard Park and Ids). f Nettleham Bowling Club, aying Fields and play area. f Nettleham Allotments. mins drive time) of strategic	
Environmental 4. Biodiversity and Green Infrastructure	ra			
4. Diodiversity and Green infrastructur	-			

Site Ref: WL/NHAM/013	Site Address: Land at and adjacent to 40 Lodge Lane, Nettleham
Area (ha): 0.74	Settlement Hierarchy Category: Large Villages
Site Capacity: 16	Greenfield/Brownfield: Mixed
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	•		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/NHAM/013		Site Address: Land at and adjacent to 40 Lodge Lane, Nettleham			
Area (ha): 0.74			Settlement Hierarchy Category: Large Villages		
Site Capacity: 16			Greenfield/Brownfield: Mixed		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	/illages	
SA Objectives	Likely Effects	Comment		Proposed Mitigation	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land			nixed greenfield/brownfield located within ricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is lo	ocated entirely within Flood Zone 1.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-		approx. 1.1km from Nettleham Village Centre. approx. 380m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is a stop.	approx. 380m away from the nearest bus	New development should seek to maximise use of sustainable modes of transport and reduce	

Site Ref: WL/NHAM/013		Si	te Address: Land at and adjacent to 4	40 Lodge Lane, Nettleham	
Area (ha): 0.74			Settlement Hierarchy Category: Large Villages		
Site Capacity: 16			reenfield/Brownfield: Mixed		
Site Status: Reasonable alternative		Po	plicy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
				reliance on private vehicles for short trips.	
Economic 44 Franciscope					
14. Employment					
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 4km from the site.			
14.2 Education, training and learning	/?	The nearest prii site. The neares 2km away from in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
15. Local Economy				,	
15.1 Encourage and support local economy	0		not result in the loss of employment land. dwellings would increase the footfall of businesses.		
15.2 Protect and enhance hierarchy of centres	0	new developme facilities, leading	vithin a City or Town Centre. However, ent would increase the use of existing g to possible expansion of existing cupants are likely to access services		

Site Ref: WL/NHAM/016		Site Address: Land north of Wragby Ro	Site Address: Land north of Wragby Road East, North Greetwell		
Area (ha): 76.15			Settlement Hierarchy Category: Small Villages		
Site Capacity: 914		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Social	·				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing					
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 850m away in Nettleham.			
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Mulsanne Park Playing Fields). The site is within 1,200m of Nettleham Bowling Club and Field Close Skateboard Park. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide new open space provision on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.		
Environmental					
4. Biodiversity and Green Infrastructu	re				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat		

Site Ref: WL/NHAM/016	Site Address: Land north of Wragby Road East, North Greetwell
Area (ha): 76.15	Settlement Hierarchy Category: Small Villages
Site Capacity: 914	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S82 Housing Sites in Small Villages

CA Objectives	Likely Effects	Commentant	Dranged Mitigation
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure on-
			site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to
			create new local green
			space through
			development.
5. Landscape and Townscape	-/?	The site is adjacent to the Burton to Nettleham Green	
·		Wedge Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	Design, scale and siting of
6. Built and Historic Environment	0/ !	There are no heritage assets within the site boundary.	development could ensure
		The site is not within close proximity to any heritage	any important views are
		assets.	maintained or where
			possible enhanced.
			'
7. Natural Resources – Water	-/?	The site is within Source Protection Zone 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New	The extent of air pollution
6.1 All 1 Glidtloff	т	development would create a short term increase in air	resulting from the proposal
		pollution through construction of the site. Once built the	could be minimised through
		development may contribute to slight increase in air	careful design and
		pollution due to increased car movements.	construction management
			methods.
8.2 Noise Pollution	/?	The site is immediately adjacent to the A158.	The extent of noise pollution
			resulting from the proposal
			could be minimised through

Site Ref: WL/NHAM/016			Site Address: Land north of Wragby R	oad East, North Greetwell
Area (ha): 76.15			Settlement Hierarchy Category: Small Villages	
Site Capacity: 914			Greenfield/Brownfield: Greenfield	<u> </u>
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small	Villages
				<u> </u>
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			·
9.1 Agricultural Land		The site is mainly greenfield located in Grade 2 Agricultural land with a small portion in the east of the site within Grade 3.		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	Centre (Car	approx. 1.4km from the nearest designated lton Centre/ Wragby Road District Centre). vithin 50m of the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is v	vithin 50m of the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.

		1			
Site Ref: WL/NHAM/016			Site Address: Land north of Wragby Road East, North Greetwell		
Area (ha): 76.15			Settlement Hierarchy Category: Small	Villages	
Site Capacity: 914			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small	Villages	
SA Objectives	Likely Effects	Commentar	у	Proposed Mitigation	
Economic					
14. Employment					
14.1 Employment	-		lesignated employment site (Outer Circle		
			ment Area) is in Lincoln approx. 1.6km		
		from the site.			
440.51	/0	- ·			
14.2 Education, training and learning	-/?		rimary school is approx. 1.8km from the	New development should	
			am. The nearest secondary school is x. 1.5km away from the site, in Cherry	seek to provide improved cycling, pedestrian and bus	
			2.5km in Lincoln.	routes to facilitate	
		vviiiiiigilaili oi	Z.JKIII III LIIIGOIII.	sustainable access to	
				education and training.	
15. Local Economy				3	
15.1 Encourage and support local	0	The site would	d not result in the loss of employment land.		
economy			n dwellings would increase the footfall of		
		local shops and businesses.			
15.2 Protect and enhance hierarchy of	0 The site is not within a City or Town Centre. However,				
centres			nent would increase the use of existing		
	facilities, leading to possible expansion of				
			Occupants are likely to access services		
		within Lincoln			

A (I .) 0.70	Site Ref: WL/NHAM/018		Site Address: Neighbourhood Plan Allocation C - East of Brookfield Avenue, North of The Hawthorns, Nettleham	
Area (ha): 2.79		Settlement Hierarchy Category: Large	•	
Site Capacity: 63		Greenfield/Brownfield: Greenfield	· magee	
Site Status: Existing allocation (with per	mission)	Policy Ref: S80 Housing Sites in Large	Villages	
	·			
	ikely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The nearest GP surgery is approx. 400m away in Nettleham.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Larch Avenue Play Area, Nettleham Bowling Club and Bill Bailey Memorial Playing Fields).	Development should seek to provide new, and/or improve links to, existing open space, taking into	
		The site is within 1,200m of Mulsanne Park Playing Fields, Bill Bailey Memorial play area and Field Close Skateboard Park.	account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment	
		The site is within 1,600m of Nettleham allotments.	2021.	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
		The site is of a scale which may provide a small amount of new open space on site.		
Environmental 4. Biodiversity and Green Infrastructure				

Site Ref: WL/NHAM/018		Site Address: Neighbo	Site Address: Neighbourhood Plan Allocation C - East of	
		Brookfield Avenue, No	rth of The Hawthorns, Nettleham	
Area (ha): 2.79		Settlement Hierarchy	Settlement Hierarchy Category: Large Villages	
Site Capacity: 63		Greenfield/Brownfield	Greenfield/Brownfield: Greenfield	
Site Status: Existing allocat	ion (with permission)	Policy Ref: S80 Housi	Policy Ref: S80 Housing Sites in Large Villages	
_	·			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages
		The site not within a BOM area.	and biodiversity through
			new links with the wider
			area and incorporate habitat and green infrastructure on-
			site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to
			create new local green space through
			development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	Design, scale and siting of
			development could ensure
		The site is within 500m of Nettleham Conservation Area.	any important views are
		There is existing development between the site and this heritage asset.	maintained or where possible enhanced.
		Homago associ	possible emidificed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			L
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New	The extent of air pollution
		development would create a short term increase in air	resulting from the proposal
		pollution through construction of the site. Once built the	could be minimised through
		development may contribute to slight increase in air pollution due to increased car movements.	careful design and
		politition due to increased car movements.	

Site Ref: WL/NHAM/018 Area (ha): 2.79			Site Address: Neighbourhood Plan Allocation C - East of Brookfield Avenue, North of The Hawthorns, Nettleham		
			ettlement Hierarchy Category: Large reenfield/Brownfield: Greenfield	Villages	
	Site Capacity: 63				
Site Status: Existing allocation (with	permission)	Pe	Policy Ref: S80 Housing Sites in Large Villages		
	-	-			
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
				construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils	,			
9.1 Agricultural Land		The site is gree Agricultural land	nfield located wholly within Grade 2 d.		
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities		The site is approx. 1.1km from Nettleham Village Centre. The site is approx. 420m away from the nearest bus stop.		Where possible provide new linkages for walking and cycling between new	

		1			
Site Ref: WL/NHAM/018			Site Address: Neighbourhood Plan Allocation C - East of		
		·	Brookfield Avenue, North of The Hawthorns, Nettleham		
Area (ha): 2.79		Settlement Hierarchy Category: Large	Villages		
Site Capacity: 63		Greenfield/Brownfield: Greenfield			
Site Status: Existing allocation (with	permission)	Policy Ref: S80 Housing Sites in Large	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
			development and facilities outside of the site area.		
13.2 Sustainable travel modes	-	The site is approx. 420m away from the nearest bus stop. Lincoln railway station is beyond 1600m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.		
Facusaria			Transport Statement.		
Economic 14 Employment					
14. Employment					
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 4.7km from the site.			
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.1km from the site. The nearest secondary school is located approx. 2.5km away from the site, in Cherry Willingham or 3.5km in Lincoln.			
15. Local Economy		1			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			

Site Ref: WL/NHAM/018			Site Address: Neighbourhood Plan Allocation C - East of Brookfield Avenue, North of The Hawthorns, Nettleham		
Area (ha): 2.79		·	Settlement Hierarchy Category: Large Villages Greenfield/Brownfield: Greenfield		
Site Capacity: 63		Greenfield/Brownfield: Greenfiel			
Site Status: Existing allocation (with	permission)	Policy Ref: S80 Housing Sites in	Policy Ref: S80 Housing Sites in Large Villages		
	,				
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access service within Lincoln.	g		

Site Ref: WL/NHAM/020		Site Address: Land east of Lodge L	ane, north of no.40, Nettleham
Area (ha): 1.38		Settlement Hierarchy Category: La	rge Villages
Site Capacity: 29		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in La	rge Villages
	T		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	It is likely that new growth in this area would produce range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing	1		
2.1 Access to healthcare facilities	++	The nearest GP surgery is approx. 300m away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Field Close play area, Field Close Skateboard Park and Mulsanne Park Playing Fields). The site is within 1,200m of Nettleham Bowling Club, and Bill Bailey Memorial Playing Fields and play area. The site is within 1,600m of Nettleham Allotments. The site is within 15km (15 mins drive time) of strateg parks and gardens within Lincoln. The site is of a scale unlikely to provide new open spanning.	ic
Environmental			
4. Biodiversity and Green Infrastructu	re		

Site Ref: WL/NHAM/020	Site Address: Land east of Lodge Lane, north of no.40, Nettleham
Area (ha): 1.38	Settlement Hierarchy Category: Large Villages
Site Capacity: 29	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution		1	1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/NHAM/020		Site Address: Land east of Lodge Lane, north of no.40, Nettleham			
Area (ha): 1.38			Settlement Hierarchy Category: Large Villages		
Site Capacity: 29			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	√illages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	Soils				
9.1 Agricultural Land		The site is gland.	reenfield located within Grade 2 Agricultural		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is lo	ocated entirely within Flood Zone 1.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility		1		, <u></u>	
13.1 Access to services and facilities	-		approx. 1.1km from Nettleham Village Centre. approx. 380m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is a stop.	approx. 380m away from the nearest bus	New development should seek to maximise use of sustainable modes of	

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Site Ref: WL/NHAM/020			Site Address: Land east of Lodge Lane, north of no.40, Nettleham	
Area (ha): 1.38			Settlement Hierarchy Category: Large Villages	
Site Capacity: 29			eenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Po	licy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
				transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 4km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.1 km from the site. The nearest secondary school is located approx. 2km away from the site, in Cherry Willingham or 3.5km in Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	new development facilities, leading	rithin a City or Town Centre. However, int would increase the use of existing g to possible expansion of existing cupants are likely to access services	

Site Ref: WL/NHAM/022		Site Address: Land south	Site Address: Land south of A158, east of Lilford Road	
Area (ha): 1.20		Settlement Hierarchy Cat	Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 41		Greenfield/Brownfield: G	reenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing S	Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area wou range of market and affordable housing to current and future housing needs for local area.	meet the	
2. Health and Wellbeing	1		,	
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 850m a (Glebe Park surgery)	way in Lincoln	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open sp Road amenity space and Hawthorn Road particles. The site is within 1,200m of King George For The site is within 15km (15 mins drive time parks and gardens within Lincoln. The site is of a scale unlikely to provide ne on site.	Playing Field of strategic	
Environmental				
4. Biodiversity and Green Infrastructur	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/NHAM/022	Site Address: Land south of A158, east of Lilford Road
Area (ha): 1.20	Settlement Hierarchy Category: Lincoln Urban Area
Site Capacity: 41	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	-/?	The site is adjacent to the Burton to Nettleham Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	-/?	The site is within Source Protection Zone 2 and 3.	
8. Pollution	l		l
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	The site is immediately adjacent to the A158 and A46. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/NHAM/022		Site Address: Land south of A158, east of Lilford Road			
Area (ha): 1.20		Settlement Hierarchy Category: Lincoln Urban Area			
Site Capacity: 41		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
		noise pollut activities.	ion would be limited to normal residential	construction management methods.	
				Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources – Land Use and S	Soils				
9.1 Agricultural Land		The site is gland.	greenfield located within Grade 2 Agricultural		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site has	ocated entirely within Flood Zone 1. s some surface water risk and development ase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-	Centre (Car	approx. 1km from the nearest designated lton Centre/ Wragby Road). approx. 290m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

Site Ref: WL/NHAM/022		Site Address: Land south of A158, eas	Site Address: Land south of A158, east of Lilford Road		
Area (ha): 1.20		Settlement Hierarchy Category: Linco	Settlement Hierarchy Category: Lincoln Urban Area		
Site Capacity: 41		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages		
		, , , , , , , , , , , , , , , , , , ,			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
13.2 Sustainable travel modes	+	The site is approx. 290m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.		
Economic					
14. Employment					
14.1 Employment	+	The nearest designated employment site (Outer Circle Road Employment Area) is approx. 1.2km from the site.			
14.2 Education, training and learning	-/?	The nearest primary school is approx. 1.6km from the site. The nearest secondary school is located approx. 1.5km in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.			

Site Ref: WL/NHAM/024		Site Address: Land north of Lechler C	Site Address: Land north of Lechler Close, Nettleham	
Area (ha): 6.81		Settlement Hierarchy Category: Larg	Settlement Hierarchy Category: Large Villages	
Site Capacity: 128		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	e Villages	
		, , ,	-	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.2km away in Nettleham.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bill Bailey Memorial Playing Fields and play area). The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club and, Field Close Skateboard Park. The site is within 1,600m of Nettleham allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which may provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages	

Site Ref: WL/NHAM/024	Site Address: Land north of Lechler Close, Nettleham
Area (ha): 6.81	Settlement Hierarchy Category: Large Villages
Site Capacity: 128	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Nettleham Conservation Area. There is existing development between the site and this heritage asset.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	1	,	
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/NHAM/024		Site Address: Land north of Lechler Close, Nettleham		
Area (ha): 6.81			Settlement Hierarchy Category: Large Villages	
Site Capacity: 128		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large \	/illages
SA Objectives	Likely Effects	Commenta		Proposed Mitigation
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils	- 1		
9.1 Agricultural Land		The site is g land.	reenfield located in Grade 2 Agricultural	
9.2 Minerals Resource		The site is w Area.	vithin a Limestone Mineral Safeguarding	
12. Climate Change Adaptation and Flood Risk	+	has some su	ocated entirely within Flood Zone 1. The site urface water risk and development would impermeable footprint of the area.	
13. Transport and Accessibility	•			
13.1 Access to services and facilities	-	Centre.	pprox. 600m from Nettleham Village local pprox. 375m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is a stop.	pprox. 375m away from the nearest bus	New development should seek to maximise use of sustainable modes of

Site Ref: WL/NHAM/024		Cite Address I and north of Looklay Cla	and Nottleham	
			Site Address: Land north of Lechler Close, Nettleham	
Area (ha): 6.81		Settlement Hierarchy Category: Large	villages	
Site Capacity: 128		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 5km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1km from the site. The nearest secondary school is located approx. 3.5km away from the site, in Cherry Willingham or Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.		

WL/NHAM/024A

Site Ref: WL/NHAM/024A		Site Address: Land north of Lechler Close, Nettleham		
Area (ha): 3.84		Settlement Hierarchy Category: Large Villages		
Site Capacity: 72		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without p	permission)		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The neares Nettleham.	t GP surgery is approx. 1.2km away in	
2.2 Opportunities for healthy lifestyles	++	The site is well as the si	within 400m of existing open space (Bill norial Playing Fields and play area). within 1,200m of Mulsanne Park Playing leham Bowling Club and, Field Close I Park. within 1,600m of Nettleham allotments. within 15km (15 mins drive time) of strategic gardens within Lincoln. of a scale which may provide a small amount in space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructur				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is r	not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages

Site Ref: WL/NHAM/024A			Site Address: Land north of Lechler Close, Nettleham	
Area (ha): 3.84	rea (ha): 3.84		Settlement Hierarchy Category: Large	Villages
Site Capacity: 72			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without	permission)		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		The site not within a BOM area.		and biodiversity through new links with the wider area and incorporate habital and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	0/?	The site is v	o heritage assets within the site boundary. within 500m of Nettleham Conservation Area. sting development between the site and this set.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.

8. Pollution

7. Natural Resources - Water

8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management
		political due to increased car movements.	methods.

The site is not within a Source Protection Zone.

Site Ref: WL/NHAM/024A			Site Address: Land north of Lechler Clo	se, Nettleham	
Area (ha): 3.84			Settlement Hierarchy Category: Large Villages		
Site Capacity: 72			Greenfield/Brownfield: Greenfield	_	
Site Status: New allocation (without p	permission)		Policy Ref: S80 Housing Sites in Large	/illages	
SA Objectives	Likely Effects	Comment		Proposed Mitigation	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	Soils	1			
9.1 Agricultural Land		The site is gland.	greenfield located in Grade 2 Agricultural		
9.2 Minerals Resource		The site is v Area.	within a Limestone Mineral Safeguarding		
12. Climate Change Adaptation and Flood Risk	+	has some s	ocated entirely within Flood Zone 1. The site urface water risk and development would e impermeable footprint of the area.		
13. Transport and Accessibility					
13.1 Access to services and facilities	-	Centre.	approx. 600m from Nettleham Village local approx. 375m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is a stop.	approx. 375m away from the nearest bus	New development should seek to maximise use of sustainable modes of	

Oit - D - C - M/L /NILLA B # /OO 4 A		Otto Address 1 1 (1 C) 11 Ot	NI-((I-I	
Site Ref: WL/NHAM/024A			Site Address: Land north of Lechler Close, Nettleham	
Area (ha): 3.84		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 72		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without	permission)	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 5km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1kmm from the site. The nearest secondary school is located approx. 3.5km away from the site, in Cherry Willingham or Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy			-	
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.		

Site Ref: WL/NHAM/025		Site Address: Land west of Aima Court and north of Lechler Close, Nettleham		
Area (ha): 15.92			Settlement Hierarchy Category: Large	Villages
Site Capacity: 299			Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large \	Villages
SA Objectives	Likely Effects	Commenta	ıry	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		1		
2.1 Access to healthcare facilities	-	The nearest Nettleham	GP surgery is approx. 1.3km away in	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bill Bailey Memorial Playing Fields and play area, and Green Lane natural and semi-natural greenspace). The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club and, Field Close Skateboard Park.		Development should seek to provide new, and/or improve links to, existing open space, taking into
				account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment
		The site is w	ithin 1,600m of Nettleham allotments.	2021.
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
			a scale which is expected to provide new provision on site.	
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/NHAM/025			Site Address: Land west of Aima Court and north of Lechler Close,		
A (I) . 45.00		Nettleham	\ PH		
Area (ha): 15.92		Settlement Hierarchy Category: Large	e Villages		
Site Capacity: 299		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Nettleham Conservation Area. There is existing development between the site and this heritage asset.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.		
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.			
8. Pollution	<u>I</u>				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and		

Site Ref: WL/NHAM/025			Site Address: Land west of Aima Court and north of Lechler Close, Nettleham	
Area (ha): 15.92			nent Hierarchy Category: Large	Villages
Site Capacity: 299			eld/Brownfield: Greenfield	v mages
Site Status: Reasonable alternative			Ref: S80 Housing Sites in Large	Villages
, and the same of				
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
				construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils	-		,
9.1 Agricultural Land		The site is greenfield land.	located in Grade 2 Agricultural	
9.2 Minerals Resource		The site is within a Lin Area.	nestone Mineral Safeguarding	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		
13. Transport and Accessibility				
13.1 Access to services and facilities	-	Centre.	0m from Nettleham Village local 5m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities
		stop.	-	outside of the site area.

Site Ref: WL/NHAM/025			Site Address: Land west of Aima Court and north of Lechler Close,	
		Nettleham		
Area (ha): 15.92		Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 299		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	The site is approx. 375m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 5km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1km from the site. The nearest secondary school is located approx. 3.5km away from the site, in Cherry Willingham or Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing		

Site Ref: WL/NHAM/025			Site Address: Land west of Aima Cour Nettleham	t and north of Lechler Close,
Area (ha): 15.92			Settlement Hierarchy Category: Large	e Villages
Site Capacity: 299			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
			ading to possible expansion of existing Occupants are likely to access services	

WL/NHAM/025A

Site Ref: WL/NHAM/025A		Site Address: Land west of Aima Cour Nettleham (Part of)	Site Address: Land west of Aima Court and north of Lechler Close, Nettleham (Part of)	
Area (ha): 7.91		Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 147		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	-			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.3km away in Nettleham		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bill Bailey Memorial Playing Fields and play area, and Greer Lane natural and semi-natural greenspace).	Development should seek to provide new, and/or improve links to, existing open space, taking into	
		The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club and, Field Close Skateboard Park.	account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment	
		The site is within 1,600m of Nettleham allotments.	2021.	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
		The site is of a scale which is expected to provide new open space provision on site.		
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/NHAM/025A		Site Address: Land west of Aima Cou Nettleham (Part of)	rt and north of Lechler Close,
Area (ha): 7.91		Settlement Hierarchy Category: Larg	e Villages
Site Capacity: 147		Greenfield/Brownfield: Greenfield	- mangara
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Larg	e Villages
		, , , , , , , , , , , , , , , , , , ,	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Nettleham Conservation Area There is existing development between the site and this heritage asset.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	<u> </u>		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/NHAM/025A		Site Address: Land west of Aima Court	and north of Lechler Close.	
		Nettleham (Part of)	Nettleham (Part of)	
Area (ha): 7.91		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 147		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land		The site is greenfield located in Grade 2 Agricultural land.		
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		
13. Transport and Accessibility		1		
13.1 Access to services and facilities	-	The site is approx. 600m from Nettleham Village local Centre. The site is approx. 375m away from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

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Site Ref: WL/NHAM/025A		Site Address: Land west of Aima Court Nettleham (Part of)	and north of Lechier Close,
Area (ha): 7.91		Settlement Hierarchy Category: Large	Villages
Site Capacity: 147		Greenfield/Brownfield: Greenfield	<u> </u>
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages
		, ,	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.2 Sustainable travel modes	+	The site is approx. 375m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 5km from the site.	
14.2 Education, training and learning	/?	The nearest primary school is approx. 1km from the site. The nearest secondary school is located approx. 3.5km away from the site, in Cherry Willingham or Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing	

Site Ref: WL/NHAM/025A			Site Address: Land west of Aima Cour Nettleham (Part of)	t and north of Lechler Close,
Area (ha): 7.91			Settlement Hierarchy Category: Larg	e Villages
Site Capacity: 147			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	e Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
			ading to possible expansion of existing . Occupants are likely to access services	

			T	
Site Ref: WL/NHAM/027		Site Address: Land east and south-east of 31 Greetwell Road		
Area (ha): 15.93		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 299			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social	<u> </u>		•	
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The neares (Nettleham	t GP surgery is approx. 850m away surgery).	
2.2 Opportunities for healthy lifestyles	++	Street Cem greenspace	within 400m of existing open space (High etery, The Scotches natural and semi-natural e, The Beck green corridor, The Bishop's ed, Bishops Palace amenity greenspace).	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central

Site Ref: WL/NHAM/027			Site Address: Land east and south-eas	t of 31 Greetwell Road
Area (ha): 15.93			Settlement Hierarchy Category: Large Villages	
Site Capacity: 299		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
			, , , , , , , , , , , , , , , , , , ,	3
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club, Bill Bailey Memorial Playing Fields and play area and, Field Close Skateboard Park. The site is within 1,600m of Nettleham allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which is expected to provide new open space provision on site.		Lincolnshire Open Space Audit and Assessment 2021.
Environmental		opo opo		
4. Biodiversity and Green Infrastructure	• •			
-				
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is r	not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is r	not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	/?		ntains Nettleham Conservation Area and is Bishops Manor Scheduled Monument.	Development should be sensitive to nearby heritage

Site Ref: WL/NHAM/027			Site Address: Land east and south-east	of 31 Greetwell Road
Area (ha): 15.93		Settlement Hierarchy Category: Large Villages		
Site Capacity: 299		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.
			Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	-/?	The site is within Source Protection Zones 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources - Land Use a	nd Soils		

Site Ref: WL/NHAM/027	Site Address: Land east and south-east of 31 Greetwell Road
Area (ha): 15.93	Settlement Hierarchy Category: Large Villages
Site Capacity: 299	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land		The site is greenfield located within Grade 2 Agricultural land.	
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is approx. 480m from Nettleham Village Centre. The site is approx. 350m away from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is approx. 350m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Transport Assessment and Travel Plan.

14. Employment

Site Ref: WL/NHAM/027	Site Address: Land east and south-east of 31 Greetwell Road
Area (ha): 15.93	Settlement Hierarchy Category: Large Villages
Site Capacity: 299	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 2.7km from the site.	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 760m from the site. The nearest secondary school is located approx. 3.5km in Lincoln or Cherry Willingham.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.	

Site Ref: WL/NHAM/028		Site Address: Land south of Beech Ave Road, Nettleham	Site Address: Land south of Beech Avenue, west of Greetwell	
Area (ha): 5.02		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 94		Greenfield/Brownfield: Greenfield	· · · · · · · · · · · · · · · · · · ·	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
		, , , , , , , , , , , , , , , , , , , ,	3	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 850m away (Nettleham surgery)		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (The Bishop's Meadow and Bishops Palace amenity greenspace) The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club, Bill Bailey Memorial Playing Fields and play area and, Field Close Skateboard Park. The site is within 1,600m of Nettleham allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which is expected to provide new open space provision on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure	re			

Site Ref: WL/NHAM/028	Site Address: Land south of Beech Avenue, west of Greetwell
	Road, Nettleham
Area (ha): 5.02	Settlement Hierarchy Category: Large Villages
Site Capacity: 94	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	/?	The site is located within the Burton to Nettleham Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Nettleham Conservation Area, Bishops Manor Scheduled Monument and Grade II listed Ash Tree Farmhouse.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	-/?	The site is within Source Protection Zones 2 and 3.	

Site Ref: WL/NHAM/028 Area (ha): 5.02			Site Address: Land south of Beech Avenue, west of Greetwell Road, Nettleham Settlement Hierarchy Category: Large Villages						
					Site Capacity: 94			Greenfield/Brownfield: Greenfield	
					Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation					
8. Pollution	1								
8.1 Air Pollution	+	developmer pollution thre developmer	urther than 1km from an AQMA. New not would create a short term increase in air ough construction of the site. Once built the not may contribute to slight increase in air e to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.					
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.					
9. Natural Resources - Land Use and	Soils	I		1					
9.1 Agricultural Land		The site is gland.	reenfield located within Grade 2 Agricultural						
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.							
12. Climate Change Adaptation and Flood Risk	+	has some s	ocated entirely within Flood Zone 1. The site urface water risk and development would impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.					
13. Transport and Accessibility									

Site Ref: WL/NHAM/028			Site Address: Land south of Beech Avenue, west of Greetwell		
		,	Road, Nettleham		
Area (ha): 5.02		Settlement Hierarchy Category:			
Site Capacity: 94		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in	Large Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
13.1 Access to services and facilities	-	The site is approx. 500m from the nearest designa local centre. The site is approx. 350m away from the nearest bustop.	linkages for walking and cycling between new		
13.2 Sustainable travel modes	+	The site is approx. 350m away from the nearest bu stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips. Transport Assessment and Travel Plan.		
Economic		•			
14. Employment					
14.1 Employment	-	The nearest designated employment site (Outer Ci Road Employment Area) is in Lincoln approx. 3km the site.			
14.2 Education, training and learning	-/?	The nearest primary school is approx. 750m from t site. The nearest secondary school is located appr 3.5km in Lincoln or Cherry Willingham.			
15. Local Economy					

Site Ref: WL/NHAM/028			Site Address: Land south of Beech Avenue, west of Greetwell Road, Nettleham	
Area (ha): 5.02	Area (ha): 5.02			e Villages
Site Capacity: 94			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	e Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	new develop facilities, lea	not within a City or Town Centre. However, pment would increase the use of existing ading to possible expansion of existing. Occupants are likely to access services In.	

Site Ref: WL/NHAM/031		Site Address: Land north of Cathedral North Greetwell	Site Address: Land north of Cathedral View, Wragby Road East, North Greetwell	
Area (ha): 9.50		Settlement Hierarchy Category: Smal	l Villages	
Site Capacity: 143		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 850m away in Nettleham.		
2.2 Opportunities for healthy lifestyles	-/?	The site is beyond 400m of existing open space, however it is of a scale expected to provide new open space provision on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through	
			new links with the wider area and incorporate habitat	

Site Ref: WL/NHAM/031	Site Address: Land north of Cathedral View, Wragby Road East,
	North Greetwell
Area (ha): 9.50	Settlement Hierarchy Category: Small Villages
Site Capacity: 143	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	Design, scale and siting of development could ensure
		The site is not within close proximity to any heritage assets.	any important views are maintained or where possible enhanced.
7. Natural Resources - Water	-/?	The site is within Source Protection Zones 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	The site is adjacent to the A158.	The extent of noise pollution resulting from the proposal could be minimised through

Site Ref: WL/NHAM/031			Site Address: Land north of Cathedral View, Wragby Road East,	
		North Greetwell		
Area (ha): 9.50		Settlement Hierarchy Category: Sma	all Villages	
Site Capacity: 143		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Sma	ıll Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils		'	
9.1 Agricultural Land		The site is greenfield located in Grade 2 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 1.8km from the nearest designated Centre (Carlton Centre/ Wragby Road District Centre). The site is within 50m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is within 50m from the nearest bus stop.	New development should seek to maximise use of	
			sustainable modes of transport and reduce reliance on private vehicles for short trips.	

Site Ref: WL/NHAM/031 Area (ha): 9.50			Site Address: Land north of Cathedral View, Wragby Road East, North Greetwell	
			Settlement Hierarchy Category: Small	Villages
Site Capacity: 143			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 2km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 1.6km from the site. The nearest secondary school is located approx. 1.5km away from the site, in Cherry Willingham or 2.5km in Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		l		, ,
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	new develor facilities, lea	not within a City or Town Centre. However, coment would increase the use of existing ading to possible expansion of existing Occupants are likely to access services In.	

WL/NHAM/032

Site Ref: WL/NHAM/032		Site Address: Linelands, Neighbourhoo Saints Lane, Nettleham	Site Address: Linelands, Neighbourhood Plan Allocation D - All Saints Lane, Nettleham	
Area (ha): 0.38		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield		
Site Status: Existing allocation (without	out permission)	Policy Ref: S80 Housing Sites in Large	Villages	
-	· · · · · · · · · · · · · · · · · · ·			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 950m away (Nettleham surgery)		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Nettleham Village Green, The Scotches, Green Lane and The Bishop's Meadow natural and semi natural greenspaces, High Street Cemetery, Nettleham All Saints Church, Bill Bailey Memorial Playing Fields and play area and, Bishops Palace amenity greenspace). The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club, and, Field Close Skateboard Park. The site is within 1,600m of Nettleham allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is unlikely to be of a scale to provide new open		

Site Ref: WL/NHAM/032			Site Address: Linelands, Neighbourhood Plan Allocation D - All	
A (I) 0.00		Saints Lane, Nettleham	\ (III)	
Area (ha): 0.38		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield		
Site Status: Existing allocation (without	ut permission)	Policy Ref: S80 Housing Sites in Large	Villages	
OA Objective	I Harles Effects	0	Duan and Midweller	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Environmental				
4. Biodiversity and Green Infrastructure	e			
4.1 Conserve and enhance biodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek	
and geodiversity		TI W WILL DOM	to improve habitat linkages	
		The site not within a BOM area.	and biodiversity through new links with the wider	
			area and incorporate habitat	
			and green infrastructure on-	
			site.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to	
			create new links with local	
			green space through	
			development.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Development should be	
		The site is adjacent to the Nettleham Conservation Area	sensitive to nearby heritage assets and their setting	
		and within 250m of Bishops Manor Scheduled Ancient	through appropriate use of	
		Monument and a number of Grade II listed buildings	design, materials, layout,	
		including 5 Beckside, White Hart Inn, 2 The Green, 11	boundary treatments and	
		North Street and 10 Church Street and Grade I listed	landscaping.	
		Church of All Saints.	1 -	
			Impact on setting of	
			heritage assets should be	
			assessed and appropriately addressed.	
			audiesseu.	

Site Ref: WL/NHAM/032			Site Address: Linelands, Neighbourhood Plan Allocation D - All	
Area (ha): 0.38		Saints Lane, Nettleham		
		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield		
Site Status: Existing allocation (without	out permission)	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	++	The site is greenfield located within Grade 2 Agricultural land.		
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area. Development appropriate and drainage ensure surfamanaged.		

Site Ref: WL/NHAM/032			Site Address: Linelands, Neighbourhood Plan Allocation D - All	
4 4 2 2 2		Saints Lane, Nettleham	,	
Area (ha): 0.38		Settlement Hierarchy Cate		
Site Capacity: 30		Greenfield/Brownfield: Bro	<u> </u>	
Site Status: Existing allocation (with	out permission)	Policy Ref: S80 Housing Si	ites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13. Transport and Accessibility				
13.1 Access to services and facilities	+	The site is approx. 115m from Nettleham Vil The site is approx. 165m away from the nea stop.	linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is approx. 165m away from the nea stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicle for short trips.	
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site is approx. 3km from the site.	at Lincoln	
14.2 Education, training and learning	+/?	The site is adjacent to Nettleham Infant Sch nearest secondary school is located approx. Lincoln or Cherry Willingham.		
15. Local Economy	•		•	

Site Ref: WL/NHAM/032			Site Address: Linelands, Neighbourhood Saints Lane, Nettleham	d Plan Allocation D - All
Area (ha): 0.38			Settlement Hierarchy Category: Large	Villages
Site Capacity: 30		Greenfield/Brownfield: Brownfield		
Site Status: Existing allocation (without	out permission)		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.		

Nettleton

WL/NTON/003

Site Ref: WL/NTON/003		Site Address: Land to the north of Mod	ortown Road, Nettleton
Area (ha): 1.96		Settlement Hierarchy Category: Smal	l Villages
Site Capacity: 25		Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with per	mission)	Policy Ref: S82 Housing Sites in Small	Villages
	1		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2km away (Caistor surgery)	
2.2 Opportunities for healthy lifestyles	+	The site is within 250m of existing open space (Draycott playing fields)	
		The site is within 1,600m of Caistor Sports and Social Club and North Kelsey Road Skateboard Park.	
		The site is within 1,700m of North Kelsey Road Allotments.	
Environmental		·	
4. Biodiversity and Green Infrastructu	re		
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of a designated wildlife site (Nettleton Hills LWS). Proposals should development on E Opportunity for	

Site Ref: WL/NTON/003	Site Address: Land to the north of Moortown Road, Nettleton
Area (ha): 1.96	Settlement Hierarchy Category: Small Villages
Site Capacity: 25	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
_		The site is within a BOM area: Ecological Network Opportunity for Management.	Management Areas where possible.
			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Development should be sensitive to nearby heritage
		The site is within 500m of Grade II Listed Pelham House.	assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.
			Impact on setting of heritage assets should be assessed and appropriately addressed.

Site Ref: WL/NTON/003			Site Address: Land to the north of Moor	town Road, Nettleton
Area (ha): 1.96			Settlement Hierarchy Category: Small	Villages
Site Capacity: 25			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (with per	mission)		Policy Ref: S82 Housing Sites in Small	Villages
	·		-	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
7. Natural Resources – Water	0	The site is i	not within a Source Protection Zone.	
0 Pollution				
8. Pollution	1 .	The site is d	fronth and the are Alone for any are ACMA North	The extent of singallyting
8.1 Air Pollution	+	developme pollution the developme	further than 1km from an AQMA. New nt would create a short term increase in air rough construction of the site. Once built the nt may contribute to slight increase in air lie to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources - Land Use and	Soils			1
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area		
12. Climate Change Adaptation and Flood Risk	+	The site is I	ocated entirely within Flood Zone 1.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is

13. Transport and Accessibility

managed.

Site Ref: WL/NTON/003	Site Address: Land to the north of Moortown Road, Nettleton
Area (ha): 1.96	Settlement Hierarchy Category: Small Villages
Site Capacity: 25	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.1 Access to services and facilities	-	The site is approx. 1.6km from Caistor Town Centre.	Where possible provide new linkages for walking and
		The site is located adjacent a bus stop.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is adjacent a bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	-	The nearest designated employment site is at Caistor, approx. 2km from the site.	
14.2 Education, training and learning	+/?	The site is adjacent to Nettleton Community School, approx. 150m from the site. The nearest secondary schools are located approx. 1.7km and 2.3km away in Caistor.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			1
15.1 Encourage and support local	0	The site would not result in the loss of employment land.	
economy		An increase in dwellings would increase the footfall of local shops and businesses.	

Site Ref: WL/NTON/003	Site Address: Land to the north of Moortown Road, Nettleton
Area (ha): 1.96	Settlement Hierarchy Category: Small Villages
Site Capacity: 25	Greenfield/Brownfield: Greenfield
Site Status: New allocation (with permission)	Policy Ref: S82 Housing Sites in Small Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.2 Protect and enhance hierarchy of	0	The site is not within a City or Town Centre. However,	
centres		new development would increase the use of existing	
		facilities, leading to possible expansion of existing	
		businesses. Occupants are likely to access services	
		within Caistor.	

Reepham

Site Ref: WL/REEP/001		Site Address: Land Adjacent Reephan Smooting Lane, Reepham	Site Address: Land Adjacent Reepham Manor/Cricket Ground, Smooting Lane, Reepham	
Area (ha): 0.74		Settlement Hierarchy Category: Medi	um Villages	
Site Capacity: 13		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Media	um Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.5km away (Cherry Willingham surgery).		
2.2 Opportunities for healthy lifestyles	+	The site is adjacent to Reepham Cricket Club (privately owned).		
		The site is within 400m of existing open space (Reepham allotments, Church Lane Cemetery, and St Peter and St Paul's Church). The site is within 1,200m of Reepham Playing Field and Cherry Willingham and Reepham Village Hall Tennis		
		Courts. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		

Site Ref: WL/REEP/001		•	Site Address: Land Adjacent Reepham Manor/Cricket Ground,		
			Smooting Lane, Reepham		
Area (ha): 0.74		Settlement Hierarchy Category: Medic	um Villages		
Site Capacity: 13		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		The site is not of a scale likely to provide new open			
		space.			
Environmental					
4. Biodiversity and Green Infrastructure	e				
4.1 Conserve and enhance biodiversity	0/?	This site is not within 500m of a designated wildlife site.	Consider how biodiversity		
and geodiversity		This site is not within a BOM area.	enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	/?	The western half of the site contains Reepham Conservation Area and the site is within 250m of Grade II listed 1 and 3 Smooting Lane, 10-16 Pembertons Place and 4 Church Lane.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.		

Site Ref: WL/REEP/001			Site Address: Land Adjacent Reepham Manor/Cricket Ground, Smooting Lane, Reepham Settlement Hierarchy Category: Medium Villages		
Area (ha): 0.74					
Site Capacity: 13		Greenfield/Brownfield: Gree			
Site Status: Reasonable alternative)	Policy Ref: S81 Housing Site	es in Medium Villages		
	1111 1 500 1				
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
7. Natural Resources - Water	0	The site is not within a Source Protection Zon	ne.		
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. It development would create a short term increase pollution through construction of the site. One development may contribute to slight increase pollution due to increased car movements.	resulting from the proposal could be minimised through		
8.2 Noise Pollution	/?	The site is immediately adjacent to a railway lead to the site is immediately adjacent to a railway lead to not the site is immediately adjacent to a railway lead to not not the site is immediately adjacent to a railway lead to not not not not not not not not not	resulting from the proposal could be minimised through careful design and		
9. Natural Resources - Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agric land.	cultural		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding	g Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located wholly within Flood Zone 1 has some surface water risk and developmen increase the impermeable footprint of the area.	nt would appropriate SuDs, layout		

			T		
Site Ref: WL/REEP/001			Site Address: Land Adjacent Reepham Manor/Cricket Ground,		
			Smooting Lane, Reepham		
Area (ha): 0.74			Settlement Hierarchy Category: Medic	ım Villages	
Site Capacity: 13			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages	
	1.11.1. =44	T .			
SA Objectives	Likely Effects	Comment		Proposed Mitigation	
13.1 Access to services and facilities	-	The site is approx. 2km from the nearest designated Centre (Cherry Willingham Village Centre). The site is approx. 250m away from the nearest bus stop.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	+ The site is approx. 250m away from the nearest bus stop.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment			t designated employment site (Allenby state) is in Lincoln approx. 7km from the site.		
14.2 Education, training and learning	-/?	site in Reep	t primary school is approx. 580m from the pham. The nearest secondary school is prox. 1.3km in Cherry Willingham.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	1	1		•	
15.1 Encourage and support local economy	0	An increase	uld not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.		

Site Ref: WL/REEP/001		Site Address: Land Adjacent Reepham Manor/Cricket Ground, Smooting Lane, Reepham		
Area (ha): 0.74 Site Capacity: 13			Settlement Hierarchy Category: Medi	um Villages
			Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	ım Villages
				•
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	new develo	not within a City or Town Centre. However, spment would increase the use of existing ading to possible expansion of existing Cherry Willingham.	

Site Ref: WL/REEP/002		Site Address: Land to the north o Reepham	Site Address: Land to the north of Reepham Manor, The Green, Reepham	
Area (ha): 4.71		Settlement Hierarchy Category:	Medium Villages	
Site Capacity: 71		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in I	Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would product range of market and affordable housing to meet the current and future housing needs for local people in area.		
2. Health and Wellbeing			,	
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.5km away (Cf Willingham surgery)	nerry	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Reepham allotments, Church Lane Cemetery, and Peter and St Paul's Church).	Development should seek to provide new, and/or improve links to, existing open space, taking into	
		The site is within 1,200m of Reepham Playing Field Cherry Willingham and Reepham Village Hall Tenn Courts.	and account open space	
		The site is within 15km (15 mins drive time) of strat parks and gardens within Lincoln.		
		The site is of a scale which could provide a small a of new open space on site.	mount	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife	site. Development should seek to improve habitat linkages	

Site Ref: WL/REEP/002		· ·	Site Address: Land to the north of Reepham Manor, The Green,		
Area (ha): 4.71		Reepham Settlement Hierarchy Category: Mediu	ım Villagos		
Site Capacity: 71		Greenfield/Brownfield: Greenfield	diii viiiages		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages		
Ole Status: Neasonable alternative		1 chey iter. Got i flodding cited in Media	TH Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
•		This site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is immediately adjacent to Reepham Conservation Area and within 250m of Grade II listed 1 and 3 Smooting Lane, 10-16 Pembertons Place and 4 Church Lane.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.		
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.			
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air	The extent of air pollution resulting from the proposal		

OL				
Site Ref: WL/REEP/002		•	Site Address: Land to the north of Reepham Manor, The Green,	
		Reepham		
Area (ha): 4.71		Settlement Hierarchy Category: Mediu	m Villages	
Site Capacity: 71		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediur	n Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	/?	The site is immediately adjacent to a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources - Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1 with a small area (less than 50%) located within Flood Zones 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and SuDs.	
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 2km from the nearest designated Centre (Cherry Willingham Village Centre).	Where possible provide new linkages for walking and cycling between new	

Site Ref: WL/REEP/002			Site Address: Land to the north of Reepham Manor, The Green,	
			Reepham	
Area (ha): 4.71			Settlement Hierarchy Category: Medi	um Villages
Site Capacity: 71			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	ım Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		The site is approx. 260m away from the nearest bus stop.		development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is approx. 260m away from the nearest bus stop.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Allenby Industrial Estate) is in Lincoln approx. 7km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 580m from the site in Reepham. The nearest secondary school is located approx. 1.3km in Cherry Willingham.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	An increase	uld not result in the loss of employment land. in dwellings would increase the footfall of and businesses.	

Site Ref: WL/REEP/002			Site Address: Land to the north of Ree Reepham	pham Manor, The Green,
Area (ha): 4.71	Area (ha): 4.71			um Villages
Site Capacity: 71			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	ım Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	new develo	not within a City or Town Centre. However, opment would increase the use of existing ading to possible expansion of existing Cherry Willingham.	

Site Ref: WL/REEP/003		Site Address: Land Adjacent Reephar	Site Address: Land Adjacent Reepham Manor, Reepham	
Area (ha): 1.19		Settlement Hierarchy Category: Med	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 20		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medi	um Villages	
		,	3	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.5km away (Cherry Willingham surgery).		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Reepham allotments, Church Lane Cemetery, and St Peter and St Paul's Church).		
		The site is within 1,200m of Reepham Playing Field and Cherry Willingham and Reepham Village Hall Tennis Courts.		
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
		The site is not of a scale likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife site.	Consider how biodiversity enhancements can be	
		This site is not within a BOM area.	delivered through the	

Site Ref: WL/REEP/003	Site Address: Land Adjacent Reepham Manor, Reepham
Area (ha): 1.19	Settlement Hierarchy Category: Medium Villages
Site Capacity: 20	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	/?	The site is partially within Reepham Conservation Area. The site is within 250m of Grade II listed 1 and 3 Smooting Lane, 10-16 Pembertons Place and 4 Church Lane.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	•		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/REEP/003	Site Address: Land Adjacent Reepham Manor, Reepham
Area (ha): 1.19	Settlement Hierarchy Category: Medium Villages
Site Capacity: 20	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources - Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is approx. 2km from the nearest designated Centre (Cherry Willingham Village Centre).	Where possible provide new linkages for walking and cycling between new
		The site is approx. 280m away from a bus stop.	development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is approx. 280m away from a bus stop.	New development should seek to maximise use of sustainable modes of

Cita Data WIL/DEED/000		Cita A dalmana da su l'Adia sant D	Manan Daanhaa	
Site Ref: WL/REEP/003			Site Address: Land Adjacent Reepham Manor, Reepham	
Area (ha): 1.19		Settlement Hierarchy Category: Mediu	ım villages	
	Site Capacity: 20 Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Allenby Industrial Estate) is in Lincoln approx. 7km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 380m from the site in Reepham. The nearest secondary school is located approx. 1.3km in Cherry Willingham.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres at Cherry Willingham.		

Site Ref: WL/REEP/004		Site Address: Cricket ground, Good's F Reepham	Site Address: Cricket ground, Good's Farm, Smooting Lane,	
Area (ha): 1.38		Settlement Hierarchy Category: Mediu	m Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	v malgoe	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
		,	-	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1.5km away (Cherry Willingham surgery).		
2.2 Opportunities for healthy lifestyles	/?	The site is currently the ground of Reepham Cricket Club.		
		The site is within 400m of existing open space (Reepham allotments, Church Lane Cemetery, and St Peter and St Paul's Church).		
		The site is within 1,200m of Reepham Playing Field and Cherry Willingham and Reepham Village Hall Tennis Courts.		
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
		The site is not of a scale likely to provide new open space on site.		
Environmental	1			

Site Address: Cricket ground, Good's Farm, Smooting Lane,
Reepham
Settlement Hierarchy Category: Medium Villages
Greenfield/Brownfield: Greenfield
Policy Ref: S81 Housing Sites in Medium Villages
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SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
4. Biodiversity and Green Infrastructure					
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife site. This site is not within a BOM area.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	/?	The site is within Reepham Conservation Area and within 250m of Grade II listed 1 and 3 Smooting Lane, 10-16 Pembertons Place and 4 Church Lane.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.		
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.			

Site Ref: WL/REEP/004		Site Address: Cricket ground, Good's Farm, Smooting Lane, Reepham Settlement Hierarchy Category: Medium Villages		
Area (ha): 1.38				
Site Capacity: 23			Greenfield/Brownfield: Greenfield	<u> </u>
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
8. Pollution	-		•	
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.		The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	The site is immediately adjacent to a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils	l		<u> </u>
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-		approx. 2km from the nearest designated	Where possible provide new

The site is approx. 2km from the nearest designated Centre (Cherry Willingham Village Centre).

There is a bus stop within 100m of the site.

Where possible provide new linkages for walking and cycling between new

Site Ref: WL/REEP/004		Site Address: Cricket ground, Good's Reepham	Site Address: Cricket ground, Good's Farm, Smooting Lane,	
Area (ha): 1.38		Settlement Hierarchy Category: Medi	um Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	am tmaged	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Media	um Villages	
	_			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	There is a bus stop within 100m of the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Allenby Industrial Estate) is in Lincoln approx. 7km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 430m from the site in Reepham. The nearest secondary school is located approx. 1.3km in Cherry Willingham.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		

Site Ref: WL/REEP/004			Site Address: Cricket ground, Good's Reepham	Farm, Smooting Lane,
Area (ha): 1.38			Settlement Hierarchy Category: Medi	um Villages
Site Capacity: 23			Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	ım Villages
				•
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	new develo	not within a City or Town Centre. However, pment would increase the use of existing ading to possible expansion of existing Cherry Willingham.	

Site Ref: WL/REEP/005			Site Address: Land adjacent to Reepham & Cherry Willingham Village Hall, Hawthorn Road, Cherry Willingham	
Area (ha): 2.91		Settlement Hierarchy Category: Mediu	<u> </u>	
Site Capacity: 44		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
		· · · · · · · · · · · · · · · · · · ·		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	+	The nearest GP surgery is approx. 700m away (Cherry Willingham surgery).		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Cherry Willingham and Reepham Village Hall Tennis Courts, Cherry Willingham Community School Playing Fields, St Paul's Field amenity space, St Paul's Avenue play area and Hawthorn Road Cemetery). The site is within 1,200m of Reepham Playing Field and Cherry Willingham Playing Fields. The site is within 1,600m of Reepham allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				

Site Ref: WL/REEP/005	Site Address	Site Address: Land adjacent to Reepham & Cherry Willingham		
	Village Hall, H	Village Hall, Hawthorn Road, Cherry Willingham		
Area (ha): 2.91	Settlement H	lierarchy Category: Medio	um Villages	
Site Capacity: 44	Greenfield/B	rownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S	Policy Ref: S81 Housing Sites in Medium Villages	
	T			
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of this site is not within a BOM	-	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AON	NB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets The site is not within close p assets.	•	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	0	A very small portion of the site falls within Source Protection Zones 2 and 3, but the majority of the site is not within a Source Protection Zone.		
8. Pollution	·			
8.1 Air Pollution	+	The site is further than 1km development would create a pollution through constructio	short term increase in air	The extent of air pollution resulting from the proposal could be minimised through

Site Ref: WL/REEP/005		Site Address: Land adjacent to Reeph Village Hall, Hawthorn Road, Cherry W		
Area (ha): 2.91		Settlement Hierarchy Category: Med		
Site Capacity: 44		Greenfield/Brownfield: Greenfield	um vmagee	
Site Status: Reasonable alternative			dium Villages	
			•	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		development may contribute to slight increase in air pollution due to increased car movements.	careful design and construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources - Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 600m from the nearest designated Centre (Cherry Willingham Village Centre). The site is within 50m of the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

Site Ref: WL/REEP/005		Site Address: Land adjacent to Reeph	am & Cherry Willingham		
		Village Hall, Hawthorn Road, Cherry Willingham			
Area (ha): 2.91		Settlement Hierarchy Category: Medi			
Site Capacity: 44		Greenfield/Brownfield: Greenfield	-		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
13.2 Sustainable travel modes	+	The site is within 50m of the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.		
Economic					
14. Employment					
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 3.7km from the site.			
14.2 Education, training and learning	+/?	The nearest primary school is approx. 690m from the site. The nearest secondary school is located approx. 100m from the site in Cherry Willingham.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing			

Site Ref: WL/REEP/005			Site Address: Land adjacent to Reeple Village Hall, Hawthorn Road, Cherry V	, ,
Area (ha): 2.91		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 44		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages		
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
		facilities, leading to possible expansion of existing centres at Cherry Willingham.		

Site Ref: WL/REEP/006			Site Address: Land between Reepham & Cherry Willingham Village Hall & Cemetery, Hawthorn Road, Cherry Willingham	
Area (ha): 0.83			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	- 3	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The nearest GP surgery is approx. 700m away (Cherry Willingham surgery).		
2.2 Opportunities for healthy lifestyles	+	Willingham surgery). The site is within 400m of existing open space (Cherry Willingham and Reepham Village Hall Tennis Courts, St Paul's Field amenity space, St Paul's Avenue play area and Hawthorn Road Cemetery). The site is within 1,200m of Cherry Willingham Community School Playing Fields, Reepham Playing Field and Cherry Willingham Playing Fields. The site is within 1,600m of Reepham allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which is unlikely to provide new open space on site.		
Environmental				

Site Ref: WL/REEP/006			Site Address: Land between Reepham & Cherry Willingham		
		Village Hall & Cemetery, Hawthorn Roa			
Area (ha): 0.83		Settlement Hierarchy Category: Medi	um Villages		
Site Capacity: 14		Greenfield/Brownfield: Greenfield	Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
4. Biodiversity and Green Infrastructur	е				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife site. This site is not within a BOM area.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.		
5. Landscape and Townscape	/?	The site is within the Cherry Willingham/Reepham Green Wedge Green Wedge.			
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Reepham Conservation Area and Grade II listed The Old Manor House and Lawris Cottage.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.		
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.			
8. Pollution	•	·	•		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and		

			-		
Site Ref: WL/REEP/006			Site Address: Land between Reepham & Cherry Willingham		
A (I) . 0.00		Village Hall & Cemetery, Hawthorn Road	<u> </u>		
Area (ha): 0.83		Settlement Hierarchy Category: Mediu	ım Villages		
Site Capacity: 14		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
			construction management methods.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources - Land Use and S	Soils				
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility	1				
13.1 Access to services and facilities	-	The site is approx. 930m from the nearest designated Centre (Cherry Willingham Village Centre). The site is within 50m of the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	+	The site is within 50m of the nearest bus stop.	New development should seek to maximise use of		

Site Ref: WL/REEP/006		Cite Address: Land hattus an Daanham	9. Charm / Williamham
Site Ref: WL/REEP/006		Site Address: Land between Reepham	
A === (l==)= 0.02		Village Hall & Cemetery, Hawthorn Roa	
Area (ha): 0.83		Settlement Hierarchy Category: Medic	um villages
Site Capacity: 14		Greenfield/Brownfield: Greenfield	Van Vella van
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım villages
OA Objective	Librate Effects	0	Decree and Military Con-
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			sustainable modes of transport and reduce
			reliance on private vehicles
			for short trips.
Economic			
14. Employment			
14.1 Employment	-	The nearest designated employment site (Outer Circle	
		Road Employment Area) is in Lincoln approx. 3.8km	
		from the site.	
44.0 Education, training and learning	. /0	The manufacturing as head in a survey 400m from the	New development should
14.2 Education, training and learning	+/?	The nearest primary school is approx. 490m from the site. The nearest secondary school is located approx.	New development should seek to provide improved
		430m from the site in Cherry Willingham.	cycling, pedestrian and bus
		40011 from the site in onerry willingham.	routes to facilitate
			sustainable access to
			education and training.
15. Local Economy			
15.1 Encourage and support local	0	The site would not result in the loss of employment land.	
economy		An increase in dwellings would increase the footfall of	
,		local shops and businesses.	
15.2 Protect and enhance hierarchy of	0	The site is not within a City or Town Centre. However,	
centres		new development would increase the use of existing	
		facilities, leading to possible expansion of existing	
		centres at Cherry Willingham.	

WL/REEP/008

Site Ref: WL/REEP/008		Site Address: Land east of Fiskerton	Site Address: Land east of Fiskerton Road, Reepham	
Area (ha): 15.24		Settlement Hierarchy Category: Med	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 229		Greenfield/Brownfield: Greenfield	-	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Med	ium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 1km away (Cherry Willingham surgery).		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Manor Rise play area, Reepham Playing Field, Reepham allotments, Church Lane Cemetery and St Peter and St Paul's Church). The railway line may present a physica barrier to accessing these spaces. The site is within 1,200m of Cherry Willingham and Reepham Village Hall Tennis Court and Cherry Willingham Community School Playing Fields. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale expected to provide new open space provision on site.	open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/REEP/008	Site Address: Land east of Fiskerton Road, Reepham
Area (ha): 15.24	Settlement Hierarchy Category: Medium Villages
Site Capacity: 229	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife site. This site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is adjacent to Reepham Conservation Area and within 250m of Grade II listed 1 & 3 Smooting Lane, 4 Church Lane and 2 High Street.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			

Site Ref: WL/REEP/008	Site Address: Land east of Fiskerton Road, Reepham
Area (ha): 15.24	Settlement Hierarchy Category: Medium Villages
Site Capacity: 229	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

Likely Effects	Commentary	Proposed Mitigation
+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
/?	The site is immediately adjacent to a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
oils		
-	The site is greenfield located within Grade 3 Agricultural land.	
0	The site is not within a Minerals Safeguarding Area.	
+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
-	The site is approx. 2.5km from the nearest designated local centre. The site is approx. 190m away from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
	/? oils	+ The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements. /? The site is immediately adjacent to a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities. oils - The site is greenfield located within Grade 3 Agricultural land. 0 The site is not within a Minerals Safeguarding Area. + The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area. - The site is approx. 2.5km from the nearest designated local centre. The site is approx. 190m away from the nearest bus

Site Ref: WL/REEP/008		=	Site Address: Land east of Fiskerton R	and Panham
Area (ha): 15.24			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 229			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Commenta	ary	Proposed Mitigation
13.2 Sustainable travel modes	+	The site is approx. 190m away from the nearest bus stop.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is at Lincoln approx. 5.7km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school (Reepham Primary) is approx. 200m from the site, separated by a railway line. To walk to the school would be approx. 550m. The nearest secondary school is located approx. 1.2km in Cherry Willingham.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres at Cherry Willingham.		

Riseholme

WL/RISE/001

Site Ref: WL/RISE/001		Site Address: Land off Millbeck Drive,	Lincoln	
Area (ha): 1.34		·	Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: 46		Greenfield/Brownfield: Greenfield	oni Orban Arca	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the L	incoln I Irhan Area	
One Otatus. Existing anocation		Toncy Ref. Of Friodsing Oiles in the L	illeoin Orban Area	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The site is approx. 850m from a GP surgery.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Harmston Close amenity space, Sudbrooke Drive play area and Sudbrooke Drive Playing Fields). The site is within 1,200m of Yarborough Leisure Centre Playing Fields and Athletics Track. The site is within 1,600m of Burton Ridge, Clarence Street A, Clarence Street B and Yarborough Crescent allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide a small amount of new open space on site.		

Site Ref: WL/RISE/001			Site Address: Land off Millbeck Drive, L	incoln	
Area (ha): 1.34			Settlement Hierarchy Category: Lincoln Urban Area		
Site Capacity: 46			Greenfield/Brownfield: Greenfield	in Olban Arca	
Site Status: Existing allocation Policy Ref: S77 Housing Sites in the Linco			acola Urban Arac		
Site Status. Existing anocation			Policy Ref. 377 Housing Sites in the Life	Icom Orban Area	
CA Objectives	Librato Effects	C		Draw and Midigation	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
Environmental					
4. Biodiversity and Green Infrastructure	•				
4. Diodiversity and Oreen initiastructure	G				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	This site is not within 500m of a designated wildlife site. This site is not within a BOM area.		Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	-/?	The site is adjacent to the Burton to Nettleham Green Wedge.			
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.		Design, scale and siting of development could ensure any important views of Lincoln Cathedral are maintained or where possible enhanced.	
7. Natural Resources – Water	-/?	The site is within Source Protection Zones 2 and 3.			
8. Pollution	1	1		•	
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the		The extent of air pollution resulting from the proposal could be minimised through	

Site Ref: WL/RISE/001			Site Address: Land off Millbeck Drive, Lincoln		
Area (ha): 1.34			Settlement Hierarchy Category: Lincoln Urban Area		
Site Capacity: 46	Site Capacity: 46				
Site Status: Existing allocation			Policy Ref: S77 Housing Sites in the Lir	coln Urban Area	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
		development may contribute to slight increase in air pollution due to increased car movements.		careful design and construction management methods	
8.2 Noise Pollution	/?	The site is adjacent to the A46. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources – Land Use and S	Soils				
9.1 Agricultural Land	++	The site is located within the urban area.			
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	has some s	ocated entirely within Flood Zone 1. The site urface water risk and development would e impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to	

Site Ref: WL/RISE/001			Site Address: Land off Millbeck Drive, Lincoln		
Area (ha): 1.34			Settlement Hierarchy Category: Lincoln Urban Area		
Site Capacity: 46			Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation			Policy Ref: S77 Housing Sites in the Lin	coln Urban Area	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-	The site is approx. 440m from the nearest designated Centre (Woodhall Drive/ Sudbrooke Drive Local Centre). The site is approx. 530m away from the nearest bus stop.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	-	The site is approx. 530m away from the nearest bus stop.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is approx. 2.8km from the site.			
14.2 Education, training and learning	-/?	The nearest primary school is approx. 880m from the site. The nearest secondary school is located approx. 850m away from the site.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	

Site Ref: WL/RISE/001	Site Address: Land off Millbeck Drive, Lincoln
Area (ha): 1.34	Settlement Hierarchy Category: Lincoln Urban Area
Site Capacity: 46	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation	Policy Ref: S77 Housing Sites in the Lincoln Urban Area

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15. Local Economy	-	-	
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres. The occupants of the development are likely to access services and facilities in Lincoln, enhancing the position in the hierarchy.	

Saxilby

Site Ref: WL/SAXI/001		Site Address: Land East of Sturton Roa	ad, Saxilby	
Area (ha): 1.26		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 27 Greenfield/Brownfield: Greenfield		_		
Site Status: Reasonable alternative Policy Ref: S80 Housing Sites in Large		Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery (Saxilby surgery) is approx. 1.5km away.		
2.2 Opportunities for healthy lifestyles	/?	The site is not within 400m of existing open space.		
		The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.		
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
		The site is not of a scale likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages	

Site Ref: WL/SAXI/001	Site Address: Land East of Sturton Road, Saxilby
Area (ha): 1.26	Settlement Hierarchy Category: Large Villages
Site Capacity: 27	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

CA Objectives	Likely Effects	Commontony	Dranged Mitigation
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within a AONB, AGLV or Green Wedge	
	10		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade I listed St Botolph's Church and Grade II listed Manor House.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/SAXI/001			Site Address: Land East of Sturton Road, Saxilby		
Area (ha): 1.26			Settlement Hierarchy Category: Large Villages		
Site Capacity: 27					
Site Status: Reasonable alternative Policy Ref: S80 Housing Sites in Large Villages			Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
			nt may contribute to slight increase in air e to increased car movements.	construction management methods	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	oils				
9.1 Agricultural Land	-	The site is gland.	greenfield located within Grade 3 Agricultural		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1.			
13. Transport and Accessibility					
13.1 Access to services and facilities	-	The site is a	approx. 980m from Saxilby Village Centre. approx. 400m away from the nearest bus stop from Saxilby railway station.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

Site Ref: WL/SAXI/001		Site	Address: Land East of Sturton Road	d. Saxilby
Area (ha): 1.26			Settlement Hierarchy Category: Large Villages	
Site Capacity: 27			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative Policy Ref: S80 Housing Sites in Large Villages		/illages		
				<u> </u>
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
13.2 Sustainable travel modes	+	The site is approx. 400m away from the nearest bus stop and 1.4km from Saxilby railway station.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	-		nated employment site (Saxilby approx. 2.5 km from the site.	
14.2 Education, training and learning	/?		ry school is approx. 900m from the secondary school is located approx. e site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		1		
15.1 Encourage and support local economy	0		result in the loss of employment land. ellings would increase the footfall of usinesses.	
15.2 Protect and enhance hierarchy of centres	0	new development	nin a City or Town Centre. However, would increase the use of existing possible expansion of existing	

Site Ref: WL/SAXI/001			Site Address: Land East of Sturton Roa	ad, Saxilby
Area (ha): 1.26		Settlement Hierarchy Category: Large Villages		
Site Capacity: 27			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	tary	Proposed Mitigation
		The occupa	ants of the development are likely to access	

Site Ref: WL/SAXI/002		Site Address: Church Lane Field, Church	Site Address: Church Lane Field, Church Lane, Saxilby, Lincoln	
Area (ha): 4.74		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 89 Greenfield/Brownfield: Greenfield				
Site Status: Reasonable alternative Policy Ref: S80 Housing Sites in Large			Villages	
			•	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing			1	
2.1 Access to healthcare facilities	+	The nearest GP surgery (Saxilby surgery) is approx. 450m away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Westcroft Drive amenity space) The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale that could provide new open space provision on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through	
		The site is not within a DOW area.	new links with the wider	

Site Ref: WL/SAXI/002	Site Address: Church Lane Field, Church Lane, Saxilby, Lincoln
Area (ha): 4.74	Settlement Hierarchy Category: Large Villages
Site Capacity: 89	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SAXI/002		Site Address: Church Lane Field, Church	ch Lane, Saxilby, Lincoln	
Area (ha): 4.74			Settlement Hierarchy Category: Large Villages	
Site Capacity: 89		Greenfield/Brownfield: Greenfield	900	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large Villages	
One claract reaccitable attendance		1 Unity Item See Floatening Sites in Early	· magee	
SA Objectives Likely Effects Commentary		Proposed Mitigation		
•		noise pollution would be limited to normal residential activities.		
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is approx. 1.2km from Saxilby Village Centre. The site is approx. 770m away from the nearest bus stop and 1.5km from Saxilby railway station.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	-	The site is approx. 770m away from the nearest bus stop and 1.5km from Saxilby railway station.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				

Site Ref: WL/SAXI/002	Site Address: Church Lane Field, Church Lane, Saxilby, Lincoln
Area (ha): 4.74	Settlement Hierarchy Category: Large Villages
Site Capacity: 89	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	-	The nearest designated employment site (Saxilby Industrial Area) is approx. 3.2km from the site.	
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.5km from the site. The nearest secondary school is located approx. 8km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres.	
		The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.	

Site Ref: WL/SAXI/003		Site Address: Land to the north of C	Site Address: Land to the north of Church Lane, Saxilby	
Area (ha): 7.69		Settlement Hierarchy Category: Co	untryside	
Site Capacity: 173			•	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Lar	ge Villages	
		, ,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in tharea.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The nearest GP surgery (Saxilby surgery) is approx. 430m away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Wester Drive amenity space) The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale that could provide new open space provision on site.	to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider	

Site Ref: WL/SAXI/003	Site Address: Land to the north of Church Lane, Saxilby
Area (ha): 7.69	Settlement Hierarchy Category: Countryside
Site Capacity: 173	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
OA OBJECTIVES	Elitely Elitetis	Commentary	area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SAXI/003			Site Address: Land to the north of Churc	ch Lano Savilby
Area (ha): 7.69		Site Address: Land to the north of Church Lane, Saxilby Settlement Hierarchy Category: Countryside		
3 7			Greenfield/Brownfield: Greenfield	ryside
Site Capacity: 173				/ CH =
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	villages
	T			1 =
SA Objectives	Likely Effects	Comment		Proposed Mitigation
		noise polluti activities.	on would be limited to normal residential	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is n	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	Approx. 50% of the western half of the site is within Flood Zone 2, with the eastern half of the site within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and SuDs.
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is approx. 1km from Saxilby Village Centre. The site is approx. 890m away from the nearest bus stop and 1.3km from Saxilby railway station.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	The site is approx. 890m away from the nearest bus stop and 1.3km from Saxilby railway station.		Development should promote the use of sustainable modes of transport and improve linkages to these.

Site Ref: WL/SAXI/003	Site Address: Land to the north of Church Lane, Saxilby
Area (ha): 7.69	Settlement Hierarchy Category: Countryside
Site Capacity: 173	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Economic			
14. Employment			
14.1 Employment	-	The nearest designated employment site (Saxilby Industrial Area) is approx. 3.3km from the site.	
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.8km from the site. The nearest secondary school is located approx. 8km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres.	
		The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.	

Site Ref: WL/SAXI/004		Site Address: Land off Sykes Lane, Saxilby, Lincoln		
Area (ha): 7.17		Settlement Hierarchy Category: Large Villages		
Site Capacity: 134 Greenfield/Brownfield: Greenfield		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without	permission)		Policy Ref: S80 Housing Sites in Large	Villages
,				
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The neares	t GP surgery (Saxilby surgery) is less than	
2.2 Opportunities for healthy lifestyles	++	The site is or Drive amen The site is or Green, Will Fields and or The site is or parks and green.	within 400m of existing open space (Westcroft ity space) within 1,200m of William Street Bowling iam Street Tennis Courts, Memorial Playing Mill Lane Playing Fields. within 15km (15 mins drive time) of strategic gardens within Lincoln. of a scale that could provide new open space	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructu	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider

Site Ref: WL/SAXI/004	Site Address: Land off Sykes Lane, Saxilby, Lincoln
Area (ha): 7.17	Settlement Hierarchy Category: Large Villages
Site Capacity: 134	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Ort Objectives	Likely Lileots	- Commontary	area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SAXI/004			Site Address: Land off Sykes Lane, Sax	vilby Lincoln
Area (ha): 7.17		Settlement Hierarchy Category: Large Villages		
Site Capacity: 134			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without permission)			Policy Ref: S80 Housing Sites in Large	Villages
One Status. New anocation (without)	201111331011)		Tolley itel: 000 Flodsing Oiles in Large	villages
SA Objectives	Likely Effects	Comment	arv	Proposed Mitigation
OA Objectives	Likely Lilects	Comment	ai y	1 Toposed Willigation
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is (greenfield located within Grade 3 Agricultural	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is a	approx. 450m from Saxilby Village Centre. approx. 500m away from the nearest bus stop om Saxilby railway station.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	The site is approx. 500m away from the nearest bus stop and 1 km from Saxilby railway station.		Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic		_		
14. Employment				
14.1 Employment	-		t designated employment site (Saxilby rea) is approx. 3km from the site.	

Site Ref: WL/SAXI/004	Site Address: Land off Sykes Lane, Saxilby, Lincoln
Area (ha): 7.17	Settlement Hierarchy Category: Large Villages
Site Capacity: 134	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.4km from the site. The nearest secondary school is located approx. 8km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres.	
		The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.	

Site Ref: WL/SAXI/006		Site Address: Land east of Daubeney A	Site Address: Land east of Daubeney Avenue, Saxilby	
Area (ha): 3.85 Site Capacity: 72 Site Capacity: 72 Settlement Hierarchy Category: Large Greenfield/Brownfield: Greenfield		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing			1	
2.1 Access to healthcare facilities	-	The nearest GP surgery (Saxilby surgery) is approx. 2km away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (MacPhail Cresent Green amenity space) The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale that could provide new open space provision on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages	
		The site is not within a BOM area.	and biodiversity through new links with the wider	

Site Ref: WL/SAXI/006	Site Address: Land east of Daubeney Avenue, Saxilby
Area (ha): 3.85	Settlement Hierarchy Category: Large Villages
Site Capacity: 72	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
	•		area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Saxilby Conservation Area. There is existing development between the site and this heritage asset.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	1	<u> </u>	1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	The site is immediately adjacent to the A57. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SAXI/006			Site Address: Land east of Daubeney A	venue, Saxilby	
Area (ha): 3.85		Settlement Hierarchy Category: Large			
Site Capacity: 72		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages	
				-	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
9. Natural Resources – Land Use and S	Soils				
9.1 Agricultural Land	-	The site is (greenfield located within Grade 3 Agricultural		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should avoid areas at highest risk and use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-	The site is a	approx. 630m from Saxilby Village Centre. approx. 400m away from a bus stop and 1.2 xilby railway station.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
			approx. 400m away from a bus stop and 1.2 xilby railway station.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic					
14. Employment					
14.1 Employment	-		within 1.7km of an existing designated it area (Saxilby Industrial Area).		

Site Ref: WL/SAXI/006	Site Address: Land east of Daubeney Avenue, Saxilby
Area (ha): 3.85	Settlement Hierarchy Category: Large Villages
Site Capacity: 72	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	-/?	The nearest primary school is approx. 750m from the site. The nearest secondary school is located approx. 7km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	1		1
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres.	
		The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.	

WL/SAXI/006a

Site Ref: WL/SAXI/006a Area (ha): 2.94		Site Address: Land south of Mays Saxilby	Site Address: Land south of Mays Lane, north of Lincoln Road, Saxilby	
		Settlement Hierarchy Category: L	arge Villages	
Site Capacity: 55		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in L	Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social			•	
1. Housing	++	It is likely that new growth in this area would produce range of market and affordable housing to meet the current and future housing needs for local people in area.		
2. Health and Wellbeing		-1		
2.1 Access to healthcare facilities	-	The nearest GP surgery (Saxilby surgery) is approx. 1.6km away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Mac Cresent Green amenity space) The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Play Fields and Mill Lane Playing Fields. The site is within 15km (15 mins drive time) of strate parks and gardens within Lincoln. The site is of a scale that could provide a small amo of new open space on site.	to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife s The site is not within a BOM area.	ite. Development should seek to improve habitat linkages and biodiversity through	

Site Ref: WL/SAXI/006a		Site Address: Land south of Mays Land Saxilby	Site Address: Land south of Mays Lane, north of Lincoln Road,	
Area (ha): 2.94		Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 55		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative)	Policy Ref: S80 Housing Sites in Large	Villages	
		, ,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.		
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	-/?	The site is within 100m of the A57.	The extent of noise pollution resulting from the proposal could be minimised through	

Site Ref: WL/SAXI/006a			Site Address: Land south of Maye Land	north of Lincoln Bood
Site itel: WE SAXI/000a		Site Address: Land south of Mays Lane, north of Lincoln Road, Saxilby		
Area (ha): 2.94		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 55			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
			,	
SA Objectives	Likely Effects	Commenta		Proposed Mitigation
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		careful design and construction management methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	-	Approx. 50% of the site is within Flood Zone 2, with the rest of the site within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and SuDs.
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is approx. 950m from Saxilby Village Centre. The site is approx. 460m away from a bus stop and 1.5 km from Saxilby railway station.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	The site is approx. 460m away from a bus stop and 1.5 km from Saxilby railway station.		Development should promote the use of sustainable modes of

Site Ref: WL/SAXI/006a		Site Address: Land south of Mays Land	e, north of Lincoln Road,	
		, , , , , , , , , , , , , , , , , , ,	Saxilby	
Area (ha): 2.94		Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 55		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment	-	The site is within 2km of an existing designated employment area (Saxilby Industrial Area).		
14.2 Education, training and learning	/?	The nearest primary school is approx. 830m from the site. The nearest secondary school is located approx. 7km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres. The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.		

Site Ref: WL/SAXI/006a		Site Address: Land south of Mays Lane, north of Lincoln Road, Saxilby		
Area (ha): 2.94		Settlement Hierarchy Category: Large Villages		
Site Capacity: 55		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large Villages		
SA Objectives	Likely Effects Comment		ary	Proposed Mitigation

Site Ref: WL/SAXI/007			Site Address: Land west of Rutherglen	Park, Saxilby
Area (ha): 0.82			Settlement Hierarchy Category: Large Villages	
Site Capacity: 17			Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without	permission)		Policy Ref: S80 Housing Sites in Large	Villages
,	,			
SA Objectives	Likely Effects	Commentar	у	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		-		
2.1 Access to healthcare facilities	+	The nearest 0 760m away.	GP surgery (Saxilby surgery) is approx.	
2.2 Opportunities for healthy lifestyles	+		hin 400m of existing open space (Westcroft space)	
		The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
		The site is not of a scale that is likely to provide new open space provision on site.		
Environmental				
4. Biodiversity and Green Infrastructure	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not	within 500m of a designated wildlife site.	Consider how biodiversity enhancements can be
		The site is not	within a BOM area.	delivered through the design of buildings, such as

Site Ref: WL/SAXI/007	Site Address: Land west of Rutherglen Park, Saxilby
Area (ha): 0.82	Settlement Hierarchy Category: Large Villages
Site Capacity: 17	Greenfield/Brownfield: Brownfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	, and the second
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SAXI/007			Site Address: Land west of Rutherglen	Park. Saxilby	
Area (ha): 0.82			Settlement Hierarchy Category: Large Villages		
Site Capacity: 17			Greenfield/Brownfield: Brownfield	<u> </u>	
Site Status: New allocation (without permission)			Policy Ref: S80 Housing Sites in Large	Villages	
	,				
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
9. Natural Resources – Land Use and	Soils				
3. Natural Nesources – Land Ose and	Jons				
9.1 Agricultural Land	++	The site is I land.	prownfield located within Grade 3 Agricultural		
9.2 Minerals Resource	0	The site is i	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities		The site is a	approx. 1.2km from Saxilby Village Centre. approx. 620m away from the nearest bus stop from Saxilby railway station.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	-	and 1.7km from Saxilby railway station. promo sustair transp		Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic		•			
14. Employment					
14.1 Employment	-		t designated employment site (Saxilby rea) is approx. 3km from the site.		

Site Ref: WL/SAXI/007	Site Address: Land west of Rutherglen Park, Saxilby
Area (ha): 0.82	Settlement Hierarchy Category: Large Villages
Site Capacity: 17	Greenfield/Brownfield: Brownfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.2km from the site. The nearest secondary school is located approx. 8km away from the site, in Lincoln.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres.	
		The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.	

Site Ref: WL/SAXI/008		Site Address: Land west of Sykes Lane, Saxilby		
Area (ha): 9.71		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 182		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		1		
2.1 Access to healthcare facilities	++	The nearest	t GP surgery (Saxilby surgery) is within	
2.2 Opportunities for healthy lifestyles	++	The site is p Green, Willi Fields and M The site is w parks and g	partly within 1,200m of William Street Bowling fam Street Tennis Courts, Memorial Playing Will Lane Playing Fields. within 15km (15 mins drive time) of strategic pardens within Lincoln. of a scale expected to provide new open	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructure	•			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site. not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through

Site Ref: WL/SAXI/008	Site Address: Land west of Sykes Lane, Saxilby
Area (ha): 9.71	Settlement Hierarchy Category: Large Villages
Site Capacity: 182	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	o.c.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	I		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	The site is immediately adjacent to a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SAXI/008			Site Address: Land west of Sykes Lane,	Saxilby
Area (ha): 9.71			Settlement Hierarchy Category: Large Villages	
Site Capacity: 182			Greenfield/Brownfield: Greenfield	····a.goo
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commenta	ary	Proposed Mitigation
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is g land.	reenfield located within Grade 3 Agricultural	
9.2 Minerals Resource	0	The site is n	ot within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is not within a winter as Saleguarding Area. The site is mainly within Flood Zone 1, with less than 50% in Flood Zone 2. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and SuDs.
13. Transport and Accessibility		1		
13.1 Access to services and facilities		The site is a	pprox. 450m from Saxilby Village Centre. pprox. 600m away from the nearest bus stop m Saxilby railway station.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	and 1km from Saxilby railway station. promote the use of sustainable modes		sustainable modes of transport and improve
Economic	•			
14. Employment				

Site Ref: WL/SAXI/008	Site Address: Land west of Sykes Lane, Saxilby
Area (ha): 9.71	Settlement Hierarchy Category: Large Villages
Site Capacity: 182	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	-	The nearest designated employment site (Saxilby Industrial Area) is approx. 3km from the site.	3
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.4km from the site. The nearest secondary school is located approx. 8km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			1
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres.	
		The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.	

Site Ref: WL/SAXI/009			Site Address: Land east of Sturton Road, south of Broxholme Lane, Saxilby	
Area (ha): 5.06			Settlement Hierarchy Category: Large	Villages
Site Capacity: 95			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		F	Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentar	у	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		,		
2.1 Access to healthcare facilities	-	1.1km away.	GP surgery (Saxilby surgery) is approx.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Mill Lane Playing Fields and St Botolph's Cemetery). The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, and Memorial Playing Fields. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale that could provide new open space on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	+/?		t within 500m of a designated wildlife site. hin a BOM area: Opportunity for Creation.	Proposals should prioritise any Opportunity for Creation areas within the

				development site for habitat creation. Development should seek to improve habitat linkages and	
SA Objectives	Likely Effects	Commenta	nry	Proposed Mitigation	
Site Status: Reasonable alternati	ve		Policy Ref: S80 Housing Sites in	Large Villages	
Site Capacity: 95				Greenfield/Brownfield: Greenfield	
Area (ha): 5.06			Settlement Hierarchy Category	r: Large Villages	
			Lane, Saxilby		
Site Ref: WL/SAXI/009			Site Address: Land east of Sturton Road, south of Broxholme		

Lincily Lincold	Commentary	1 Toposca miligation
		development site for habitat creation. Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and
		green infrastructure on-site.
0	The site is not within a designated Local Green Space.	
+/?	The site is not within an AONB, AGLV or Green Wedge.	
-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade I listed St Botolph's Church and Grade II listed Manor House.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately
0	The site is not within a Source Protection Zone.	addressed.
	+/?	0 The site is not within a designated Local Green Space. +/? The site is not within an AONB, AGLV or Green Wedge. -/? There are no heritage assets within the site boundary. The site is within 500m of Grade I listed St Botolph's Church and Grade II listed Manor House.

Site Ref: WL/SAXI/009			Site Address: Land east of Sturton Road, south of Broxholme Lane, Saxilby		
Area (ha): 5 00					
Area (ha): 5.06		Settlement Hierarchy Category: Large	villages		
Site Capacity: 95		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources - Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1.			
13. Transport and Accessibility			1		
13.1 Access to services and facilities	-	The site is approx. 850m from Saxilby Village Centre. The site is approx. 240m away from the nearest bus stop and 1.2km from Saxilby railway station.	Where possible provide new linkages for walking and cycling between new		

Site Ref: WL/SAXI/009		Site Address: Land east of Lane, Saxilby	Site Address: Land east of Sturton Road, south of Broxholme Lane, Saxilby	
Area (ha): 5.06		Settlement Hierarchy Cate	gory: Large Villages	
Site Capacity: 95		Greenfield/Brownfield: Gre		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Si	es in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is approx. 240m away from the nea and 1.2km from Saxilby railway station.	rest bus stop New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site (Sa Industrial Area) is approx. 2.4km from the site		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 700m site. The nearest secondary school is locate 8km away from the site, in Lincoln.		
15. Local Economy			<u>'</u>	
15.1 Encourage and support local economy	0	The site would not result in the loss of employ An increase in dwellings would increase the local shops and businesses.		

Site Ref: WL/SAXI/009			Site Address: Land east of Sturton Roa	ad, south of Broxholme
Area (ha): 5.06			Settlement Hierarchy Category: Large	v Villages
Site Capacity: 95			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	new developed facilities, lead centres. The occupations services and	not within a City or Town Centre. However, pment would increase the use of existing ading to possible expansion of existing and the development are likely to access d facilities in Lincoln and/or Gainsborough, their positions in the hierarchy.	

Site Ref: WL/SAXI/010		Site Address: Land west of Sturton Ro	Site Address: Land west of Sturton Road, Saxilby	
Area (ha): 1.88		Settlement Hierarchy Category: Larg	Settlement Hierarchy Category: Large Villages	
Site Capacity: 40		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	· Villages	
		, , , , , , , , , , , , , , , , , , ,	- 3	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery (Saxilby surgery) is approx. 1.1km away.		
2.2 Opportunities for healthy lifestyles	/?	The site is not within 400m of existing open space.		
		The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, and Memorial Playing Fields.		
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
		The site is of a scale unlikely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages	
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/SAXI/010	Site Address: Land west of Sturton Road, Saxilby
Area (ha): 1.88	Settlement Hierarchy Category: Large Villages
Site Capacity: 40	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade I listed St Botolph's Church and Grade II listed Manor House.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	ı		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods

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SA Objectives	Likely Effects	Commenta	arv	Proposed Mitigation
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
Site Capacity: 40			Greenfield/Brownfield: Greenfield	
Area (ha): 1.88			Settlement Hierarchy Category: Large Villages	
Site Ref: WL/SAXI/010			Site Address: Land west of Sturton Road, Saxilby	

SA Objectives	Likely Effects	Commontary	Proposed Mitigation
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road	The extent of noise pollution
		network or a railway line.	resulting from the proposal
			could be minimised through
		New development would create short term noise	careful design and
		pollution during the construction phases. Once built	construction management
		noise pollution would be limited to normal residential	methods.
		activities.	
9. Natural Resources – Land Use and	Soils		
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural	
		land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and		The site is entirely within Flood Zone 1.	
Flood Risk	+		
10 = 11 11 11 11 11 11 11 11 11 11 11 11 1			
13. Transport and Accessibility			
40.4.4		The distance of the Control of the Affiles of Control	1.100
13.1 Access to services and facilities		The site is approx. 1km from Saxilby Village Centre.	Where possible provide new
		The site is approx 600m away from the pearest hus step	linkages for walking and
		The site is approx. 600m away from the nearest bus stop	cycling between new
		and 1.4km from Saxilby railway station.	development and facilities
			outside of the site area.
13.2 Sustainable travel modes		The site is approx 600m away from the persent bus step	Now development should
13.2 Sustainable traver modes	_	The site is approx. 600m away from the nearest bus stop and 1.4km from Saxilby railway station.	New development should seek to maximise use of
		and 1.4km nom Saxiby fallway Station.	sustainable modes of
			transport and reduce

Site Ref: WL/SAXI/010			Cita Address Land west of Sturton Do	and Cavillay
			Site Address: Land west of Sturton Road, Saxilby	
Area (ha): 1.88			Settlement Hierarchy Category: Large	e villages
Site Capacity: 40			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	e Villages
SA Objectives	Likely Effects	Commenta	ary	Proposed Mitigation
				reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site (Saxilby Industrial Area) is approx. 2.8km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 950m from the site. The nearest secondary school is located approx. 8km away from the site, in Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		-		
15.1 Encourage and support local economy	0	An increase	uld not result in the loss of employment land. in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	new develop facilities, lea centres. The occupar services and	ot within a City or Town Centre. However, oment would increase the use of existing ding to possible expansion of existing onts of the development are likely to access difacilities in Lincoln and/or Gainsborough, neir positions in the hierarchy.	

Site Ref: WL/SAXI/011		Site Address: Land east of Sturton Roa	Site Address: Land east of Sturton Road, north of Broxholme	
Area (ha): 4.42		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 83		Greenfield/Brownfield: Greenfield	· · · · · · · · · · · · · · · · · · ·	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
			- 3	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social		•		
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery (Saxilby surgery) is approx. 1.5km away.		
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider	

O': D 6 \\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\			04 411 1 1 (6)	
Site Ref: WL/SAXI/011			Site Address: Land east of Sturton Road, north of Broxholme Lane, Saxilby	
Area (ha): 4.42			Settlement Hierarchy Category: Large	Villages
Site Capacity: 83			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is r	not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is r	not within a AONB, AGLV or Green Wedge	
6. Built and Historic Environment	-/?	The site is v	o heritage assets within the site boundary. within 500m of Grade I listed St Botolph's Grade II listed Manor House.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is r	not within a Source Protection Zone.	
8. Pollution				
8.1 Air Pollution	+	developmer pollution thr developmer	urther than 1km from an AQMA. New not would create a short term increase in air rough construction of the site. Once built the not may contribute to slight increase in air e to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/SAXI/011		Site Address: Land east of Sturton Road Lane, Saxilby	Site Address: Land east of Sturton Road, north of Broxholme	
Area (ha): 4.42		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 83		Greenfield/Brownfield: Greenfield	· magoo	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large \	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			construction management methods	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1.		
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 980m from Saxilby Village Centre. The site is approx. 400m away from the nearest bus stop and 1.4km from Saxilby railway station.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

014 D 6 MIL (0 A MIL)		0:: 4.11	
Site Ref: WL/SAXI/011		Site Address: Land east of Sturton Roa	id, north of Broxholme
		Lane, Saxilby	
Area (ha): 4.42		Settlement Hierarchy Category: Large	· Villages
Site Capacity: 83		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.2 Sustainable travel modes	+	The site is approx. 400m away from the nearest bus stop and 1.4km from Saxilby railway station.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	-	The nearest designated employment site (Saxilby Industrial Area) is approx. 2.5 km from the site.	
14.2 Education, training and learning	/?	The nearest primary school is approx. 900m from the site. The nearest secondary school is located approx. 8km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing facilities, leading to possible expansion of existing centres.	

Site Ref: WL/SAXI/011			Site Address: Land east of Sturton Road Lane, Saxilby	d, north of Broxholme
Area (ha): 4.42			Settlement Hierarchy Category: Large	Villages
Site Capacity: 83			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		services an	ants of the development are likely to access d facilities in Lincoln and/or Gainsborough, their positions in the hierarchy.	

Site Ref: WL/SAXI/015		Site Address: Land to the north of Saxil	by and west of B1241.	
		Saxilby, Lincoln		
Area (ha): 59.98		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 900		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
			T =	
	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing			1	
2.1 Access to healthcare facilities	-	The nearest GP surgery (Saxilby surgery) is approx. 1km away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Westcroft Drive amenity space)	Development should seek to provide new, and/or improve links to, existing	
		The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.	open space, taking into account open space deficiencies in the Centra Lincolnshire Open Space	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.	Audit and Assessment 2021.	
		The site is of a scale that could provide new open space provision on site.		
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkage	
,		The site is not within a BOM area.	and biodiversity through new links with the wider	

Site Ref: WL/SAXI/015			Site Address: Land to the north of Saxilby and west of B1241,	
Area (ha): 59.98		Saxilby, Lincoln Settlement Hierarchy Category: Large	a Villages	
Site Capacity: 900		Greenfield/Brownfield: Greenfield	e villages	
Site Status: Reasonable alternative	خ	Policy Ref: S80 Housing Sites in Large	Villages	
Old Glataol Reaconable alternative	,	1 oney item coo floading choo in Eargo	· · · · · · · · · · · · · · · · · · ·	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	/?	There are no heritage assets within the site boundary. The site is within 500m of Grade I Listed Church of St Botolph's. Large scale development in this location, particularly in the east, has the potential for permanent, adverse impact on the setting and views of this heritage asset, as well as the character and setting of the village. There is a Scheduled Monument to the north of the site (Deserted village of North Ingleby). Large scale development in this location has the potential for permanent, adverse impact on the setting of this asset as well as the rest of the village earthworks which fall outside the scheduled area but are of equivalent importance.	Design, scale and siting of development would need to ensure any important views are maintained or where possible enhanced. A wide corridor is likely to be required to preserve rural views.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.		
8. Pollution	-	,		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air	The extent of air pollution resulting from the proposal	

0'4 B 6 MU (0 A VI /0 4 5		014 A 1 1 4 4 4 4 6 0 11	1 (D4044	
Site Ref: WL/SAXI/015			Site Address: Land to the north of Saxilby and west of B1241,	
4 (1) 50.00		Saxilby, Lincoln) (III	
Area (ha): 59.98		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 900		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large \	Villages	
	T			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is approx. 900m from Saxilby Village Centre. The site is approx. 750m away from the nearest bus stop and 1.5km from Saxilby railway station.	Where possible provide new linkages for walking and cycling between new	

Site Ref: WL/SAXI/015			Site Address: Land to the north of Saxilby and west of B1241,	
		Saxilby, Lincoln		
Area (ha): 59.98		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 900		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large \	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			development and facilities outside of the site area.	
13.2 Sustainable travel modes	-	The site is approx. 750m away from the nearest bus stop and 1.5km from Saxilby railway station.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site (Saxilby Industrial Area) is approx. 3.2km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.5km from the site. The nearest secondary school is located approx. 8km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	1			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a City or Town Centre. However, new development would increase the use of existing		

Site Ref: WL/SAXI/015			Site Address: Land to the north of Saxilla Saxilby, Lincoln	by and west of B1241,
Area (ha): 59.98			Settlement Hierarchy Category: Large	Villages
Site Capacity: 900			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	√illages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		facilities, lea centres.	ading to possible expansion of existing	
		services an	ints of the development are likely to access d facilities in Lincoln and/or Gainsborough, their positions in the hierarchy.	

Scothern

WL/SC/001

Site Ref: WL/SC/001		Site Address: Land north of Heath Road	Site Address: Land north of Heath Road, Scothern	
Area (ha): 7.58		Settlement Hierarchy Category: Mediu	ım Villages	
Site Capacity: 114		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++ It is likely that new growth in this area would produce range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing	•		'	
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.8km away in Nettleham or Welton.		
2.2 Opportunities for healthy lifestyles	++	The site is not within 400m of existing open space however, the site is of a scale likely to provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into	
		The site is within 1,200m of Scothern Tennis Courts and Scothern Village Hall Playing Field.	account open space deficiencies in the Central Lincolnshire Open Space	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.	Audit and Assessment 2021.	
Environmental			·	
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through	

Site Ref: WL/SC/001	Site Address: Land north of Heath Road, Scothern
Area (ha): 7.58	Settlement Hierarchy Category: Medium Villages
Site Capacity: 114	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	new links with the wider area and incorporate habitat and green infrastructure onsite. Potential opportunities to	
4.2 Local Green opace		The site is not within a designated Local Green opace.	create new local green space through development.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II Listed Manor House and Grade II* listed Church of St Germain.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution	1		1	
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through	

Site Ref: WL/SC/001		Site Address: Land north of Heath Road, Scothern		
Area (ha): 7.58		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 114		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
		development may contribute to slight increase in air pollution due to increased car movements.		careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is greenfield located mainly within Grade 3 Agricultural land, with a small proportion to the eastern boundary within Grade 2.		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	is Welton Village Centre approx. 2.5km from the site. linkage cycling The site is 170m from the nearest bus stop. linkage cycling develo		Where possible provide new linkages for walking and cycling between new
				development and facilities outside of the site area.

Site Ref: WL/SC/001		Site Address: Land north of Heath Roa	Site Address: Land north of Heath Road, Scothern		
Area (ha): 7.58			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 114		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım Villages		
			goo		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
13.2 Sustainable travel modes	+	The site is 170m from the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.		
Economic		·			
14. Employment					
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 8.6km from the site.			
14.2 Education, training and learning	/?	The nearest primary school is approx. 1km from the site. The nearest secondary school is located approx. 2.5km away from the site, in Welton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.			

WL/SC/002

Site Ref: WL/SC/002		Site Address: Land east of Dunholme	Site Address: Land east of Dunholme Road, Scothern	
Area (ha): 10.29		Settlement Hierarchy Category: Medi	um Villages	
		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Media	um Villages	
		, ,	-	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.8km away in Nettleham or Welton.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Scothern Tennis Courts, Scothern Village Hall Playing Field, Scothern Village Hall Play Area, and Woodland north of Weir Farm Paddock and Grange Park natural and seminatural greenspaces. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide new open space or site.	to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/SC/002	Site Address: Land east of Dunholme Road, Scothern
Area (ha): 10.29	Settlement Hierarchy Category: Medium Villages
Site Capacity: 123	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
•			and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II Listed Manor House and Grade II* listed Church of St Germain.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and
			Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/SC/002		Site Address: Land east of Dunholme Road, Scothern		
Area (ha): 10.29		Settlement Hierarchy Category: Mediu	m Villages	
Site Capacity: 123			Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	SA Objectives Likely Effects Comme		ary	Proposed Mitigation
				construction management methods
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land		The site is greenfield located entirely within Grade 2 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	is Welton Vi	designated Centre in Scothern. The nearest illage Centre approx. 2.5km from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

Cita Dafa MIL /OC/CCC		Olto Address Landard of Durit L	Social Cootheans		
Site Ref: WL/SC/002			Site Address: Land east of Dunholme Road, Scothern		
Area (ha): 10.29		Settlement Hierarchy Category: Mediu	ım Villages		
Site Capacity: 123		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
13.2 Sustainable travel modes	+	The site is 350m from the nearest bus stop	Development should promote the use of sustainable modes of transport and improve linkages to these.		
Economic					
14. Employment					
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 8.6km from the site.			
14.2 Education, training and learning	/?	The nearest primary school is approx. 1km from the site. The nearest secondary school is located approx. 2.5km away from the site, in Welton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.		
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.			

Site Ref: WL/SC/003		Site Address: Land to the southwest of Main Street, Scothern		
Area (ha): 3.07			Settlement Hierarchy Category: Mediu	m Villages
Site Capacity: 53			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without)	permission)		Policy Ref: S81 Housing Sites in Mediur	n Villages
, ,	,			
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-		t GP surgery is approx. 2.8km away in or Welton.	
2.2 Opportunities for healthy lifestyles Environmental	++	Nettleham or Welton. The site is within 400m of existing open space (Grange Park natural and semi-natural greenspace and Heathlea Greens amenity space). The site is within 1,200m of Scothern Tennis Courts and Scothern Village Hall Playing Field. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide a small amount of new open space on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
4. Biodiversity and Green Infrastructur	·A			
Diodiversity and Oreen initastructur	C			
4.1 Conserve and enhance biodiversity and geodiversity		The site is not within 500m of a designated wildlife site. The site is not within a BOM area.		Development should seek to improve habitat linkages and biodiversity through
		THE SILE IS HOL WILHIH A DOWN AREA.		new links with the wider

Site Ref: WL/SC/003	Site Address: Land to the southwest of Main Street, Scothern
Area (ha): 3.07	Settlement Hierarchy Category: Medium Villages
Site Capacity: 53	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II Listed Manor House and Grade II* listed Church of St Germain.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	I		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/SC/003			Site Address: Land to the southwest of Main Street, Scothern		
Area (ha): 3.07			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 53			Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without	permission)		Policy Ref: S81 Housing Sites in Mediur	n Villages	
SA Objectives	Likely Effects	Comment		Proposed Mitigation	
			nt may contribute to slight increase in air le to increased car movements.	construction management methods.	
8.2 Noise Pollution	0/?	O/? The site is not within close proximity to the strategic roan network or a railway line. New development would create short term noise pollution during the construction phases. Once built		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
		noise pollut activities.	ion would be limited to normal residential		
9.1 Agricultural Land	-	The site is gland.	greenfield located in Grade 3 Agricultural		
9.2 Minerals Resource	0	The site is	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is I very small a Flood Zone	ocated mainly within Flood Zone 1, with a area along the southern boundary within 3. The site has some surface water risk and nt would increase the impermeable footprint	Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and SuDs. Access for watercourse maintenance should be	
13. Transport and Accessibility				made available.	

Site Ref: WL/SC/003			Site Address: Land to the southwest of Main Street, Scothern		
Area (ha): 3.07			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 53	pacity: 53 Greenfield/Brownfield: Greenfield			-	
Site Status: New allocation (without permission)			Policy Ref: S81 Housing Sites in Medium Villages		
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
13.1 Access to services and facilities	-	There is no designated Centre in Scothern. The nearest		Where possible provide new	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.1 Access to services and facilities	-	There is no designated Centre in Scothern. The nearest is Welton Village Centre approx. 2.8km from the site.	Where possible provide new linkages for walking and cycling between new
		The site is within 100m of the nearest bus stop.	development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is within 100m of the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic			
14. Employment			
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 9km from the site.	
14.2 Education, training and learning	-/?	The nearest primary school is approx. 700m from the site. The nearest secondary school is located approx. 2.7km away from the site, in Welton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy		•	
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	

			Site Address: Land to the southwest of Main Street, Scothern Settlement Hierarchy Category: Medium Villages Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without permission)				
	·			_
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is	not within a Town or City Centre.	

Site Ref: WL/SC/004		Site Address: Land off Jupiter Drive, So	Site Address: Land off Jupiter Drive, Scothern		
Area (ha): 5.99		Settlement Hierarchy Category: Mediu	ım Villages		
Site Capacity: 90		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages		
		,			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Social					
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing					
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.8km away in Nettleham or Welton.			
2.2 Opportunities for healthy lifestyles Environmental	++	The site is within 400m of existing open space (Grange Park natural and semi-natural greenspace, Sudbrooke Road Cemetery and Heathlea Greens amenity space). The site is within 1,200m of Scothern Tennis Courts and Scothern Village Hall Playing Field. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.		
4. Biodiversity and Green Infrastructur	re				
J. J					
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages		
		The site is not within a BOM area.	and biodiversity through new links with the wider		

Site Ref: WL/SC/004	Site Address: Land off Jupiter Drive, Scothern
Area (ha): 5.99	Settlement Hierarchy Category: Medium Villages
Site Capacity: 90	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II Listed Manor House and Grade II* listed Church of St Germain.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	l		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/SC/004			Site Address: Land off Jupiter Drive, Scothern		
Area (ha): 5.99			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 90			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages	
	1				
SA Objectives	Likely Effects	Comment		Proposed Mitigation	
			nt may contribute to slight increase in air e to increased car movements.	construction management methods	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	Soils				
9.1 Agricultural Land	-	The site is of Agricultural	greenfield located entirely within Grade 3 land.		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities	-	is Nettlehar	designated Centre in Scothern. The nearest n Village Centre approx. 2.8km from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

0'4 D 6 MI (00/004		04. 4 11	41	
Site Ref: WL/SC/004		· · · · · · · · · · · · · · · · · · ·	Site Address: Land off Jupiter Drive, Scothern	
Area (ha): 5.99			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 90		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	The nearest bus stop is approx. 400m from the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 7.4km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 250m from the site. The nearest secondary school is located approx. 2.5km away from the site, in Welton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

WL/SC/004A

Site Ref: WL/SC/004A			Site Address: Land off Jupiter Drive, Scothern	
Area (ha): 2.72			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 41			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without	permission)		Policy Ref: S81 Housing Sites in Mediu	m Villages
			,	J
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-		GP surgery is approx. 2.8km away in or Welton.	
2.2 Opportunities for healthy lifestyles	+	Nettleham or Welton. The site is within 400m of existing open space (Grange Park natural and semi-natural greenspace, Sudbrooke Road Cemetery and Heathlea Greens amenity space). The site is within 1,200m of Scothern Tennis Courts and Scothern Village Hall Playing Field. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which is unlikely to provide new open space on site.		
Environmental	•			
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife sit The site is not within a BOM area.		Development should seek to improve habitat linkages and biodiversity through
				new links with the wider

Site Ref: WL/SC/004A	Site Address: Land off Jupiter Drive, Scothern
Area (ha): 2.72	Settlement Hierarchy Category: Medium Villages
Site Capacity: 41	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
-			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II Listed Manor House and Grade II* listed Church of St Germain.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	l		1
8.1 Air Pollution	+	The site is not within 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/SC/004A		Site Address: Land off Jupiter Drive, Scothern				
Area (ha): 2.72			Settlement Hierarchy Category: Medium Villages			
Site Capacity: 41			Greenfield/Brownfield: Greenfield			
Site Status: New allocation (without	permission)		Policy Ref: S81 Housing Sites in Mediur	n Villages		
				ages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation		
		developme	nt may contribute to slight increase in air ue to increased car movements.	construction management methods.		
8.2 Noise Pollution	0/?	network or a railway line. New development would create short term noise pollution during the construction phases. Once built		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils					
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.				
9.2 Minerals Resource	0	The site is	not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and		The site is	ocated entirely within Flood Zone 1. The site	Development should use		
Flood Risk	+	has some surface water risk and development would increase the impermeable footprint of the area.		appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility						
13.1 Access to services and facilities	-	is Nettleham Village Centre approx. 2.8km from the site. The nearest bus stop is approx. 400m from the site.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		

Site Ref: WL/SC/004A			Site Address: Land off Jupiter Drive, So	cothern
Area (ha): 2.72			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 41		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without)	normicsion)			m \/illagas
Site Status. New allocation (without	permission)		Policy Ref: S81 Housing Sites in Mediu	iii viiiages
CA Objectives	Likely Effects	Commont		Dranged Mitigation
SA Objectives	Likely Effects	Commenta	· ·	Proposed Mitigation
13.2 Sustainable travel modes	+	The nearest bus stop is approx. 400m from the site.		Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic	·			
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 7.4km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 250m from the site. The nearest secondary school is located approx. 2.5km away from the site, in Welton.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is n	ot within a Town or City Centre.	

Site Ref: WL/SC/005		Site Address: Land off Weir Farm Pado	Site Address: Land off Weir Farm Paddock, Scothern	
Area (ha): 2.01		Settlement Hierarchy Category: Medic	ım Villages	
Site Capacity: 30 Greenfield/I		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing			L	
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.8km away in Nettleham or Welton.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Scothern Village Hall Playing Field, Scothern Tennis Courts, Scothern Village Hall Play Area and, Woodland north of Weir Farm Paddock natural and semi-natural greenspace). The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which is unlikely to provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/SC/005	Site Address: Land off Weir Farm Paddock, Scothern
Area (ha): 2.01	Settlement Hierarchy Category: Medium Villages
Site Capacity: 30	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Development should be sensitive to nearby heritage
		The site is within 500m of Grade II Listed Manor House and Grade II* listed Church of St Germain.	assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately
			addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	I		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/SC/005			Site Address: Land off Weir Farm Paddock, Scothern			
Area (ha): 2.01			Settlement Hierarchy Category: Mediu	m Villages		
Site Capacity: 30 Greenfield/Brownfield: Greenfield						
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation		
				construction management methods.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and S	Soils					
9.1 Agricultural Land		The site is greenfield located entirely within Grade 2 Agricultural land.				
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility						
13.1 Access to services and facilities	-	There is no designated Centre in Scothern. The nearest is Nettleham Village Centre approx. 3.5km from the site. The nearest bus stop is approx. 200m from the site.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		

Site Ref: WL/SC/005		Site Address: Land off Weir Farm Pa	ddock Scothern	
Area (ha): 2.01			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 30		Greenfield/Brownfield: Greenfield	maiii viiiages	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Med	ium Villages	
Site Status. Reasonable alternative		1 Oiley Net. 301 Flodsing Sites in Med	idili villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	The nearest bus stop is approx. 200m from the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 7.5km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 530m from the site. The nearest secondary school is located approx. 2.5km away from the site, in Welton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land An increase in dwellings would increase the footfall of local shops and businesses.	I.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/SC/006		Site Address: Land to the south of Langworth Road, Scothern		
Area (ha): 4.07			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 61			Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Commenta	ary	Proposed Mitigation
Social				
1. Housing	++	range of ma	at new growth in this area would produce a rket and affordable housing to meet the future housing needs for local people in the	
2. Health and Wellbeing		L		
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.8km away in Nettleham or Welton.		
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is within 1,200m of Scothern Village Hall Playing Field, Scothern Tennis Courts. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide a small amount of new open space on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		ot within 500m of a designated wildlife site. ot within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habita

Site Ref: WL/SC/006	Site Address: Land to the south of Langworth Road, Scothern	
Area (ha): 4.07	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 61	Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages	

	1		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Development should be sensitive to nearby heritage
		The site is within 500m of Grade II Listed Manor House	assets and their setting
		and Grade II* listed Church of St Germain.	through appropriate use of design, materials, layout, boundary treatments and landscaping.
			Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	I		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/SC/006	Ref: WL/SC/006 Site Address: Land to the south of Langwork		worth Road, Scothern	
Area (ha): 4.07	Area (ha): 4.07		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 61	Capacity: 61 Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is of Agricultural	greenfield located entirely within Grade 3 land.	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	is Welton V	designated Centre in Scothern. The nearest illage Centre approx. 3.8km from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

Site Ref: WL/SC/006		Site Address: Land to the south of Lang	gworth Road, Scothern	
Area (ha): 4.07			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 61 Greenfield/Brownfield: Greenfield				
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	There is a bus stop around 250m from the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 8.6km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 830m from the site. The nearest secondary school is located approx. 2.5km away from the site, in Welton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	1			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/SC/007		Site Address: Land east of Dunholme Road, Scothern		load, Scothern
Area (ha): 1.04	Area (ha): 1.04		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 18	Site Capacity: 18 Greenfield/Brownfield: Greenfield		-	
Site Status: Reasonable alternative		Policy Ref:	: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.8km away in Nettleham or Welton.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Scothern Tennis Courts, Scothern Village Hall Playing Field, and Grange Park natural and semi-natural greenspace. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale likely to provide new open space on site.		
Environmental	<u>.</u>	·		
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500r The site is not within a BC	m of a designated wildlife site. DM area.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.

Site Ref: WL/SC/007			Site Address: Land east of Dunholme Road, Scothern		
			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 18			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
4.2 Local Green Space	0	The site is i	not within a designated Local Green Space.	Potential opportunities to create new local green	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II Listed Manor House and Grade II* listed Church of St Germain.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	l		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SC/007		Site Address: Land east of Dunholme Road, Scothern		
Area (ha): 1.04			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 18 Greenfield/Brownfield: Greenfield				
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediun	n Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land		The site is greenfield located entirely within Grade 2 Agricultural land.		
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility		·		<u> </u>
13.1 Access to services and facilities	-	is Welton Vi	designated Centre in Scothern. The nearest llage Centre approx. 2.8km from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is 3	320m from the nearest bus stop	Development should promote the use of sustainable modes of

Site Ref: WL/SC/007			Site Address: Land east of Dunholme F	Pood Scothorn
Area (ha): 1.04		Settlement Hierarchy Category: Medium Villages		
			Greenfield/Brownfield: Greenfield	un villages
Site Capacity: 18 Site Status: Reasonable alternative				ma Villa ma a
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m villages
OA Objectives	Lilled Fife at a	0		Door on a distriction
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				transport and improve
Economic				linkages to these.
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 8.4km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 730m from the site. The nearest secondary school is located approx. 2.5km away from the site, in Welton.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	·			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is i	not within a Town or City Centre.	

Site Ref: WL/SC/008 Area (ha): 12.96		Site Address: Land Subrooke Road, S	Site Address: Land Subrooke Road, Scothern		
		Settlement Hierarchy Category: Medi	Settlement Hierarchy Category: Medium Villages		
Site Capacity: 194		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Media	um Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Social					
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing			1		
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 2.8km away in Nettleham or Welton.			
2.2 Opportunities for healthy lifestyles Environmental	+	The site is within 400m of existing open space (Grange Park natural and semi-natural greenspace, Sudbrooke Road Cemetery and Heathlea Greens amenity space). The site is within 1,200m of Scothern Tennis Courts and Scothern Village Hall Playing Field. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which is unlikely to provide new open space on site.			
4. Biodiversity and Green Infrastructur	re				
und Groom mildottdottd	•				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through		
			new links with the wider		

Site Ref: WL/SC/008	Site Address: Land Subrooke Road, Scothern
Area (ha): 12.96	Settlement Hierarchy Category: Medium Villages
Site Capacity: 194	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II Listed Manor House and Grade II* listed Church of St Germain.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	I		1
8.1 Air Pollution	+	The site is not within 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/SC/008		Site Address: Land Subrooke Road, Scothern		
Area (ha): 12.96		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 194		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Comment		Proposed Mitigation
			nt may contribute to slight increase in air e to increased car movements.	construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	oils	1		,
9.1 Agricultural Land	-	The site is g Agricultural	greenfield located entirely within Grade 3 land.	
9.2 Minerals Resource		The site is within a Site Specific Minerals Safeguarding Area		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	is Nettlehan	designated Centre in Scothern. The nearest n Village Centre approx. 2.8km from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

011 - D - f - MI /00/000		Otto Address 1 10 1 1 D 10	(l	
Site Ref: WL/SC/008		,	Site Address: Land Subrooke Road, Scothern	
Area (ha): 12.96			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 194		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Media	um Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	The nearest bus stop is approx. 250m from the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 7.4km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 250m from the site. The nearest secondary school is located approx. 2.5km away from the site, in Welton.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	'			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Scotter

Site Ref: WL/SCO/001		Site Address: Rear of 77 Gainsborough	Site Address: Rear of 77 Gainsborough Road, Scotter	
Area (ha): 0.74		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 1.3km away.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (The Rookery Play Area).		
		The site is within 1,200m of Scotter Bowling Club and Scotter Memorial Playing Fields.		
		The site is within 1,600m of Revill Close allotments.		
		The site is of a scale unlikely to provide new open space on site.		
Environmental	•			
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Consider how biodiversity enhancements can be delivered through the	

Site Ref: WL/SCO/001	Site Address: Rear of 77 Gainsborough Road, Scotter
Area (ha): 0.74	Settlement Hierarchy Category: Large Villages
Site Capacity: 16	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	-		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	-/?	The site is within 100m of the A159. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SCO/001		Site Address: Rear of 77 Gainsborough Road, Scotter		
Area (ha): 0.74		Settlement Hierarchy Category: Large Villages		
Site Capacity: 16		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	e Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.
9. Natural Resources – Land Use and S	 Boils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.		
9.2 Minerals Resource		The site is v Safeguardin	within a Sand and Gravel Minerals ng Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is I	ocated entirely within Flood Zone 1.	
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is approx. 900m from Scotter Village Centre. The site is approx. 800m away from the nearest bus stop.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	The site is a stop.	approx. 800m away from the nearest bus	Development should promote the use of sustainable modes of

Ol. D. 4 1411 (000 (004				5 10 "	
Site Ref: WL/SCO/001		Site Address: Rear of 77 Gainsborough Road, Scotter			
Area (ha): 0.74		Settlement Hierarchy Category: Large	e Villages		
Site Capacity: 16			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages	
				_	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				transport and improve linkages to these.	
Economic					
14. Employment	·		·		
14.1 Employment			t designated employment site (Somerby		
		Park) is in Gainsborough approx. 10km from the site.			
14.2 Education, training and learning	/?	site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey. seek to provide improve cycling, pedestrian routes to facilitate sustainable access		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is r	not within a Town or City Centre.		

Site Ref: WL/SCO/002		Site Address: Land off Scotton Road, S	Site Address: Land off Scotton Road, Scotter	
Area (ha): 1.14		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 24		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The nearest GP surgery (Scotter surgery) is approx. 200m away.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Scotter Bowling Club, Scotter Memorial Playing Fields, High Street play area, Westcliffe Road Cemetery and Revill Close allotments).		
		The site is of a scale unlikely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructure	<u></u>			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		

Site Ref: WL/SCO/002		Site Address: Land o	off Scotton Road, Scotter	
Area (ha): 1.14		Settlement Hierarchy	Settlement Hierarchy Category: Large Villages	
Site Capacity: 24		Greenfield/Brownfiel	Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Hous	Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives Likely Effects Commenta		Commentary	Proposed Mitigation	

SA Objectives Likely Effects Commentary		Proposed Mitigation
0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
0	The site is not within a Source Protection Zone.	
+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
l Soils		1
+	The site is greenfield located entirely within Grade 4 Agricultural land.	
	0/? + 0/? 1 Soils	The site is not within close proximity to any heritage assets. The site is not within a Source Protection Zone. The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements. The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities. Soils The site is greenfield located entirely within Grade 4

Site Ref: WL/SCO/002		Site Address: Land off Scotton Road	Site Address: Land off Scotton Road, Scotter	
Area (ha): 1.14		Settlement Hierarchy Category: Lai	Settlement Hierarchy Category: Large Villages	
Site Capacity: 24		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Lar	ge Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1, with less than 10% of the site in Flood Zone 2.		
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 500m from Scotter Village Centre. The site is approx. 260m away from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is approx. 260m away from the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Somerby Park) is in Gainsborough approx. 10km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 200m from the site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	

Site Ref: WL/SCO/002	Site Address: Land off Scotton Road, Scotter
Area (ha): 1.14	Settlement Hierarchy Category: Large Villages
Site Capacity: 24	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives Likely Effects		Commentary	Proposed Mitigation
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

Site Ref: WL/SCO/003		Site Address: Land off Becks Lane, Sc	otter	
Area (ha): 1.38		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 29		Greenfield/Brownfield: Greenfield	9	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
			· maiges	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 1km away.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (The Rookery play area).		
		The site is within 1,200m of Scotter Bowling Club and Scotter Memorial Playing Fields.		
		The site is within 1,600m of Revill Close allotments		
		The site is of a scale unlikely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructure	re			
4.1 Conserve and enhance biodiversity and geodiversity	+/?	The site is not within 500m of a designated wildlife site. The site is located entirely within a BOM area: Opportunity for Creation. Opportunity for Creation. Proposals should pri any Opportunity for 0 areas within the development site for creation. Development should seek to impro		

Site Ref: WL/SCO/003	Site Address: Land off Becks Lane, Scotter
Area (ha): 1.38	Settlement Hierarchy Category: Large Villages
Site Capacity: 29	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
on Objectives	Likely Ellects	Commentary	habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	green amount of the control of the c
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution		•	
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SCO/003		Site Address: Land off Becks Lane, Sc	Site Address: Land off Becks Lane, Scotter		
Area (ha): 1.38			Settlement Hierarchy Category: Large Villages		
Site Capacity: 29		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Policy Ref: S80 Housing Sites in Large Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		noise pollution would be limited to normal residential activities.	Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.			
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	The site has some surface water risk and development would increase the impermeable footprint of the area.		
13. Transport and Accessibility	_1				
13.1 Access to services and facilities		The site is approx. 620m from Scotter Village Centre. The site is approx. 720m away from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		

Site Ref: WL/SCO/003		Site Address: Land off Becks Lane, Sc	otter	
Area (ha): 1.38		,	Settlement Hierarchy Category: Large Villages	
Site Capacity: 29		Greenfield/Brownfield: Greenfield	e villages	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
Oite Otatus. Neasonable alternative		1 Oney Itel: 000 Flodding Ones in Earge	villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	-	The site is approx. 720m away from the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic			·	
14. Employment				
14.1 Employment		The nearest designated employment site (Somerby Park) is in Gainsborough approx. 10km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.2km from the site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	1			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/SCO/004		S	Site Address: Land south of Kirton Road, Scotter	
Area (ha): 4.95		5	Settlement Hierarchy Category: Large Villages	
Site Capacity: 93		(Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		F	Policy Ref: S80 Housing Sites in Large	Villages
		·		
SA Objectives	Likely Effects	Commentary	y	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 1km away.		
2.2 Opportunities for healthy lifestyles	++	++ The site is within 400m of existing open space (Riverside North amenity space and Scotter Memorial Playing Fields). The site is within 1,200m of Scotter Bowling Club. The site is within 1,600m of Revill Close allotments		Development should seek to provide new, and/or improve links to, existing open space, taking into
				account open space deficiencies in the Central
				Lincolnshire Open Space Audit and Assessment
		The site is of a scale which could provide new open space on site.		2021.
Environmental				
4. Biodiversity and Green Infrastructure	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within a BOM area. to improve habit and biodiversity		Development should seek to improve habitat linkages and biodiversity through new links with the wider
				area and incorporate habitat

Site Ref: WL/SCO/004	Site Address: Land south of Kirton Road, Scotter
Area (ha): 4.95	Settlement Hierarchy Category: Large Villages
Site Capacity: 93	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed Old Manor House and The Manor and Grade I listed Church of St Peter.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	1		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SCO/004		Site Address: Land south of Kirto	n Road, Scotter	
Area (ha): 4.95			Settlement Hierarchy Category: Large Villages	
Site Capacity: 93		Greenfield/Brownfield: Greenfield	d	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in I		
Cito Ctatao: reaconable anomalive		1 Chief Hell Goot Housing Chee III	Lange v magee	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	road The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade a Agricultural land.	3	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.	The site has some surface water risk and development would increase the impermeable footprint of the area.	
13. Transport and Accessibility				
13.1 Access to services and facilities		The site is approx. 560m from Scotter Village Centrol The site is approx. 600m away from the nearest bu stop.	linkages for walking and	

Site Ref: WL/SCO/004		Site Address: Land south of Kirton Roa	d Scotter	
Area (ha): 4.95			Settlement Hierarchy Category: Large Villages	
Site Capacity: 93		Greenfield/Brownfield: Greenfield	villages	
Site Status: Reasonable alternative			Villagae	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	-	The site is approx. 600m away from the nearest bus	Development should	
		stop.	promote the use of	
			sustainable modes of	
			transport and improve	
			linkages to these.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Somerby		
		Park) is in Gainsborough approx. 10km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1km from the site. New development s		
		The nearest secondary school is located approx. 5.5km	seek to provide improved	
		away from the site, in Kirton in Lindsey.	cycling, pedestrian and bus	
			routes to facilitate	
			sustainable access to	
			education and training.	
15. Local Economy		•		
15.1 Encourage and support local	0	The site would not result in the loss of employment land.		
economy	Ŭ	An increase in dwellings would increase the footfall of		
		local shops and businesses.		
		10001 0110po dila badillododo.		
15.2 Protect and enhance hierarchy of	0	The site is not within a Town or City Centre.		
centres		The site is not within a rown or only denine.		
Contros				

Site Ref: WL/SCO/005		Site Address: Land north of Kirton Dog	Site Address: Land north of Kirton Road, Scotter	
			,	
Area (ha): 5.31		Settlement Hierarchy Category: Large Greenfield/Brownfield: Greenfield	villages	
			\	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 900m away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Riverside North amenity space) The site is within 1,200m of Scotter Bowling Club and	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space	
		Scotter Memorial Playing Fields). The site is within 1,600m of Revill Close allotments.		
		The site is of a scale which could provide new open space on site.	2021.	
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider	
			area and incorporate habitat	

Site Ref: WL/SCO/005	Site Address: Land north of Kirton Road, Scotter
Area (ha): 5.31	Settlement Hierarchy Category: Large Villages
Site Capacity: 100	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed Old Manor House.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	1		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods

Site Ref: WL/SCO/005			Site Address: Land north of Kirton Road	1 Scottor
Area (ha): 5.31			,	
, ,			Settlement Hierarchy Category: Large Villages	
Site Capacity: 100			Greenfield/Brownfield: Greenfield	A CH = a. a. a
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	villages
	T	T = .		1 =
SA Objectives	Likely Effects	Comment		Proposed Mitigation
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.		
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+			Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	+		approx. 370m from Scotter Village Centre. approx. 400m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

Site Ref: WL/SCO/005		Site Address: Land north of Kirton Roa	Site Address: Land north of Kirton Road, Scotter	
Area (ha): 5.31			Settlement Hierarchy Category: Large Villages	
Site Capacity: 100		Greenfield/Brownfield: Greenfield	-	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
			3	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	The site is approx. 400m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Somerby Park) is in Gainsborough approx. 10km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is approx. 800m from the site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/SCO/006		Site Address: Land to the northeast of S	Site Address: Land to the northeast of Scotter	
Area (ha): 4.31		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 81		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
			-	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 1.1km away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Johnson Drive play area). The site is within 1,200m of Scotter Bowling Club and Scotter Memorial Playing Fields). The site is within 1,600m of Revill Close allotments. The site is of a scale which could provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	

Site Ref: WL/SCO/006	Site Address: Land to the northeast of Scotter
Area (ha): 4.31	Settlement Hierarchy Category: Large Villages
Site Capacity: 81	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	•	•	•
8.1 Air Pollution	+	The site is not within 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	The site is immediately adjacent to the A159. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use
			layout, materials and boundary treatments to minimise potential noise on future occupants from the

Site Ref: WL/SCO/006		Site Address: Land to the northeast of Scotter		
Area (ha): 4.31			Settlement Hierarchy Category: Larg	
Site Capacity: 81		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	e Villages	
			, <u>, , , , , , , , , , , , , , , , , , </u>	j
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				proximity to the strategic road network.
9. Natural Resources – Land Use and S	Soils	-		
9.1 Agricultural Land	-	The site is (greenfield located entirely within Grade 3 land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is entirely within Flood Zone 1.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility		·		
13.1 Access to services and facilities	-		approx. 890m from Scotter Village Centre. approx. 260m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is approx. 260m away from the nearest bus stop.		New development should seek to maximise use of sustainable modes of transport and reduce

Site Ref: WL/SCO/006		Site Address: Land to the northeast of	Scotter	
Area (ha): 4.31			Settlement Hierarchy Category: Large Villages	
Site Capacity: 81 Greenfield/Brownfield: Greenfield				
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Larg	e Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Somerby Park) is in Gainsborough approx. 10km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1km from the site The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/SCO/007		Site Address: Land to the west of Scott Westcliffe Road, Scotter	Site Address: Land to the west of Scotton Road, south of Westcliffe Road, Scotter	
Area (ha): 6.62		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 124		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The nearest GP surgery (Scotter surgery) is approx. 200m away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Scotter Bowling Club, Scotter Memorial Playing Fields, Revill Close allotments, Westcliffe Road Cemetery and High Street Play Area). The site is of a scale which could provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

		1			
Site Ref: WL/SCO/007			Site Address: Land to the west of Scotton Road, south of		
Area (ha): C CO			Westcliffe Road, Scotter		
Area (ha): 6.62			ement Hierarchy Category: Large	Villages	
Site Capacity: 124			nfield/Brownfield: Greenfield	A (*)1	
Site Status: Reasonable alternative		Polic	y Ref: S80 Housing Sites in Large	Villages	
	1			T =	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
				and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within	n a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within	n an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	0/?	There are no herita	ge assets within the site boundary.		
		Grade II listed build	ling Old Windmill is less than 100m		
			ever, it is separated from the site by		
		existing built develo	ppment.		
7. Natural Resources – Water	0	The site is not within	n a Source Protection Zone.		
8. Pollution		·			
8.1 Air Pollution	+		nan 1km from an AQMA. New	The extent of air pollution	
			create a short term increase in air	resulting from the proposal	
			onstruction of the site. Once built the	could be minimised through	
			contribute to slight increase in air	careful design and	
		pollution due to inc	reased car movements.	construction management methods.	
				metrious.	
8.2 Noise Pollution	0/?	The site is not withi	n close proximity to the strategic road	The extent of noise pollution	
0.2	,	network or a railwa		resulting from the proposal	
			•	could be minimised through	
			would create short term noise	careful design and	
			construction phases. Once built	construction management	
		•	ld be limited to normal residential	methods.	
		activities.			

Site Ref: WL/SCO/007		Site Address: Land to the Westcliffe Road, Scotter	Site Address: Land to the west of Scotton Road, south of		
Area (ha): 6.62		,	Settlement Hierarchy Category: Large Villages		
Site Capacity: 124		Greenfield/Brownfield: G			
Site Status: Reasonable alternative		Policy Ref: S80 Housing	Sites in Large Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located entirely within Agricultural land.	in Grade 3		
9.2 Minerals Resource		The site is within a Sand and Gravel Mine Safeguarding Area.	rals		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zo	one 1.		
13. Transport and Accessibility			<u> </u>		
13.1 Access to services and facilities	+	The site is approx. 400m from Scotter Villa The site is approx. 150m away from the nestop.	linkages for walking and		
13.2 Sustainable travel modes	+	The site is approx. 150m away from the nestop.	Development should promote the use of sustainable modes of transport and improve linkages to these.		
Economic			·		
14. Employment					

Site Ref: WL/SCO/007			Site Address: Land to the west of Scotton Road, south of Westcliffe Road, Scotter	
Area (ha): 6.62			nent Hierarchy Category: Large	Villages
Site Capacity: 124			ield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy	Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
14.1 Employment		The nearest designated employment site (Somerby Park) is in Gainsborough approx. 10km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 120m from the site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	1	1		1
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a	a Town or City Centre.	

Site Ref: WL/SCO/008		Site Address: Land east of The Granary Scotter	Site Address: Land east of The Granary, north of Granary Fold,		
Area (ha): 2.24		Settlement Hierarchy Category: Large	Villages		
Site Capacity: 48		Greenfield/Brownfield: Greenfield	villagee		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Social		Commonacy	i i opossa iiii gaiisii		
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing					
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 850m away.			
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Riverside North amenity space). The site is within 1,200m of Scotter Bowling Club and Scotter Memorial Playing Fields). The site is within 1,600m of Revill Close allotments. The site is of a scale which could provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.		
Environmental		- opaco on ono.			
4. Biodiversity and Green Infrastructu	re				
4.1 Conserve and enhance biodiversity and geodiversity	+/-?	The site is not within 500m of a designated wildlife site. The site is within two BOM areas. Approx. 75% of the site is within an Opportunity for Creation area and 25%	Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation.		

Scotter	
Area (ha): 2.24 Settlement Hierarchy Categor	ry: Large Villages
Site Capacity: 48 Greenfield/Brownfield: Green	field
Site Status: Reasonable alternative Policy Ref: S80 Housing Sites	in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		in an Ecological Network Opportunity for Management area.	Proposals should avoid development on BOM Opportunity for Management Areas where possible. Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution		•	•
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air	The extent of air pollution resulting from the proposal

Site Ref: WL/SCO/008		Site Address: Land east of The Granary Scotter	Site Address: Land east of The Granary, north of Granary Fold,		
Area (ha): 2.24		Settlement Hierarchy Category: Large	Villages		
Site Capacity: 48		Greenfield/Brownfield: Greenfield	· mages		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	could be minimised through careful design and construction management methods		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources - Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.			
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		

Site Ref: WL/SCO/008		Site Address: Land east of The Gran Scotter	Site Address: Land east of The Granary, north of Granary Fold, Scotter	
Area (ha): 2.24		Settlement Hierarchy Category: Lar	ge Villages	
Site Capacity: 48		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	ge Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.1 Access to services and facilities	-	The site is approx. 420m from Scotter Village Centre. The site is approx. 550m away from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	-	The site is approx. 550m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Somerby Park) is in Gainsborough approx. 10km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 930m from the site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy			1	

Site Ref: WL/SCO/008			Site Address: Land east of The Granary Scotter	, north of Granary Fold,
Area (ha): 2.24			Settlement Hierarchy Category: Large	Villages
Site Capacity: 48			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives 15.1 Encourage and support local economy	Likely Effects 0	An increase	e in dwellings would increase the footfall of and businesses.	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is i	not within a Town or City Centre.	

Site Ref: WL/SCO/009		Site Address: Land west of Messinghar Road, Scotter	Site Address: Land west of Messingham Road, east of North Moor Road, Scotter	
Area (ha): 4.94		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 93		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing		,	-	
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 1.1km away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Johnson Drive play area). The site is within 1,200m of Scotter Memorial Playing Fields.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central	
		The site is within 1,600m of Revill Close allotments. The site is of a scale which could provide new open space on site.	Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/SCO/009		Site Address: Land west of Messingha	am Road, east of North Moor
Oite Rei. WE/300/003		Road, Scotter	in Noau, Gast of North Moor
Area (ha): 4.94		Settlement Hierarchy Category: Larg	e Villages
Site Capacity: 93		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative)	Policy Ref: S80 Housing Sites in Large	e Villages
			•
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is not within 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	/?	The site is immediately adjacent to the A159. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and

Site Ref: WL/SCO/009		Site Address: Land west of I	Messingham Road, east of North Moor	
		Road, Scotter		
Area (ha): 4.94		Settlement Hierarchy Categ	ory: Large Villages	
Site Capacity: 93		Greenfield/Brownfield: Gree	enfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Site	g Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within G Agricultural land.	rade 3	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone	1. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility	•		, ,	
13.1 Access to services and facilities	-	The site is approx. 875m from Scotter Village	linkages for walking and	
		The site is approx. 240m away from the neare stop.	cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is approx. 240m away from the neare stop.	New development should seek to maximise use of sustainable modes of	

Site Ref: WL/SCO/009 Area (ha): 4.94 Site Capacity: 93			Site Address: Land west of Messingham Road, east of North Moor Road, Scotter	
			Settlement Hierarchy Category: Large	e Villages
			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Somerby Park) is in Gainsborough approx. 10km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.3km from the site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	1			
15.1 Encourage and support local economy	0	An increase	ould not result in the loss of employment land. e in dwellings would increase the footfall of and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is	not within a Town or City Centre.	

Site Ref: WL/SCO/010		Site Address: Land east of Evergreen	Farm, Becks Lane, Scotter	
Area (ha): 1.13		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages	
Site Capacity: 24		Greenfield/Brownfield: Greenfield	-	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
		,		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 1km away.	1	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (The Rookery play area).		
		The site is within 1,200m of Scotter Bowling Club and Scotter Memorial Playing Fields.		
		The site is within 1,600m of Revill Close allotments		
		The site is of a scale unlikely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site. The site is located entirely within a BOM area: Ecologica Network – Opportunity for Management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible.	

			Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution	1		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

			Development should use
			layout, materials and
			boundary treatments to minimise potential noise on
			future occupants from the
			proximity to the strategic
			road network.
9. Natural Resources – Land Use and Soils	3		
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.	
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	The site has some surface water risk and development would increase the impermeable footprint of the area.
13. Transport and Accessibility		· ·	1
13.1 Access to services and facilities		The site is approx. 720m from Scotter Village Centre.	Where possible provide new linkages for walking and
		The site is approx. 840m away from the nearest bus stop.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes		The site is approx. 840m away from the nearest bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic			
14. Employment			

14.1 Employment		The nearest designated employment site (Somerby Park) is in Gainsborough approx. 10km from the site.	
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.3km from the site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

WL/SCO/011

Site Ref: WL/SCO/011		Site Address: North Moor Road, Scotte	er		
Area (ha): 2.05		•	Settlement Hierarchy Category: Large Villages		
Site Capacity: 51		Greenfield/Brownfield: Greenfield	· · ··································		
Site Status: Existing allocation (with	permission)	Policy Ref: S80 Housing Sites in Large	Villages		
, , , , , , , , , , , , , , , , , , ,					
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Social	-				
1. Housing	++ It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.				
2. Health and Wellbeing					
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 950m away.			
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Johnson Drive play area and Riverside North amenity space). The site is within 1,200m of Scotter Memorial Playing Fields and Scotter Bowling Club. The site is within 1,600m of Revill Close allotments. The site is of a scale which could provide a small amount of new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.		
Environmental					
4. Biodiversity and Green Infrastructu	re				
4.1 Conserve and enhance biodiversity and geodiversity	+/?	The site is not within 500m of a designated wildlife site. The site is located entirely within a BOM area: Opportunity for Creation.	Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation. Development should seek to improve		

Site Ref: WL/SCO/011	Site Address: North Moor Road, Scotter
Area (ha): 2.05	Settlement Hierarchy Category: Large Villages
Site Capacity: 51	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			habitat linkages and
			biodiversity through new
			links with the wider area
			and incorporate habitat and
			green infrastructure on-site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage	
		assets.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			<u> </u>
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

OL					
Site Ref: WL/SCO/011			Site Address: North Moor Road, Scotter		
Area (ha): 2.05			Settlement Hierarchy Category: Larg	ge Villages	
Site Capacity: 51			Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (with	permission)		Policy Ref: S80 Housing Sites in Larg	e Villages	
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation	
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is Agricultura	greenfield located entirely within Grade 3 land.		
9.2 Minerals Resource		The site is within a Sand and Gravel Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility	•	•		, , , , , , , , , , , , , , , , , , ,	
13.1 Access to services and facilities	-		approx. 460m from Scotter Village Centre. approx. 200m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is stop.	approx. 200m away from the nearest bus	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					

Site Ref: WL/SCO/011	Site Address: North Moor Road, Scotter
Area (ha): 2.05	Settlement Hierarchy Category: Large Villages
Site Capacity: 51	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (with permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment		The nearest designated employment site (Somerby Park) is in Gainsborough approx. 10km from the site.	
14.2 Education, training and learning	/?	The nearest primary school is approx. 975m from the site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

WL/SCO/012

Site Ref: WL/SCO/012		Site Address: Land east of North Moor	Road, Scotter		
Area (ha): 1.68		Settlement Hierarchy Category: Large	Settlement Hierarchy Category: Large Villages		
Site Capacity: 42		Greenfield/Brownfield: Greenfield			
Site Status: Existing Allocation (with	out permission)	Policy Ref: S80 Housing Sites in Large	· Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Social					
1. Housing	+ It is likely that new growth in this area would proc range of market and affordable housing to meet t current and future housing needs for local people area.				
2. Health and Wellbeing					
2.1 Access to healthcare facilities	-	The nearest GP surgery (Scotter surgery) is approx. 1.1km away.			
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Johnson Drive play area). The site is within 1,200m of Scotter Memorial Playing Fields.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central		
		The site is within 1,600m of Revill Close allotments. The site is of a scale which could provide new open space on site.	Lincolnshire Open Space Audit and Assessment 2021.		
Environmental					
4. Biodiversity and Green Infrastructure	re				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat		

Site Status: Existing Allocation (without permission)		Poli	Policy Ref: S80 Housing Sites in Large Villages		
Site Capacity: 42		Gre	Greenfield/Brownfield: Greenfield		
Area (ha): 1.68		Sett	Settlement Hierarchy Category: Large Villages		
Site Ref: WL/SCO/012		Site	Site Address: Land east of North Moor Road, Scotter		r

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			and green infrastructure on- site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary.	
		The site is not within close proximity to any heritage assets.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is not within 1km of an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/SCO/012			Site Address: Land east of North Moo	r Poad Scottor	
Area (ha): 1.68			,		
			Settlement Hierarchy Category: Large Villages Greenfield/Brownfield: Greenfield		
Site Capacity: 42				\PH	
Site Status: Existing Allocation (without permission)			Policy Ref: S80 Housing Sites in Large Villages		
	T				
SA Objectives	Likely Effects	Commen		Proposed Mitigation	
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.			
9.2 Minerals Resource		The site is Safeguardi	within a Sand and Gravel Minerals ng Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				1 - 3	
13.1 Access to services and facilities	-		approx. 600m from Scotter Village Centre. approx. 300m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is stop.	approx. 300m away from the nearest bus	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment			st designated employment site (Somerby Gainsborough approx. 10km from the site.		

Site Ref: WL/SCO/012	Site Address: Land east of North Moor Road, Scotter
Area (ha): 1.68	Settlement Hierarchy Category: Large Villages
Site Capacity: 42	Greenfield/Brownfield: Greenfield
Site Status: Existing Allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.1km from the site. The nearest secondary school is located approx. 5.5km away from the site, in Kirton in Lindsey.	
15. Local Economy		<u> </u>	1
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

Sturton by Stow

WL/STUR/001A

Site Ref: WL/STUR/001a		Site Address: Land north of Marton Roa	ad, Sturton by Stow (part of)	
Area (ha): 1.64		Settlement Hierarchy Category: Mediu	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 28		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium	n Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Saint Hugh's Terrace play area).	Development should seek to provide new, and/or improve links to, existing	
		The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA	open space, taking into account open space deficiencies in the Central Lincolnshire Open Space	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.	Audit and Assessment 2021.	
		The site is of a scale which could provide a small amount of new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructu	re			

Site Ref: WL/STUR/001a	Site Address: Land north of Marton Road, Sturton by Stow (part of)
Area (ha): 1.64	Settlement Hierarchy Category: Medium Villages
Site Capacity: 28	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through

Site Ref: WL/STUR/001a		Site Address: Land north of Marton Road, Sturton by Stow (part of)		
Area (ha): 1.64		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 28			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment		Proposed Mitigation
			nt may contribute to slight increase in air e to increased car movements.	careful design and construction management methods.
8.2 Noise Pollution	/?	New develo	mmediately adjacent to the A1500. pment would create short term noise ring the construction phases. Once built ion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils	l		
9.1 Agricultural Land	-	The site is of Agricultural	greenfield located entirely within Grade 3 land.	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and		The site is I	ocated entirely within Flood Zone 1. The site	Development should use
Flood Risk	+		urface water risk and development would e impermeable footprint of the area.	appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	+	Centre.	approx. 400m from Sturton by Stow Village approx. 100m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

Site Ref: WL/STUR/001a		Site Address: Land north of Marton Do	ad Sturton by Stow (part of)	
Area (ha): 1.64			Site Address: Land north of Marton Road, Sturton by Stow (part of) Settlement Hierarchy Category: Medium Villages	
		Greenfield/Brownfield: Greenfield	uiii viiiayes	
Site Capacity: 28			\ /!!!	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	The site is approx. 100m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is in Saxilby approx. 7.5km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 240m from the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

WL/STUR/001B

Site Ref: WL/STUR/001B		Site Address: Land north of Marton Roa of)	ad, Sturton by Stow (Part
Area (ha): 2.57		Settlement Hierarchy Category: Mediu	m Villages
Site Capacity: 39		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing		,	
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Saint Hugh's Terrace play area). The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental		The site is of a scale which could provide a small amount of new open space on site.	
4. Biodiversity and Green Infrastructur	е		
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through

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Site Ref: WL/STUR/001B		Site Address: Land north of Marton Ro of)	ad, Sturton by Stow (Part
Area (ha): 2.57		Settlement Hierarchy Category: Medic	um Villages
Site Capacity: 39		Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative	9	Policy Ref: S81 Housing Sites in Mediu	ım Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and

Cita Data MILICILID/004D		Cita Address Land south of Mouton Day	ad Chumbara bus Chaus /Dant	
Site Ref: WL/STUR/001B		of)	Site Address: Land north of Marton Road, Sturton by Stow (Part	
Aroa (ba), 2.57		Settlement Hierarchy Category: Mediu	ım Villagos	
Area (ha): 2.57 Site Capacity: 39		Greenfield/Brownfield: Greenfield	iiii viiiages	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villagos	
Site Status. Reasonable alternative		Folicy Ker. 301 Housing Sites in Media	III Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
	zmery zmess	- Commonary	construction management methods.	
8.2 Noise Pollution	/?	The site is immediately adjacent to the A1500. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities	+	The site is approx. 370m from Sturton by Stow Village Centre. The site is approx. 200m away from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

Site Ref: WL/STUR/001B		Site Address: Land north of Marton Ro of)	ad, Sturton by Stow (Part
Area (ha): 2.57		Settlement Hierarchy Category: Medi	um Villages
Site Capacity: 39		Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.2 Sustainable travel modes	+	The site is approx. 200m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment		The nearest designated employment site is in Saxilby approx. 7.5km from the site.	
14.2 Education, training and learning	-/?	The nearest primary school is approx. 800m from the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	1		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

WL/STUR/001

Site Ref: WL/STUR/001		Site Address: Land north of Marton R	Site Address: Land north of Marton Road, Sturton by Stow	
Area (ha): 4.23		Settlement Hierarchy Category: Med	lium Villages	
Site Capacity: 64		Greenfield/Brownfield: Greenfield	•	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Med	ium Villages	
		, j	<u> </u>	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Saint Hugh's Terrace play area). The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide a small amou of new open space on site.	account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider	

Site Ref: WL/STUR/001	Site Address: Land north of Marton Road, Sturton by Stow
Area (ha): 4.23	Settlement Hierarchy Category: Medium Villages
Site Capacity: 64	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
OA Objectives	Linely Lileuts	Commentary	area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/STUR/001		Site Address: Land north of Marton Road, Sturton by Stow		
Area (ha): 4.23			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 64			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment		Proposed Mitigation
8.2 Noise Pollution	/?	The site is immediately adjacent to the A1500. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and		The site is located entirely within Flood Zone 1. The site		Development should use
Flood Risk	+	has some surface water risk and development would increase the impermeable footprint of the area.		appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility		·		
13.1 Access to services and facilities	+	Centre.	approx. 370m from Sturton by Stow Village approx. 110m away from the nearest bus	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is a stop.	approx. 110m away from the nearest bus	New development should seek to maximise use of sustainable modes of transport and reduce

Site Ref: WL/STUR/001			Cite Address I and north of Morton Do	ad Ctumton by Ctory
			Site Address: Land north of Marton Road, Sturton by Stow	
Area (ha): 4.23		Settlement Hierarchy Category: Mediu	um villages	
Site Capacity: 64			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	ım Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is in Saxilby approx. 7.5km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 230m from the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is r	not within a Town or City Centre.	

WL/STUR/002

Site Ref: WL/STUR/002		Site Address: Land opposite Primary S by Stow	School, Stow Road, Sturton
Area (ha): 3.22		Settlement Hierarchy Category: Medi	um Villages
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	ım Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing	1		
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Stow Road Cemetery, Saint Hugh's Terrace and The Glebe play area). The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA The site is within 15km (15 mins drive time) of strategic	
		parks and gardens within Lincoln. The site is of a scale which is unlikely to provide new open space on site.	
Environmental			
4. Biodiversity and Green Infrastructur	e		
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages

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Site Ref: WL/STUR/002			Site Address: Land opposite Primary School, Stow Road, Sturton	
A = 0 = (b =) = 2 = 20		by Stow	una Villa era a	
Area (ha): 3.22		Settlement Hierarchy Category: Medic	ım villages	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	\ \(\frac{P}{2} \rightarrow - \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m villages	
OA Objectives	Library Effects	0	Doggo and Military Com	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through careful design and	

Site Ref: WL/STUR/002		Site Address: Land opposite Primary So	chool, Stow Road, Sturton		
		by Stow			
Area (ha): 3.22		Settlement Hierarchy Category: Mediu	m Villages		
Site Capacity: 48		Greenfield/Brownfield: Greenfield	-		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediur	n Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		development may contribute to slight increase in air pollution due to increased car movements.	construction management methods.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility					
13.1 Access to services and facilities	-	The site is approx. 530m from Sturton by Stow Village Centre. The site is within 50m of the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		

		T = .			
Site Ref: WL/STUR/002			Site Address: Land opposite Primary School, Stow Road, Sturton by Stow		
4 4 2 2 2 2					
Area (ha): 3.22			ettlement Hierarchy Category: Mediu	m Villages	
Site Capacity: 48			eenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Po	olicy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
13.2 Sustainable travel modes	+	The site is within 50m of the nearest bus stop.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment		The nearest desapprox. 8km fro	signated employment site is in Saxilby m the site.		
14.2 Education, training and learning	+/?	The nearest primary school is opposite the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy					
15.1 Encourage and support local economy	0		not result in the loss of employment land. Iwellings would increase the footfall of businesses.		

Site Ref: WL/STUR/002			Site Address: Land opposite Primar by Stow	y School, Stow Road, Sturton
Area (ha): 3.22			Settlement Hierarchy Category: Me	edium Villages
Site Capacity: 48			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages		
				•
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is i	not within a Town or City Centre.	

WL/STUR/003

Site Ref: WL/STUR/003		Site Address: Land at High Street, sou	th of School Lane, Sturton
Area (ha): 1.76		Settlement Hierarchy Category: Medi	um Villages
Site Capacity: 30		Greenfield/Brownfield: Brownfield	um villages
Site Status: New allocation (without	nermission)	Policy Ref: S81 Housing Sites in Media	ım Villages
One Status: New anocation (without	pomission	1 Oney Ref. Oot Flousing Oiles in Weath	an villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social	-		
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Stow Road Cemetery, Saint Hugh's Terrace and The Glebe play area).	
		The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA.	
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.	
		The site is of a scale which is unlikely to provide new open space on site.	
Environmental			
4. Biodiversity and Green Infrastructu	re		

Site Ref: WL/STUR/003		•	Site Address: Land at High Street, south of School Lane, Sturton by Stow	
		,		
Area (ha): 1.76		Settlement Hierarchy Category: Medi	um Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield		
Site Status: New allocation (without)	permission)	Policy Ref: S81 Housing Sites in Mediu	ım Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution	•	<u> </u>	•	
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air	The extent of air pollution resulting from the proposal	

Site Ref: WL/STUR/003			Site Address: Land at High Street, south of School Lane, Sturton		
A (L) - 4.70		by Stow			
Area (ha): 1.76		Settlement Hierarchy Category: Medic	ım villages		
Site Capacity: 30		Greenfield/Brownfield: Brownfield			
Site Status: New allocation (without	permission)	Policy Ref: S81 Housing Sites in Mediu	m Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	could be minimised through careful design and construction management methods		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	++	The site is brownfield located entirely within Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility		•			
13.1 Access to services and facilities	+	The site is approx. 390m from Sturton by Stow Village Centre.	Where possible provide new linkages for walking and cycling between new		

Site Ref: WL/STUR/003		Site Address: Land at High Street, sou by Stow	Site Address: Land at High Street, south of School Lane, Sturton	
Area (ha): 1.76		Settlement Hierarchy Category: Medi	um Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield	um vmagoo	
Site Status: New allocation (without	permission)	Policy Ref: S81 Housing Sites in Mediu	ım Villages	
			_	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		The site is within 100m of the nearest bus stop.	development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is within 100m of the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is in Saxilby approx. 8km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is within 220m of the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	l			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		

Site Ref: WL/STUR/003			Site Address: Land at High Street by Stow	, south of School Lane, Sturton
Area (ha): 1.76			Settlement Hierarchy Category:	Medium Villages
Site Capacity: 30			Greenfield/Brownfield: Brownfield	1
Site Status: New allocation (without permission)		Policy Ref: S81 Housing Sites in Medium Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is I	not within a Town or City Centre.	

WL/STUR/004a

Site Ref: WL/STUR/004a		Site Address: Land south of Whitehous Sturton by Stow	Site Address: Land south of Whitehouse Farm, Fleets Road,		
Area (ha): 0.71		Settlement Hierarchy Category: Mediu	ım Villages		
Site Capacity: 12		Greenfield/Brownfield: Greenfield	iiii viiiages		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages		
Otto Otatao: Reaconable alternative		1 chay from Soft floading chee in media	Toncy Ref. 501 Housing Sites in Medium Villages		
SA Objectives Likely Effects Commen		Commentary	Proposed Mitigation		
Social					
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing					
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.			
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Sturton- by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA).			
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.			
	The site is of a scale which is unlikely to provide new open space on site.				
Environmental					
4. Biodiversity and Green Infrastructure					
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Consider how biodiversity enhancements can be delivered through the design of buildings, such as through bat roosting and/or bird nesting features.		

Cita Dafa MII (CTUD/OO4a		Cite Address Land south of Whitehaus	o Farrer Flants Dand	
Site Ref: WL/STUR/004a		Sturton by Stow	Site Address: Land south of Whitehouse Farm, Fleets Road,	
Area (ha): 0.71		Settlement Hierarchy Category: Mediu	ım Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	an villages	
Site Status: Reasonable alternative	1	Policy Ref: S81 Housing Sites in Mediu	um Villages	
One Status: Neasonable alternative	,	1 chey iter. Got i flodding cited in Media	TH Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.		
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	

Site Ref: WL/STUR/004a		Site Address: Land south of Whitehouse	Site Address: Land south of Whitehouse Farm, Fleets Road,	
		Sturton by Stow		
Area (ha): 0.71		Settlement Hierarchy Category: Mediu	m Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities	-	The site is approx. 500m from Sturton by Stow Village Centre. The site is within 380m of the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is within 380m of the nearest bus stop. New development shows seek to maximise use sustainable modes of		

Site Ref: WL/STUR/004a			Site Address: Land south of Whitehouse Farm, Fleets Road, Sturton by Stow		
Area (ha): 0.71			Settlement Hierarchy Category: Mediu	ım Villages	
Site Capacity: 12			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				transport and reduce reliance on private vehicles for short trips.	
Economic	_				
14. Employment					
14.1 Employment		The nearest designated employment site is in Saxilby approx. 8km from the site.			
14.2 Education, training and learning	-/?	The nearest primary school is within 500m of the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy					
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.			

WL/STUR/004b

Site Ref: WL/STUR/004b		Site Address: Land south-east of Whit Sturton by Stow	Site Address: Land south-east of Whitehouse Farm, Fleets Road, Sturton by Stow	
Area (ha): 2.01		Settlement Hierarchy Category: Med	ium Villages	
Site Capacity: 30		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medi	um Villages	
SA Objectives Likely Effects Commen		Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	-			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Sturton- by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA).		
		The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.		
		The site is of a scale which is unlikely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructu	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat	

Site Ref: WL/STUR/004b			Site Address: Land south-east of Whitehouse Farm, Fleets Road,		
			Sturton by Stow		
Area (ha): 2.01			Settlement Hierarchy Category: Medic	ım Villages	
Site Capacity: 30			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative)		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
				and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed Old Hall and Church of Hugh of Avalon.		Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.			
8. Pollution					
8.1 Air Pollution	+	developmen pollution thro developmen	urther than 1km from an AQMA. New at would create a short term increase in air ough construction of the site. Once built the at may contribute to slight increase in air e to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	

O1. D 4 14/1 (OTHE) (0.0 4)					
Site Ref: WL/STUR/004b			Site Address: Land south-east of Whitehouse Farm, Fleets Road,		
		Sturton by Stow			
Area (ha): 2.01		Settlement Hierarchy Category: Mediu	m Villages		
Site Capacity: 30		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediur	n Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility					
13.1 Access to services and facilities		The site is approx. 430m from Sturton by Stow Village Centre. The site is within 420m of the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	-	The site is within 420m of the nearest bus stop.	New development should seek to maximise use of sustainable modes of		

Site Ref: WL/STUR/004b			Site Address: Land south-east of Whitehouse Farm, Fleets Road, Sturton by Stow		
Area (ha): 2.01	Area (ha): 2.01		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 30			Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
				transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment		The nearest designated employment site is in Saxilby approx. 8km from the site.			
14.2 Education, training and learning	-/?	The nearest primary school is within 725m of the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	-1				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.			
15.2 Protect and enhance hierarchy of centres	0	The site is I	not within a Town or City Centre.		

Site Ref: WL/STUR/005		Site Address: Land west of Cemetery, S	Site Address: Land west of Cemetery, Stow Road, Sturton by Stow	
Area (ha): 2.83		Settlement Hierarchy Category: Mediu	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 42		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1	•		
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.		
2.2 Opportunities for healthy lifestyles Environmental	+	The site is within 400m of existing open space (Stow Road Cemetery, Allan Close and The Glebe play areas). The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which is unlikely to provide new open space on site.		
4. Biodiversity and Green Infrastructur	·o		-	
4. Diodiversity and Green infrastructur	U			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider	

Site Ref: WL/STUR/005			Site Address: Land west of Cemetery, Stow Road, Sturton by Stow		
Area (ha): 2.83			Settlement Hierarchy Category: Medius	m Villages	
Site Capacity: 42			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages			

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed Old Rectory	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.	
8. Pollution	ı		1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/STUR/005		Site Address: Land west of Cemetery, S	Stow Road, Sturton by Stow	
Area (ha): 2.83			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 42			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative Policy Ref: S81 Housing Sites in Medium Villages		n Villages		
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				<u> </u>
13.1 Access to services and facilities	-	Centre.	opprox. 780m from Sturton by Stow Village vithin 50m of the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	The site is v	vithin 50m of the nearest bus stop.	New development should seek to maximise use of sustainable modes of

Site Ref: WL/STUR/005			Site Address: Land west of Cemetery, S	Stow Road, Sturton by Stow
Area (ha): 2.83			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 42			Greenfield/Brownfield: Greenfield	<u> </u>
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediun	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				transport and reduce reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is in Saxilby approx. 8km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is 330m from the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	1			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is n	ot within a Town or City Centre.	

Site Ref: WL/STUR/006		Site Address: Land to rear of Gilberts Fa	Site Address: Land to rear of Gilberts Farm, Saxilby Road and		
Area (ha): 7.03		Settlement Hierarchy Category: Mediu	m Villages		
Site Capacity: 105		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediur	n Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
Social					
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing			,		
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.			
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Saint Hugh's Terrace play area, Upper Close Play Area, Skateboard Park and MuGA and Sturton-by-Stow Recreation Ground). The site is of a scale likely to provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.		
Environmental					
4. Biodiversity and Green Infrastructu	re				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat		

Site Ref: WL/STUR/006			Site Address: Land to rear of Gilberts Farm, Saxilby Road and		
		Tillbridge Lane, Sturton by Stow			
Area (ha): 7.03		Settlement Hierarchy Category: Medic	um Villages		
Site Capacity: 105		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative)	Policy Ref: S81 Housing Sites in Mediu	m Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
			and green infrastructure onsite.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.		
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.			
8. Pollution					
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods		

Site Ref: WL/STUR/006		Site Address: Land to rear of Cilharta	Form Cavilly Bood and	
Site Kei. WL/STUK/UU0		Tillbridge Lane, Sturton by Stow	Site Address: Land to rear of Gilberts Farm, Saxilby Road and	
Aron (ha), 7.02			um Villagas	
Area (ha): 7.03		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 105		Greenfield/Brownfield: Greenfield	\ /!!!	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medi	um Villages	
	1.11 . =44			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
8.2 Noise Pollution	/?	The site is immediately adjacent to the A1500. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility				
13.1 Access to services and facilities	+	The site is approx. 60m from Sturton by Stow Village Centre.	Where possible provide new linkages for walking and	

Site Ref: WL/STUR/006			Site Address: Land to rear of Gilberts Farm, Saxilby Road and		
			Tillbridge Lane, Sturton by Stow Settlement Hierarchy Category: Medium Villages		
Area (ha): 7.03				ım Villages	
Site Capacity: 105			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
		The site is a	approx. 220m from the nearest bus stop.	cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is approx. 220m from the nearest bus stop.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic					
14. Employment					
14.1 Employment			t designated employment site is in Saxilby km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is 800m from the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				•	
15.1 Encourage and support local economy	0	An increase	uld not result in the loss of employment land. in dwellings would increase the footfall of and businesses.		

Site Ref: WL/STUR/006			Site Address: Land to rear of Gilber Tillbridge Lane, Sturton by Stow	ts Farm, Saxilby Road and
Area (ha): 7.03			Settlement Hierarchy Category: M	edium Villages
Site Capacity: 105			Greenfield/Brownfield: Greenfield	<u> </u>
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Me	edium Villages
				-
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is i	not within a Town or City Centre.	

WL/STUR/006a

			Site Address: Land to rear of Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow	
Area (ha): 2.62			ement Hierarchy Category: Mediu	m Villages
Site Capacity: 39			nfield/Brownfield: Greenfield	iii viiiages
Site Status: New allocation (without	nermission)		y Ref: S81 Housing Sites in Mediu	m Villages
One Status: New anocation (without	perimosion)	1 0110	y iter: cor riodaing ones in wedia	TI VIIIages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social				
1. Housing	+	range of market an	growth in this area would produce a d affordable housing to meet the nousing needs for local people in the	
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP su Willingham by Stow	rgery is approx. 4km away in or Saxilby.	
2.2 Opportunities for healthy lifestyles	+	Hugh's Terrace pla Skateboard Park at Recreation Ground	20m of existing open space (Saint y area, Upper Close Play Area, and MuGA and Sturton-by-Stow). e unlikely to provide new open space	
Environmental				
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within	n 500m of a designated wildlife site. n a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.

Site Ref: WL/STUR/006a		Cita Address: Land to roor of Cilharta E	form Cavillay Bood and		
Site Rei. WL/STUR/000a		Tillbridge Lane, Sturton by Stow	Site Address: Land to rear of Gilberts Farm, Saxilby Road and		
Area (ha): 2.62			um Villagaa		
Area (ha): 2.62		Settlement Hierarchy Category: Mediu	im villages		
Site Capacity: 39	(Greenfield/Brownfield: Greenfield	\ \(\frac{1}{2} \rightarrow - \ \ \frac{1}{2} \rightarrow - \ \ \ \frac{1}{2} \rightarrow - \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
Site Status: New allocation (without	t permission)	Policy Ref: S81 Housing Sites in Mediu	m Villages		
	1 1 1 = 66				
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.			
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.		
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.			
8. Pollution			1		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods		
8.2 Noise Pollution	/?	The site is immediately adjacent to the A1500.	The extent of noise pollution resulting from the proposal could be minimised through		

OL D 4 1111 (OTLID (000				
Site Ref: WL/STUR/006a			Site Address: Land to rear of Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow	
Area (ha): 2.62			Settlement Hierarchy Category: Medi	um Villages
Site Capacity: 39			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without	permission)		Policy Ref: S81 Housing Sites in Mediu	ım Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
		pollution du	pment would create short term noise ring the construction phases. Once built on would be limited to normal residential	careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is g Agricultural	reenfield located entirely within Grade 3 land.	
9.2 Minerals Resource	0	The site is r	ot within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	has some s	ocated entirely within Flood Zone 1. The site urface water risk and development would impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	+	Centre.	pprox. 60m from Sturton by Stow Village	Where possible provide new linkages for walking and cycling between new
		The site is a	approx. 220m from the nearest bus stop.	development and facilities outside of the site area.

Site Ref: WL/STUR/006a			Site Address: Land to rear of Gilberts Farm, Saxilby Road and	
		Tillbridge Lane, Sturton by Stow		
Area (ha): 2.62		Settlement Hierarchy Category: Medic	um Villages	
Site Capacity: 39		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without	permission)	Policy Ref: S81 Housing Sites in Mediu	ım Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	The site is approx. 220m from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is in Saxilby approx. 6.7km from the site.		
14.2 Education, training and learning	-/?	The nearest primary school is 800m from the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy	,			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/STUR/006a			Site Address: Land to rear of Gilb Tillbridge Lane, Sturton by Stow	erts Farm, Saxilby Road and
Area (ha): 2.62			Settlement Hierarchy Category:	Medium Villages
Site Capacity: 39			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without permission)			Policy Ref: S81 Housing Sites in Medium Villages	
	·			·
SA Objectives	Likely Effects	Comment	tary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is	not within a town or city centre.	

			Site Address: Land adj. Obam Lift Services Ltd, Tillbridge Lane, Sturton by Stow	
Area (ha): 0.7			Settlement Hierarchy Category: Mediu	ım Villages
Site Capacity: 10			Greenfield/Brownfield: Greenfield	goo
Site Status: New allocation (with per	mission)		Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	range of ma	hat new growth in this area would produce a carket and affordable housing to meet the future housing needs for local people in the	
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-		t GP surgery is approx. 4km away in by Stow or Saxilby.	
2.2 Opportunities for healthy lifestyles	+	Hugh's Terr Skateboard Recreation	within 400m of existing open space (Saint race play area, Upper Close Play Area, Park and MuGA and Sturton-by-Stow Ground). of a scale unlikely to provide new open space	
Environmental				
4. Biodiversity and Green Infrastructure	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.

Site Ref: WL/STUR/007		Site Address: Land adj. Obam Lift Serv	ices Ltd. Tillbridge Lane	
		Sturton by Stow	•	
Area (ha): 0.7		Settlement Hierarchy Category: Mediu	ım Villages	
Site Capacity: 10		Greenfield/Brownfield: Greenfield	Timagee	
Site Status: New allocation (with pe	ermission)	Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.		
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.		
8. Pollution				
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods	
8.2 Noise Pollution	/?	The site is immediately adjacent to the A1500.	The extent of noise pollution resulting from the proposal could be minimised through	

O' D C MILIOTUDIO		0'4 A 11 1 1 0 1 1'4 0		
Site Ref: WL/STUR/007			Site Address: Land adj. Obam Lift Services Ltd, Tillbridge Lane,	
A (I .) 0.7		Sturton by Stow		
Area (ha): 0.7		Settlement Hierarchy Category: Med	ium Villages	
Site Capacity: 10		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with per	mission)	Policy Ref: S81 Housing Sites in Medi	um Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	careful design and construction management methods. Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility			-	
13.1 Access to services and facilities	+	The site is approx. 270m from Sturton by Stow Village Centre.	Where possible provide new linkages for walking and cycling between new	
		The site is approx. 420m from the nearest bus stop.	development and facilities outside of the site area.	

Site Ref: WL/STUR/007			Site Address: Land adj. Obam Lift Services Ltd, Tillbridge Lane,	
		Sturton by Stow		
Area (ha): 0.7		Settlement Hierarchy Category: Medi	um Villages	
Site Capacity: 10		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (with pe	rmission)	Policy Ref: S81 Housing Sites in Media	um Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	-	The site is approx. 420m from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is in Saxilby approx. 7km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is 1km from the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.		
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

			Site Address: Land adj. Obam Lif Sturton by Stow	t Services Ltd, Tillbridge Lane,
Area (ha): 0.7			Settlement Hierarchy Category:	Medium Villages
Site Capacity: 10			Greenfield/Brownfield: Greenfield	·
Site Status: New allocation (with permission)			Policy Ref: S81 Housing Sites in Medium Villages	
	·		•	•
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	The site is	not within a town or city centre.	

Site Ref: WL/STUR/008		Site Address: Land at Queensway, Stu	Site Address: Land at Queensway, Sturton by Stow	
Area (ha): 0.38			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	-	
Site Status: New allocation (with perr	nission)	Policy Ref: S81 Housing Sites in Media	um Villages	
•	,	·	-	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would produce affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The nearest GP surgery is approx. 4km away in Willingham by Stow or Saxilby.		
2.2 Opportunities for healthy lifestyles	+	The site is within 500m of existing open space (Saint Hugh's Terrace play area, Upper Close Play Area, Skateboard Park and MuGA and Sturton-by-Stow Recreation Ground). The site is not of a scale likely to provide new open space on site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		

Site Ref: WL/STUR/008	Site Address: Land at Queensway, Sturton by Stow
Area (ha): 0.38	Settlement Hierarchy Category: Medium Villages
Site Capacity: 14	Greenfield/Brownfield: Brownfield
Site Status: New allocation (with permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m of Grade II listed Old Hall and Church of Hugh of Avalon.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not immediately adjacent to the strategic road network New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/STUR/008		Site	e Address: Land at Queensway, Stu	rton by Stow
Area (ha): 0.38			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 14			eenfield/Brownfield: Brownfield	ge
Site Status: New allocation (with per	mission)		licy Ref: S81 Housing Sites in Mediu	m Villages
			J J	<u> </u>
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
•		noise pollution would be limited to normal residential activities.		construction management methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located entirely within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not wi	thin a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	+	Centre.	x. 300m from Sturton by Stow Village x. 200m from the nearest bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes Economic	+	The site is appro	x. 200m from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.

Site Ref: WL/STUR/008	Site Address: Land at Queensway, Sturton by Stow
Area (ha): 0.38	Settlement Hierarchy Category: Medium Villages
Site Capacity: 14	Greenfield/Brownfield: Brownfield
Site Status: New allocation (with permission)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14. Employment	· •	-	-
14.1 Employment		The nearest designated employment site is in Saxilby approx. 6.7km from the site.	
14.2 Education, training and learning	-/?	The nearest primary school is 1km from the site. The nearest secondary school is located approx. 10km away from the site, in Lincoln.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

Waddingham

WL/WAD/001

Site Ref: WL/WAD/001			Site Address: Land east of 8 Common	Road. Waddingham	
Area (ha): 1.01			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 17		Greenfield/Brownfield: Greenfield	<u> </u>		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages	
				<u> </u>	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
Social					
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing					
2.1 Access to healthcare facilities	++	The site is a	The site is approx. 150m from a GP surgery.		
2.2 Opportunities for healthy lifestyles	+	The site is v	within 400m of existing open space (Common		
		Road amenity space and Waddingham Village Green).			
		The site is not of a scale likely to provide new open space on site.			
Environmental					
4. Biodiversity and Green Infrastructure	9				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.		Consider how biodiversity enhancements can be	
		The site is not within a BOM area.		delivered through the design of buildings, such as through bat roosting and/or bird nesting features.	
4.2 Local Green Space	0	The site is r	not within a designated Local Green Space.		

Site Ref: WL/WAD/001	Site Address: Land east of 8 Common Road, Waddingham
Area (ha): 1.01	Settlement Hierarchy Category: Medium Villages
Site Capacity: 17	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 100m Grade I listed Chapel Farm.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.		
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.			
8. Pollution	1	,			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		

Site Ref: WL/WAD/001			Site Address: Land east of 8 Common	Road, Waddingham
Area (ha): 1.01		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 17		Greenfield/Brownfield: Greenfield	_	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Comment		Proposed Mitigation
		noise pollution would be limited to normal residential activities.		
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is of Agricultural	greenfield located entirely within Grade 3 land.	
9.2 Minerals Resource	0	The site is r	not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is not within a Minerals Safeguarding Area. The site is within Flood Zone 2 (approx.75%) and partially within Flood Zone 3. The site has some surface water risk and development would increase the impermeable footprint of the area.		Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-	a post office	designated Centre in Waddingham. There is e within 500m of the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

Site Ref: WL/WAD/001		Site Address: Land east of 8 Commo	on Road, Waddingham	
Area (ha): 1.01			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 17		Greenfield/Brownfield: Greenfield	diditi viliages	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Me	dium Villages	
One Status. Neasonable alternative		1 oney itel: oor riousing ones in me	diditi villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	+	There is a bus stop around 375m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Hemswell C Business Park) is in Hemswell Cliff approx. 11km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is within 250m from the sit The nearest secondary school is located approx. 5km away from the site, in Kirton in Lindsey.	e. New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment lar An increase in dwellings would increase the footfall of local shops and businesses.	d.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

WL/WAD/004

Site Ref: WL/WAD/004			Site Address: Land to north-east of The	Wolds, Waddingham
Area (ha): 1.08			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 18			Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Mediu	m Villages
			•	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	++	The site is v	vithin 400m of a GP surgery.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Common		
		Road amen	ity space and Waddingham Village Green).	
		The site is not of a scale likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is r	not within 500m of a designated wildlife site.	Consider how biodiversity enhancements can be
		The site is not within a BOM area.		delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		Potential opportunities to create new links with local green space through development.

Site Ref: WL/WAD/004	Site Address: Land to north-east of The Wolds, Waddingham
Area (ha): 1.08	Settlement Hierarchy Category: Medium Villages
Site Capacity: 18	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m Grade I listed Chapel Farm, The Old School House and 1-5 The Green.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through

Site Ref: WL/WAD/004		Site Address: Land to north-east of The Wolds, Waddingham		
Area (ha): 1.08		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 18			Greenfield/Brownfield: Greenfield	-
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages	
				<u> </u>
SA Objectives Likely Effects Commentary			ary	Proposed Mitigation
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		careful design and construction management methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land		The site is greenfield located within Grade 2 Agricultural land.		
9.2 Minerals Resource	-	The site is p Safeguardir	partially within a Limestone Minerals ang Area.	
12. Climate Change Adaptation and Flood Risk	+	has some s	ocated entirely within Flood Zone 1. The site urface water risk and development would e impermeable footprint of the area.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				1
13.1 Access to services and facilities			designated Centre in Waddingham.	Where possible provide new linkages for walking and
		There is a b	ous stop around 600m from the site.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	There is a b	ous stop around 600m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce

Site Ref: WL/WAD/004			Site Address: Land to north-east of The Wolds, Waddingham	
Area (ha): 1.08			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 18			Greenfield/Brownfield: Greenfield	<u> </u>
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
				reliance on private vehicles for short trips.
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site (Hemswell Cliff Business Park) is in Hemswell Cliff approx. 11km from the site.		
14.2 Education, training and learning	+/?	The nearest primary school is within 350m from the site. The nearest secondary school is located approx. 5km away from the site, in Kirton in Lindsey.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is r	not within a Town or City Centre.	

WL/WAD/005

Site Ref: WL/WAD/005		Site Address: Land to the east of Wolds, Waddingham	Site Address: Land to the east of Snitterby Road, south of The Wolds. Waddingham	
Area (ha): 0.68		Settlement Hierarchy Category:	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in	Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	+	It is likely that new growth in this area would product range of market and affordable housing to meet the current and future housing needs for local people in area.		
2. Health and Wellbeing	1		,	
2.1 Access to healthcare facilities	+	The site is within 800m of a GP surgery.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Cor Road amenity space and Waddingham Village Gre		
		The site is not of a scale likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	re			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife	enhancements can be	
		The site is not within a BOM area.	delivered through the design of buildings, such as through bat roosting and/or bird nesting features.	
4.2 Local Green Space	0	The site is not within a designated Local Green Spa	ace. Potential opportunities to create new links with local	

Site Ref: WL/WAD/005		Site Address: Land to the east of Snitte Wolds, Waddingham	erby Road, south of The		
Area (ha): 0.68		Settlement Hierarchy Category: Medic	um Villages		
Site Capacity: 12		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative)	Policy Ref: S81 Housing Sites in Mediu	ım Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
			green space through development.		
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.			
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m Grade I listed Chapel Farm, The Old School House and 1-5 The Green.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.		
7. Natural Resources - Water	0	The site is not within a Source Protection Zone.			
8. Pollution	•	<u>'</u>	-1		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.		

		1 2.			
Site Ref: WL/WAD/005			Site Address: Land to the east of Snitterby Road, south of The		
		, U	Wolds, Waddingham		
Area (ha): 0.68		Settlement Hierarchy Category: Mediu	m Villages		
Site Capacity: 12		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediur	n Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land		The site is greenfield located within Grade 2 Agricultural land.			
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.		
13. Transport and Accessibility					
13.1 Access to services and facilities		There is no designated Centre in Waddingham. There is a bus stop around 490m from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.		
13.2 Sustainable travel modes	-	There is a bus stop around 490m from the site.	New development should seek to maximise use of		

Site Ref: WL/WAD/005			Site Address: Land to the east of Snitterby Road, south of The	
		Wolds, Waddingham		
Area (ha): 0.68		Settlement Hierarchy Category: Mediu	ım Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			sustainable modes of	
			transport and reduce	
			reliance on private vehicles	
			for short trips.	
Economic				
14. Employment				
1 in Employment				
14.1 Employment		The nearest designated employment site (Hemswell Cliff		
, ,		Business Park) is in Hemswell Cliff approx. 11km from		
		the site.		
14.2 Education, training and learning	-/?	The nearest primary school is within 650m from the site.	New development should	
		The nearest secondary school is located approx. 5km	seek to provide improved	
		away from the site, in Kirton in Lindsey.	cycling, pedestrian and bus routes to facilitate	
			sustainable access to	
			education and training.	
			education and training.	
15. Local Economy		I .		
15.1 Encourage and support local	0	The site would not result in the loss of employment land.		
economy		An increase in dwellings would increase the footfall of		
		local shops and businesses.		
15.2 Protect and enhance hierarchy of	0	The cite is not within a Town or City Centre		
15.2 Protect and enhance hierarchy of centres	U	The site is not within a Town or City Centre.		
Centres				

WL/WAD/006

Site Ref: WL/WAD/006		Site	Address: Land east of Redbourne F	Road Waddingham	
Area (ha): 4.48			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 67			enfield/Brownfield: Greenfield	···· villagee	
Site Status: Reasonable alternative			cy Ref: S81 Housing Sites in Mediur	n Villages	
Orc Otatus: Neasonable alternative		1 One	y itel: col i lodoling offes in Medial	Ti villages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
Social	<u> </u>				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.			
2. Health and Wellbeing	1				
2.1 Access to healthcare facilities	++	The site is within 4	00m of a GP surgery.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Common Road amenity space and Waddingham Village Green). The site is of a scale likely to provide a small amount of new open space on site.		Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental					
4. Biodiversity and Green Infrastructur	e				
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not with The site is not with	in 500m of a designated wildlife site. in a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.	

Site Ref: WL/WAD/006	Site Address: Land east of Redbourne Road, Waddingham
Area (ha): 4.48	Settlement Hierarchy Category: Medium Villages
Site Capacity: 67	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	There are no heritage assets within the site boundary. The site is within 500m Grade I listed Chapel Farm, 1-5 The Green and The Old School House.		Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	/?	Approx. 60% of the site is partially within Source Protection zone 1 and the rest of the site in Zones 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Area (ha): 4.48 Site Capacity: 67 Greenfield/Brownfield: Greenfield Site Status: Reasonable alternative Policy Ref: S81 Housing Sites in Medium Villages SA Objectives Likely Effects Commentary 8.2 Noise Pollution O/? The site is not within close proximity to the strategic road The extent of noise	
Site Status: Reasonable alternative Policy Ref: S81 Housing Sites in Medium Villages SA Objectives Likely Effects Commentary Proposed Mitig 8.2 Noise Pollution 0/? The site is not within close proximity to the strategic road The extent of noise	
SA Objectives Likely Effects Commentary Proposed Mitig 8.2 Noise Pollution 0/? The site is not within close proximity to the strategic road The extent of noise proximity to t	
8.2 Noise Pollution 0/? The site is not within close proximity to the strategic road The extent of noise	
8.2 Noise Pollution 0/? The site is not within close proximity to the strategic road The extent of noise	
	an pollution
network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities. resulting from the could be minimise careful design and construction mana	e proposal ed through id
9. Natural Resources – Land Use and Soils	
9.1 Agricultural Land - The site is greenfield located mainly within Grade 3 Agricultural land, with approx. less than 50% in Grade 2.	
9.2 Minerals Resource The site is within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	t at risk, rials of suitable ter ategy to surface ould use s, layout ategies to
13. Transport and Accessibility managed.	

Site Ref: WL/WAD/006	Site Address: Land east of Redbourne Road, Waddingham
Area (ha): 4.48	Settlement Hierarchy Category: Medium Villages
Site Capacity: 67	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

Likely Effects	Commentary	Proposed Mitigation
-	There is no designated Centre in Waddingham. There is a bus stop around 225m from the site.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
+	There is a bus stop around 225m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
	The nearest designated employment site (Hemswell Cliff Business Park) is in Hemswell Cliff approx. 11km from the site.	
+/?	The nearest primary school is within 350m from the site. The nearest secondary school is located approx. 5km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
	+	There is no designated Centre in Waddingham. There is a bus stop around 225m from the site. + There is a bus stop around 225m from the site. The nearest designated employment site (Hemswell Cliff Business Park) is in Hemswell Cliff approx. 11km from the site. +/? The nearest primary school is within 350m from the site. The nearest secondary school is located approx. 5km

Site Ref: WL/WAD/006	Site Address: Land east of Redbourne Road, Waddingham
Area (ha): 4.48	Settlement Hierarchy Category: Medium Villages
Site Capacity: 67	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

WL/WAD/007

Site Ref: WL/WAD/007			Site Address: Land west and north of 4	Kirton Road, Waddingham
Area (ha): 2.28		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 34		Greenfield/Brownfield: Greenfield	<u> </u>	
Site Status: New allocation (Neighbo	urhood Plan Allocation	on)	Policy Ref: S81 Housing Sites in Mediu	m Villages
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is	The site is within 800m of a GP surgery.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Common Road amenity space and Waddingham Village Green). The site is not of a scale likely to provide new open space on site.		
Environmental				
4. Biodiversity and Green Infrastructur	е			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	to		Development should seek to improve habitat linkages
		The site is not within a BOM area. and biodiversity the new links with the area and incorpora and green infrastrusite.		
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		
5. Landscape and Townscape	+/?	The site is	not within an AONB, AGLV or Green Wedge.	

Site Ref: WL/WAD/007			Site Address: Land west and north of 4	Kirton Road, Waddingham
Area (ha): 2.28		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 34		Greenfield/Brownfield: Greenfield	-	
Site Status: New allocation (Neighbourhood Plan Allocation)			Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
6. Built and Historic Environment	-/?	There are r	no heritage assets within the site boundary.	Development should be sensitive to nearby heritage

			. repeate minigation
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 500m Grade I listed Waddingham Mill, Chapel Farm, The Old School House and 1-5 The Green.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	-/?	The site is within Source Protection Zones 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/WAD/007			Site Address: Land west and north of 4	Kirton Road Waddingham
Area (ha): 2.28			Settlement Hierarchy Category: Medium Villages	
	Site Capacity: 34 Greenfield/Brownfield: Greenfield			
Site Status: New allocation (Neighbourhood Plan Allocation) Policy Ref: S81 Housing Sites in Media		m Villages		
, ,		,		
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation
		noise pollu activities.	tion would be limited to normal residential	
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land		The site is land.	greenfield located within Grade 2 Agricultural	
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-		designated Centre in Waddingham.	Where possible provide new linkages for walking and
		There is a l	bus stop around 200m from the site.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a bus stop around 200m from the site.		New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.
Economic				

Site Ref: WL/WAD/007		Site Address: Land west ar	nd north of 4 Kirton Road, Waddingham	
Area (ha): 2.28		Settlement Hierarchy Cate	Settlement Hierarchy Category: Medium Villages	
Site Capacity: 34		Greenfield/Brownfield: Gre	Greenfield/Brownfield: Greenfield	
Site Status: New allocation (Neighbourhood Plan Allocation)		n) Policy Ref: S81 Housing Si	Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives Likely Effects Comments		Commentary	Proposed Mitigation	
14. Employment	· •	•		

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14. Employment		•	-
14.1 Employment		The nearest designated employment site (Hemswell Cliff Business Park) is in Hemswell Cliff approx. 11km from the site.	
14.2 Education, training and learning	+/?	The nearest primary school is within 350m from the site. The nearest secondary school is located approx. 5km away from the site, in Kirton in Lindsey.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	1		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

WL/WAD/008

Site Ref: WL/WAD/008			Site Address: Land south of Kirton Road, Waddinghan	
Area (ha): 0.91		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 15	e Capacity: 15 Greenfield/Brownfield: Greenfield			
		Policy Ref: S81 Housing Sites in Mediu	m Villages	
SA Objectives	Likely Effects	Commen	tary	Proposed Mitigation
Social				
1. Housing	+	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is	within 800m of a GP surgery.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Common		
		Road amenity space and Waddingham Village Green).		
		The site is space on s	not of a scale likely to provide new open ite.	
Environmental				
4. Biodiversity and Green Infrastructur	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?		not within 500m of a designated wildlife site.	Consider how biodiversity enhancements can be
		The site is	not within a BOM area.	delivered through the design of buildings, such as through bat roosting and/or bird nesting features.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.		Potential opportunities to create new links with local green space through development.

Site Ref: WL/WAD/008	Site Address: Land south of Kirton Road, Waddingham
Area (ha): 0.91	Settlement Hierarchy Category: Medium Villages
Site Capacity: 15	Greenfield/Brownfield: Greenfield
Site Status: New allocation (Neighbourhood Plan Allocation)	Policy Ref: S81 Housing Sites in Medium Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 100m of Grade II listed Waddingham Mill, and within 400m of Grade II Chapel Farm, The Old School House and 1-5 The Green.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Impact on setting of heritage assets should be assessed and appropriately addressed.
7. Natural Resources – Water	-/?	The site is partly within Source Protection Zones 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal could be minimised through

Site Ref: WL/WAD/008			Site Address: Land south of Kirton Roa	ad, Waddingham
Area (ha): 0.91		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 15		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (Neighbo	urhood Plan Allocati	on)	Policy Ref: S81 Housing Sites in Media	um Villages
-				
SA Objectives	Likely Effects	Comment		Proposed Mitigation
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land		The site is (greenfield located within Grade 2 Agricultural	
9.2 Minerals Resource		The site is v	within a Limestone Mineral Safeguarding	
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	-		designated Centre in Waddingham.	Where possible provide new linkages for walking and
		There is a b	ous stop around 360m from the site.	cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	+	There is a b	ous stop around 360m from the site.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.

Site Ref: WL/WAD/008			Site Address: Land south of Kirton Road, Waddingham	
Area (ha): 0.91			Settlement Hierarchy Category: Medium Villages	
Site Capacity: 15			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (Neighbo	ourhood Plan Allocatio	n)	Policy Ref: S81 Housing Sites in Mediur	n Villages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
	_		•	
Economic				
14. Employment				
14.1 Employment			t designated employment site (Hemswell Cliff ark) is in Hemswell Cliff approx. 11km from	
14.2 Education, training and learning	-/?	The nearest primary school is within 490m from the site. The nearest secondary school is located approx. 5km away from the site, in Kirton in Lindsey.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Welton

Site Ref: WL/WELT/001		Site Ac	ddress: Prebend Lane, Welton		
	Area (ha): 27.41			Settlement Hierarchy Category: Large Villages	
Site Capacity: 411		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative			Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary		Proposed Mitigation	
Social					
1. Housing	++	It is likely that new gr range of market and current and future ho area.			
2. Health and Wellbeing					
2.1 Access to healthcare facilities	+	The site is within 800			
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Stonecliff Park amenity space).		Development should seek to provide new, and/or improve links to, existing	
		The site is within 1,20 Manor Park Sports C and Manor Park Ska	open space, taking into account open space deficiencies in the Central Lincolnshire Open Space		
		The site is within 1,600m of Lincoln Road Allotments. Audit and Assessing 2021.			
		The site is within 15k parks and gardens w			
		The site is of a scale likely to provide new open space provision on site.			
Environmental					
4. Biodiversity and Green Infrastructure	re				

Site Ref: WL/WELT/001	Site Address: Prebend Lane, Welton
Area (ha): 27.41	Settlement Hierarchy Category: Large Villages
Site Capacity: 411	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commontary	Proposed Mitigation
SA Objectives	Likely Ellects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Welton Conservation Area. There is existing development between the site and this heritage asset.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	/?	The site is within Source Protection Zones 1, 2 and 3.	
8. Pollution	_L		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal

Site Ref: WL/WELT/001		Site Address: Prebend Lane, Welton	Site Address: Prebend Lane, Welton		
Area (ha): 27.41		Settlement Hierarchy Category: Large	e Villages		
Site Capacity: 411		Greenfield/Brownfield: Greenfield			
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages		
SA Objectives	Likely Effects	Commentary	Proposed Mitigation		
		New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	could be minimised through careful design and construction management methods.		
9. Natural Resources – Land Use and S	oils				
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.			
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.			
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.		
13. Transport and Accessibility		Development appropriate S and drainage ensure surfact managed.			

Site Ref: WL/WELT/001	Site Address: Prebend Lane, Welton
Area (ha): 27.41	Settlement Hierarchy Category: Large Villages
Site Capacity: 411	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

Likely Effects	Commentary	Proposed Mitigation
+	The site is approx. 390m from Welton Village Centre.	Where possible provide new linkages for walking and
	The site is approx. 525m away from a bus stop.	cycling between new development and facilities
	The site is of a scale to potentially provide new services.	outside of the site area.
-	The bus stop is approx. 525m from the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.
-	The nearest designated employment site is at Lincolnshire Showground approx. 4.5km from the site.	
	The construction of the site could provide opportunities for employment. Longer term the provision of new facilities could provide opportunities for employment.	
-/?	The nearest primary school is approx. 575m from the site. The nearest secondary school (William Farr) is located approx. 1km away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate
	Development of this scale could contribute to the existing education facilities of the area and provide opportunities for new schools or expansion of existing ones.	sustainable access to education and training.
	-	+ The site is approx. 390m from Welton Village Centre. The site is approx. 525m away from a bus stop. The site is of a scale to potentially provide new services. - The bus stop is approx. 525m from the site. - The nearest designated employment site is at Lincolnshire Showground approx. 4.5km from the site. The construction of the site could provide opportunities for employment. Longer term the provision of new facilities could provide opportunities for employment. -/? The nearest primary school is approx. 575m from the site. The nearest secondary school (William Farr) is located approx. 1km away from the site. Development of this scale could contribute to the existing

Site Ref: WL/WELT/001	Site Address: Prebend Lane, Welton
Area (ha): 27.41	Settlement Hierarchy Category: Large Villages
Site Capacity: 411	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

WL/WELT/001A

Site Ref: WL/WELT/001A		Site Address: Prebend Lane, Welton, Lincoln		
Area (ha): 10.38		Settlement Hierarchy Category: Large Villages		
Site Capacity: 195		Greenfield/Brownfield: Greenfield	v magee	
Site Status: New allocation (without p	ermission)		Policy Ref: S79 Housing Sites in Large	/illanes
Otto Otatao: Now anodation (without p	orrinoolorij		1 Oney Not. Of a flodding Choc in Edige	Villagoo
SA Objectives	Likely Effects	Comment	tary	Proposed Mitigation
Social			•	
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing	1	1		
2.1 Access to healthcare facilities	+	The site is	within 800m of a GP surgery.	
2.2 Opportunities for healthy lifestyles	++	The site is Manor Park and Manor The site is The site is parks and g	within 1,200m of William Farr Playing Fields, a Sports Centre, Ryland Recreation Ground Park Skateboard Park. within 1,600m of Lincoln Road Allotments. within 15km (15 mins drive time) of strategic gardens within Lincoln. of a scale likely to provide new open space	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructure	e			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is	not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages

Site Ref: WL/WELT/001A	Site Address: Prebend Lane, Welton, Lincoln
Area (ha): 10.38	Settlement Hierarchy Category: Large Villages
Site Capacity: 195	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S79 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of Welton Conservation Area. There is existing development between the site and this heritage asset.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources – Water	-/?	The site is within Source Protection Zones 2 and 3.	
8. Pollution	1		
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built	The extent of noise pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/WELT/001A		Site Address: Prebend Lane, Welton, Lincoln		
Area (ha): 10.38		Settlement Hierarchy Category: Large Villages		
Site Capacity: 195		Greenfield/Brownfield: Greenfield	· magee	
Site Status: New allocation (without permission)		Policy Ref: S79 Housing Sites in Large	Villages	
Cite Claraci From amocation (William)			1 chey item of a riedomig execum Lange	· magee
SA Objectives	Likely Effects	Comment	arv	Proposed Mitigation
	,,	noise pollution would be limited to normal residential activities.		construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk 13. Transport and Accessibility	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities	+		approx. 390m from Welton Village Centre. approx. 525m away from a bus stop.	Where possible provide new linkages for walking and cycling between new
	1	1110 010 13 0	approx. ozom away nom a bao otop.	Systing between new

Site Ref: WL/WELT/001A		Site Address: Prebend Lane, Welton, Lincoln		
Area (ha): 10.38		Settlement Hierarchy Category: Large Villages		
Site Capacity: 195		Greenfield/Brownfield: Greenfield	· mages	
Site Status: New allocation (without	nermission)		Policy Ref: S79 Housing Sites in Large	Villages
One Status from anocation (Without			Toney item or a riodomy cited in Earge	· magee
SA Objectives	Likely Effects	Comment	arv	Proposed Mitigation
			<i>,</i>	development and facilities outside of the site area.
13.2 Sustainable travel modes	-	The bus stop is approx. 525m from the site.		Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic				
14. Employment				
14.1 Employment	-	The nearest designated employment site is at Lincolnshire Showground approx. 4.5km from the site.		
14.2 Education, training and learning	-/?	site. The nearest secondary school (William Farr) is located approx. 1km away from the site. Development of this scale could contribute to the existing		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
15. Local Economy	,			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/WELT/002		Site Address: H	Site Address: Hackthorn Road, Welton, Lincoln	
Area (ha): 2.51			Settlement Hierarchy Category: Large Villages	
Site Capacity: 47			vnfield: Greenfield	v magee
Site Status: Reasonable alternative			Housing Sites in Large	Villages
Orte Otatus: Neasonable alternative		1 Oney iter. 800	Tiodsing Oiles in Large	Villages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Social		•		
1. Housing	+ It is likely that new growth in this area would produce range of market and affordable housing to meet the current and future housing needs for local people in tarea.		housing to meet the	
2. Health and Wellbeing	1			
2.1 Access to healthcare facilities	-	The site is approx. 1km away fr	om a GP surgery.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existi (Northfield Road amenity space Centre, Manor Park play area a Rear of Northfield Road natural greenspace). Welton Golf Club 400m. The site is within 1,200m of Ryl and The site is within 1,600m of Line The site is within 15km (15 mins parks and gardens within Linco The site is of a scale likely to pronew open space on site.	e, Manor Park Sports and Skateboard Park, and semi-natural is also located within and Recreation Ground coln Road Allotments.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructur	е			

Site Ref: WL/WELT/002	Site Address: Hackthorn Road, Welton, Lincoln
Area (ha): 2.51	Settlement Hierarchy Category: Large Villages
Site Capacity: 47	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity			
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	-/?	The site is within Source Protection Zones 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line.	The extent of noise pollution resulting from the proposal

Site Ref: WL/WELT/002		Site Address: Hackthorn Road, Welton	Lincoln	
Area (ha): 2.51		Settlement Hierarchy Category: Large Villages		
, , ,	Site Capacity: 47 Greenfield/Brownfield: Greenfield		ge villages	
Site Status: Reasonable alternative Policy Ref: S80 Housing Sites in Large		Villages		
Site Status. Reasonable alternative		Policy Ref. 360 Housing Siles in Large	villages	
CA Objectives	Likely Effects	Commentant	Drangage Mitigation	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation could be minimised through	
		New development would create short term noise	careful design and	
		pollution during the construction phases. Once built	construction management	
		noise pollution would be limited to normal residential	methods.	
		activities.		
9. Natural Resources - Land Use and S	Soils	·		
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural		
		land.		
9.2 Minerals Resource	0	The site is not within a Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk		The site is located entirely within Flood Zone 1. The site	Appropriate layout avoiding	
FIOOD RISK	+	has some surface water risk and development would increase the impermeable footprint of the area.	those areas most at risk, design and materials of	
		increase the impermeable tootprint of the area.	development and	
			incorporation of suitable	
			drainage and water	
			management strategy to	
			limit impacts on surface	
			water.	
			Development should use	
			appropriate SuDs, layout and drainage strategies to	
			ensure surface water is	
			managed.	
13. Transport and Accessibility	1			
13.1 Access to services and facilities		The site is approx. 990m from Welton Village Centre.	Where possible provide new	
			linkages for walking and	

Cita Dafa W/L /W/EL T/000		Cito Address Health D	I Maltan I incole	
Site Ref: WL/WELT/002			Site Address: Hackthorn Road, Welton, Lincoln	
Area (ha): 2.51			Settlement Hierarchy Category: Large Villages	
Site Capacity: 47				
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites	in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
•		The site is approx. 650m away from a bus stop.		
13.2 Sustainable travel modes	-	The site is approx. 650m away from a bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment			_	
14.1 Employment		The nearest designated employment site is at Lincolnshire Showground approx. 6km from the	site.	
14.2 Education, training and learning	-/?	The nearest primary school is approx. 960m fro site. The nearest secondary school (William Fallocated approx. 1.5km away from the site. Development of this scale could contribute to the education facilities of the area and provide opport for new schools or expansion of existing ones.	rr) is seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employm An increase in dwellings would increase the foolocal shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/WELT/003			Site Address: Land at The Hardings, Welton	
		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 50			Greenfield/Brownfield: Greenfield	
			Policy Ref: S80 Housing Sites in Large \	/illages
SA Objectives	Likely Effects	Commentar	У	Proposed Mitigation
Social				,
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is ap	prox. 1km away from a GP surgery.	
2.2 Opportunities for healthy lifestyles	++	(Northfield Ro Road natural The site is wit Manor Park S Ground and B The site is wit The site is wit parks and gar	hin 400m of existing open space and amenity space and rear of Northfield and semi-natural greenspace). hin 1,200m of Manor Park Sports Centre, kateboard Park, Dunholme Recreation Gowling Club, Ryland Recreation Ground. hin 1,600m of Lincoln Road allotments. hin 15km (15 mins drive time) of strategic dens within Lincoln. a scale which could provide a small amount space on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental		1 2 2 3 3 4 2 3 1 9		
4. Biodiversity and Green Infrastructur	e			

Site Ref: WL/WELT/003	Site Address: Land at The Hardings, Welton
Area (ha): 2.26	Settlement Hierarchy Category: Large Villages
Site Capacity: 50	Greenfield/Brownfield: Greenfield
Site Status: Existing allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

Likely Effects	Commentent	Dranged Mitigation
		Proposed Mitigation
0/?		Development should seek to improve habitat linkages
	The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on- site.
0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
+/?	The site is not within an AONB, AGLV or Green Wedge.	
-/?	There are no heritage assets within the site boundary.	Design, scale and siting of development could ensure
	The site is within 250m of Grade II listed building Ryland Farmhouse.	any important views are maintained or where possible enhanced.
-/?	The site is within Source Protection Zones 2 and 3.	
1		1
+	The site is further than 1km from an AQMA. New	The extent of air pollution resulting from the proposal
	pollution through construction of the site. Once built the development may contribute to slight increase in air	could be minimised through careful design and
	-/? -/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area. The site is not within a designated Local Green Space. +/? The site is not within an AONB, AGLV or Green Wedge. -/? There are no heritage assets within the site boundary. The site is within 250m of Grade II listed building Ryland Farmhouse. The site is within Source Protection Zones 2 and 3.

Site Ref: WL/WELT/003			Site Address: Land at The Hardings, We	elton
Area (ha): 2.26		Settlement Hierarchy Category: Large Villages		
Site Capacity: 50			Greenfield/Brownfield: Greenfield	villages
Site Status: Existing allocation (without permission) Policy Ref: S80 Housing Sites in Large			Villages	
Site Status. Existing anocation (with	ou permission)		Tolley Ref. 600 Flodding Cites in Edige	Villages
SA Objectives	Likely Effects	Comment	arv	Proposed Mitigation
on objectives	Elikoly Elicoto		u.y	construction management methods.
8.2 Noise Pollution	0/?	network or a railway line. New development would create short term noise pollution during the construction phases. Once built		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility		·		
13.1 Access to services and facilities		(Dunholme	approx. 620m from Welton Village Centre Road). approx. 540m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

Cita Data MI AMELTICAS		Cite Address I and at The Heaville are NA	altan	
Site Ref: WL/WELT/003		<u> </u>	Site Address: Land at The Hardings, Welton	
Area (ha): 2.26			villages	
Site Capacity: 50		Greenfield/Brownfield: Greenfield		
Site Status: Existing allocation (without	ut permission)	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	-	The site is approx. 540m away from a bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is at Lincolnshire Showground approx. 6km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.2km from the site. The nearest secondary school (William Farr) is located approx. 1.7km away from the site. Development of this scale could contribute to the existing education facilities of the area and provide opportunities for new schools or expansion of existing ones.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

Site Ref: WL/WELT/005			Site Address: Land to the south of Northbeck Farm, Northbeck Lane, Welton	
Area (ha): 20.77		Settlement Hierarchy Category: Large	e Villages	
Site Capacity: 311				
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is within 800m of a GP surgery.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Lincoln Road allotments, William Farr Playing Fields, Ryland Recreation Ground and St Mary's Church). The site is within 1,200m of Manor Park Sports Centre, Manor Park Skateboard Park and Dunholme Recreation Ground and Bowling Club. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure	re .			

Site Ref: WL/WELT/005	Site Address: Land to the south of Northbeck Farm, Northbeck
	Lane, Welton
Area (ha): 20.77	Settlement Hierarchy Category: Large Villages
Site Capacity: 311	Greenfield/Brownfield: Mixed
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is not within 500m of a designated wildlife site.	Proposals should avoid development on BOM
		The site is wholly within a BOM area: Ecological Network	Opportunity for
		Opportunity for Management.	Management Areas where possible.
			Where this is not possible,
			the development layout
			should ensure that
			connectivity of the network is maintained, through
			design or through the
			effective creation of new
			habitat as part of a
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	landscaping scheme. Potential opportunities to
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	create new links with local
			green space through
			development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
		, , , , , , , , , , , , , , , , , , , ,	
6. Built and Historic Environment	/?	The site contains the Medieval fishpond Scheduled Monument.	Development should be sensitive to nearby heritage assets and their setting
		The site is less than 100m from Welton Conservation	through appropriate use of
		Area and within 250m of Grade II listed 10 Green Lane,	design, materials, layout,
		14 Sudbeck Lane, 25 Brook House and Welton Methodist Church	boundary treatments and landscaping.

Site Ref: WL/WELT/005		Site Address: Land to the south of N	orthbeck Farm, Northbeck	
		Lane, Welton	·	
Area (ha): 20.77		Settlement Hierarchy Category: Lar	ge Villages	
Site Capacity: 311		Greenfield/Brownfield: Mixed		
Site Status: Reasonable alternat	ive	Policy Ref: S80 Housing Sites in Lar	ge Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
			Impact on setting of heritage assets should be assessed and appropriately addressed.	
7. Natural Resources – Water	-/?	The site is within Source Protection Zones 2 and 3.		
8. Pollution		<u> </u>	I	
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic ronetwork or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use a	nd Soils			
9.1 Agricultural Land		The site is mainly greenfield located within Grade 2 Agricultural land.		
9.2 Minerals Resource		The site is within a Limestone Mineral Safeguarding Area.		

Site Ref: WL/WELT/005		Site Address: Land to the south of N	Site Address: Land to the south of Northbeck Farm, Northbeck	
		Lane, Welton	·	
Area (ha): 20.77		Settlement Hierarchy Category: Lar	ge Villages	
Site Capacity: 311		Greenfield/Brownfield: Mixed		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Lar	ge Villages	
			_	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
12. Climate Change Adaptation and Flood Risk	-	The southern half of the site and a small area to the northern boundary is within Flood Zone 1. The rest of t site is within Flood Zone 2 and 3 (approx. less than 50 is in Zone 3). The site has some surface water risk and development would increase the impermeable footprin of the area.	design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is	
13. Transport and Accessibility			managed.	
13.1 Access to services and facilities	+	The site is approx. 370m from Welton Village Centre.	Where possible provide new linkages for walking and	
		The site is approx. 220m away from a bus stop.	cycling between new development and facilities outside of the site area.	
13.2 Sustainable travel modes	+	The site is approx. 220m away from a bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.	

O' D C MU MAIST TIOOS		0		
Site Ref: WL/WELT/005			Site Address: Land to the south of Northbeck Farm, Northbeck	
A (L -) - 00 77		Lane, W		VCII
Area (ha): 20.77			ent Hierarchy Category: Large	villages
Site Capacity: 311			eld/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy F	Ref: S80 Housing Sites in Large \	√illages
SA Objectives	Likely Effects	Commentary		Proposed Mitigation
Economic				
14. Employment				
14.1 Employment	_	The nearest designate	ed employment site is at	
· · · · = · · · · · · · · · · · · · ·			and approx. 5km from the site.	
		, and the second		
14.2 Education, training and learning	+/?	The nearest primary school is approx. 650m from the site. The nearest secondary school (William Farr) is located approx. 340m away from the site. Development of this scale could contribute to the existing education facilities of the area and provide opportunities for new schools or expansion of existing ones.		New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to
				education and training.
15. Local Economy				
15.1 Encourage and support local	0	An increase in dwellings would increase the footfall of local shops and businesses. The site would not result in		
economy			it land and the scale of the	
			o include an element of	
			o include all element of	
15.2 Protect and enhance hierarchy of centres	0	employment use. The site is not within a town or city centre.		

WL/WELT/007

Site Ref: WL/WELT/007			Site Address: Land east of Prebend Lan	ne, Welton
Area (ha): 4.88		Settlement Hierarchy Category: Countryside		
Site Capacity: 104		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without)	permission)		Policy Ref: S80 Housing Sites in Large \	/illages
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	range of ma	at new growth in this area would produce a arket and affordable housing to meet the future housing needs for local people in the	
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is	within 800m of a GP surgery.	
2.2 Opportunities for healthy lifestyles	++	Park ameni Welton Mar The site is very The site is very parks and general The site is very	within 400m of existing open space (Stonecliff ty space, Manor Park Sports Centre and nor Golf Centre). within 1,200m of Manor Park Skateboard yland Recreation Ground. within 1,600m of Lincoln Road allotments. within 15km (15 mins drive time) of strategic gardens within Lincoln. of a scale which could provide new open sion on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructur	re			

Site Ref: WL/WELT/007	Site Address: Land east of Prebend Lane, Welton
Area (ha): 4.88	Settlement Hierarchy Category: Countryside
Site Capacity: 104	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

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SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	-/?	The site is within Source Protection Zones 2 and 3.	
8. Pollution			1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Cita Dafa MU MAITI T/007			Cita Address I and sect of Duck and Law	a Maltan	
Site Ref: WL/WELT/007			Site Address: Land east of Prebend Lane, Welton		
Area (ha): 4.88			Settlement Hierarchy Category: Countryside		
Site Capacity: 104			Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without	permission)		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
0.011	0.10	· ·		T	
8.2 Noise Pollution	0/?	network or New developollution du	not within close proximity to the strategic road a railway line. opment would create short term noise uring the construction phases. Once built cion would be limited to normal residential	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and	Soils				
9.1 Agricultural Land	-	The site is land.	greenfield located within Grade 3 Agricultural		
9.2 Minerals Resource	0	The site is	not within a Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	has some s	ocated entirely within Flood Zone 1. The site surface water risk and development would e impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to	
42 Transport and Association				ensure surface water is managed.	
13. Transport and Accessibility					

Site Ref: WL/WELT/007	Site Address: Land east of Prebend Lane, Welton
Area (ha): 4.88	Settlement Hierarchy Category: Countryside
Site Capacity: 104	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

kely Effects 	The site is approx. 820m from Welton Village Centre. The site is approx. 680m away from a bus stop.	Where possible provide new linkages for walking and
		linkages for walking and
	The site is approx. 680m away from a bus stop.	
		cycling between new development and facilities outside of the site area.
-	The site is approx. 680m away from a bus stop.	Development should promote the use of sustainable modes of transport and improve
		linkages to these.
	The nearest designated employment site is at Lincolnshire Showground approx. 5.3km from the site.	
-/?	education facilities of the area and provide opportunities	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.
	 /?	The nearest designated employment site is at Lincolnshire Showground approx. 5.3km from the site. -/? The nearest primary school is approx. 820m from the site. The nearest secondary school (William Farr) is located approx. 1.4km away from the site. Development of this scale could contribute to the existing

Site Ref: WL/WELT/007	Site Address: Land east of Prebend Lane, Welton
Area (ha): 4.88	Settlement Hierarchy Category: Countryside
Site Capacity: 104	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

WL/WELT/008

Site Ref: WL/WELT/008		Site Address: Land north of 77 Eastfie	ld Lane, Welton
Area (ha): 6.59		Settlement Hierarchy Category: Larg	e Villages
Site Capacity: 124		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	e Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The site is approx. 1km away from a GP surgery.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Northfield Road amenity space and rear of Northfield Road natural and semi-natural greenspace). The site is within 1,200m of Manor Park Sports Centre, Manor Park Skateboard Park, Dunholme Recreation Ground and Bowling Club, Ryland Recreation Ground. The site is within 1,600m of Lincoln Road allotments. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln. The site is of a scale which could provide new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructu	re		

Site Ref: WL/WELT/008	Site Address: Land north of 77 Eastfield Lane, Welton
Area (ha): 6.59	Settlement Hierarchy Category: Large Villages
Site Capacity: 124	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity 0/?		The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure onsite.
4.2 Local Green Space	0	The site is not within designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed building Ryland Farmhouse.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	-/?	The site is within Source Protection Zones 2 and 3.	
8. Pollution		<u> </u>	1
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/WELT/008			Site Address: Land north of 77 Eastfield Lane, Welton		
Area (ha): 6.59			Settlement Hierarchy Category: Large Villages		
Site Capacity: 124			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large	/illages	
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation	
			nt may contribute to slight increase in air e to increased car movements.	construction management methods.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.	
9. Natural Resources – Land Use and S	Soils				
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.			
9.2 Minerals Resource	0	The site is r	not within a Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.	
13. Transport and Accessibility					
13.1 Access to services and facilities		The site is approx. 840m from Welton Village Centre (Dunholme Road). The site is approx. 770m away from a bus stop.		Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.	

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Site Ref: WL/WELT/008			Site Address: Land north of 77 Eastfield Lane, Welton	
Area (ha): 6.59		Settlement Hierarchy Category: Large	Villages	
Site Capacity: 124		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	-	The site is approx. 770m away from a bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is at Lincolnshire Showground approx. 6km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.5km from the site. The nearest secondary school (William Farr) is located approx. 2km away from the site. Development of this scale could contribute to the existing education facilities of the area and provide opportunities for new schools or expansion of existing ones.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

WL/WELT/008A

Site Ref: WL/WELT/008A		Site Address: Land north of 77 Eastfield Lane, Welton		
Area (ha): 5.82			Settlement Hierarchy Category: Large Villages	
Site Capacity: 109		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without permission)			Policy Ref: S80 Housing Sites in Large	Villages
	,			
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in the area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The site is	approx. 1km away from a GP surgery.	
2.2 Opportunities for healthy lifestyles	++	Northfield F and Northfield The site is so Sports Cen Bowling Clu The site is so The site is so The site is so	within 400m of existing open space (Rear of Road natural and semi-natural greenspace eld Road amenity space. within or partly within 1,200m of Manor Park tre, Dunholme Recreation Ground and ub and Ryland Recreation Ground. within 1,600m of Lincoln Road allotments. within 15km (15 mins drive time) of strategic gardens within Lincoln. of a scale which could provide new open ision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructur	re			

Site Ref: WL/WELT/008A Site Address: Land north of 77 Eastfield Lane, Welto	
Area (ha): 5.82	Settlement Hierarchy Category: Large Villages
Site Capacity: 109	Greenfield/Brownfield: Greenfield
Site Status: New allocation (without permission)	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site.	Development should seek to improve habitat linkages
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on- site
4.2 Local Green Space	0	The site is not within designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary.	Design, scale and siting of development could ensure
		The site is within 250m of Grade II listed building Ryland Farmhouse.	any important views are maintained or where possible enhanced.
7. Natural Resources - Water	-/?	The site is within Source Protection Zones 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/WELT/008A			Site Address: Land north of 77 Eastfield	Lane. Welton
Area (ha): 5.82			Settlement Hierarchy Category: Large Villages	
Site Capacity: 109			Greenfield/Brownfield: Greenfield	
Site Status: New allocation (without	permission)		Policy Ref: S80 Housing Sites in Large	Villages
,	,			· ·
SA Objectives	Likely Effects	Comment	ary	Proposed Mitigation
				construction management methods.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and	Soils			
9.1 Agricultural Land	-	The site is greenfield located within Grade 3 Agricultural land.		
9.2 Minerals Resource	0	The site is not within a Mineral Safeguarding Area.		
12. Climate Change Adaptation and Flood Risk	+	The site is located entirely within Flood Zone 1. The site has some surface water risk and development would increase the impermeable footprint of the area.		Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				
13.1 Access to services and facilities		(Dunholme	approx. 840m from Welton Village Centre Road). approx. 770m away from a bus stop.	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

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Site Ref: WL/WELT/008A			Site Address: Land north of 77 Eastfield Lane, Welton	
Area (ha): 5.82			Settlement Hierarchy Category: Large Villages	
Site Capacity: 109		Greenfield/Brownfield: Greenfield		
Site Status: New allocation (without p	permission)	Policy Ref: S80 Housing Sites in Large	Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
13.2 Sustainable travel modes	-	The site is approx. 770m away from a bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.	
Economic				
14. Employment				
14.1 Employment		The nearest designated employment site is at Lincolnshire Showground approx. 6km from the site.		
14.2 Education, training and learning	/?	The nearest primary school is approx. 1.5km from the site. The nearest secondary school (William Farr) is located approx. 2km away from the site. Development of this scale could contribute to the existing education facilities of the area and provide opportunities for new schools or expansion of existing ones.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.	
15. Local Economy				
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.		
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.		

WL/WELT/009

Site Ref: WL/WELT/009		Site Address: Land south of Heath L	Site Address: Land south of Heath Lane, Welton	
Area (ha): 8.73		Settlement Hierarchy Category: La	Settlement Hierarchy Category: Large Villages	
Site Capacity: 164		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Lar	ge Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation	
Social				
1. Housing	++	It is likely that new growth in this area would produce a range of market and affordable housing to meet the current and future housing needs for local people in th area.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	+	The site is within 800m of a GP surgery.		
2.2 Opportunities for healthy lifestyles	+	The site is not within 400m of existing open space. The site is within or partly within 1,200m of Manor Part Sports Centre, William Farr Playing Fields, Dunholme Recreation Ground and Bowling Club and Ryland Recreation Ground. The site is within 1,600m of Lincoln Road allotments. The site is within 15km (15 mins drive time) of strateging parks and gardens within Lincoln. The site is of a scale which could provide new open space provision on-site.	open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.	
Environmental				
4. Biodiversity and Green Infrastructure	9 			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	The site is not within 500m of a designated wildlife site	Development should seek to improve habitat linkages	

Site Ref: WL/WELT/009	Site Address: Land south of Heath Lane, Welton
Area (ha): 8.73	Settlement Hierarchy Category: Large Villages
Site Capacity: 164	Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is not within a BOM area.	and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on- site
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	Potential opportunities to create new links with local green space through development.
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is within 300m of Medieval Fishpond Scheduled Monument and within 500m of Welton Conservation Area.	Design, scale and siting of development could ensure any important views are maintained or where possible enhanced.
7. Natural Resources - Water	-/?	The site is within Source Protection Zones 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA. New development would create a short term increase in air pollution through construction of the site. Once built the development may contribute to slight increase in air pollution due to increased car movements.	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.

Site Ref: WL/WELT/009		Site Address: Land south of Heath Lane, Welton		
Area (ha): 8.73			Settlement Hierarchy Category: Large Villages	
Site Capacity: 164		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S80 Housing Sites in Large \	/illages
SA Objectives	Likely Effects	Comment		Proposed Mitigation
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.		The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.
9. Natural Resources – Land Use and S	Soils			
9.1 Agricultural Land		The site is gland.	reenfield located within Grade 2 Agricultural	
9.2 Minerals Resource		The site is v Area.	vithin a Limestone Mineral Safeguarding	
12. Climate Change Adaptation and Flood Risk	+	25% in Floo The site has	mainly within Flood Zone 1, with less than ad Zone 2 and 3 to the southern boundary. It is some surface water risk and development ase the impermeable footprint of the area.	Appropriate layout avoiding those areas most at risk, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility				

Site Ref: WL/WELT/009	Site Address: Land south of Heath Lane, Welton	
Area (ha): 8.73	Settlement Hierarchy Category: Large Villages	
Site Capacity: 164	Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.1 Access to services and facilities		The site is approx. 460m from Welton Village Centre.	Where possible provide new
		The site is approx. 600m away from a bus stop.	linkages for walking and cycling between new development and facilities
		The site is of a scale to potentially provide new services.	outside of the site area.
13.2 Sustainable travel modes	-	The bus stop is approx. 525m from the site.	Development should promote the use of sustainable modes of transport and improve linkages to these.
Economic			-
14. Employment			
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14.1 Employment	-	The nearest designated employment site is at Lincolnshire Showground approx. 4.5km from the site.	
		The construction of the site could provide opportunities for employment. Longer term the provision of new facilities could provide opportunities for employment.	
14.2 Education, training and learning	-/?	The nearest primary school is approx. 650m from the site. The nearest secondary school (William Farr) is located approx. 1km away from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate
		Development of this scale could contribute to the existing education facilities of the area and provide opportunities for new schools or expansion of existing ones.	sustainable access to education and training.

Site Ref: WL/WELT/009	Site Address: Land south of Heath Lane, Welton	
Area (ha): 8.73	Settlement Hierarchy Category: Large Villages	
Site Capacity: 164	Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative	Policy Ref: S80 Housing Sites in Large Villages	

SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15. Local Economy	-		
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	