

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. 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.

Bardney

WL/BARD/002

Site Ref: WL/BARD/002		Site Address: Former Social Club and Sports Facilities, Wragby Road, Bardney	
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
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 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

Site Ref: WL/BARD/002		Site Address: Former Social Club and Sports Facilities, Wragby Road, Bardney	
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
		<p>The site is within 1200m of Horncastle Road Tennis Courts and Bowling Green.</p> <p>The site is within 1600m of Horncastle Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is also approximately 1km from the Sustrans water rail way cycle route to Lincoln and Boston.</p> <p>The site is not of a scale likely to provide new open space on site.</p>	<p>between new development and existing open spaces.</p>
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of Scotgrove Wood LWS and Ancient Woodland and Bardney Limewoods SSSI and NNR.</p> <p>The site is not within a BOM area, but is adjacent to an Opportunity for Creation area.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.</p>

Site Ref: WL/BARD/002		Site Address: Former Social Club and Sports Facilities, Wragby Road, Bardney	
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	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
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

Site Ref: WL/BARD/002		Site Address: Former Social Club and Sports Facilities, Wragby Road, Bardney	
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
		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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>Appropriate layout, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.</p> <p>Use of materials and processes that are carbon neutral. Incorporation of off-site provision if not possible on the site.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to</p>

Site Ref: WL/BARD/002		Site Address: Former Social Club and Sports Facilities, Wragby Road, Bardney	
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
			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 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 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	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/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
Social			
1. Housing	+	New development would increase the use of existing facilities, leading to possible expansion of existing centres.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	<p>The site is within 500m of an existing GP surgery.</p> <p>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.</p>	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Bardney Recreation Ground, Horncastle Road Skateboard Park and Common Road green corridor.</p> <p>The site is within 1200m of Horncastle Road Tennis Courts and Bowling Green.</p> <p>The site is within 1600m of Horncastle Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is also approximately 1km from the Sustrans water rail way cycle route to Lincoln and Boston.</p> <p>The site is not of a scale likely to provide new open space on site.</p>	Development should create new and enhance pedestrian and cycle links between new development and existing open spaces.

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

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	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
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 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	+	<p>The site is located entirely within Flood Zone 1.</p> <p>Development would increase the impermeable footprint of the area.</p>	<p>Appropriate layout, design and materials of development and incorporation of suitable drainage and water management strategy to limit impacts on surface water.</p> <p>Use of materials and processes that are carbon neutral. Incorporation of off-site provision if not possible on the site.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	+	<p>The site is within 400m of Bardney Village Centre.</p> <p>There is a bus stop within 200m of the site.</p>	<p>Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.</p>
13.2 Sustainable travel modes	+	<p>There is a bus stop within 200m of the site.</p>	<p>New development should seek to maximise use of sustainable modes of transport and reduce</p>

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
			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. There may be some limited employment opportunities locally.	
14.2 Education, training and learning	+/?	The site is immediately adjacent to 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 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/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
		However, new development would increase the use of existing facilities, leading to possible expansion of existing centres.	

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
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 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
		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	-/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site falls within a BOM area – Ecological Network Opportunity for Management.</p>	<p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>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.</p>
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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p>	

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
7. Natural Resources – Water	0	<p>The site is not within a Source Protection Zone.</p> <p>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.</p>	<p>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.</p>
8. Pollution			
8.1 Air Pollution	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
9. Natural Resources – Land Use and Soils			

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 off-site provision if not possible on the site.
13. Transport and Accessibility			
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 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

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
			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. There may be some limited employment opportunities locally.	
14.2 Education, training and learning	--/?	The site is approx. 1km 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/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
		However, new development would increase the use of existing facilities, leading to possible expansion of existing shops and services.	

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
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. 450m 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 (Common Land green corridor, Horncastle Road Cemetery, 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 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 Infrastructure			

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	-/?	<p>The site is within 500m of Scotgrove Wood LWS and Ancient Woodland and Bardney Limewoods SSSI and NNR.</p> <p>The site is not within a BOM area.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.</p>
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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p>	
7. Natural Resources – Water	0	<p>The site is not within a Source Protection Zone.</p> <p>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.</p>	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/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	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	<p>The site is mainly greenfield, located entirely within Grade 3 Agricultural Land.</p>	
9.2 Minerals Resource	0	<p>The site is not within a Minerals Safeguarding Area.</p>	
12. Climate Change Adaptation and Flood Risk	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>Appropriate layout, design and materials of development and incorporation of suitable</p>

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

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
			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. 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 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
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 Infrastructure			
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 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. 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	+	<p>The site is further than 1km of an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
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 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 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.	

Site Ref: WL/BARD/012A		Site Address: Land to the north of Abbey Road and Wragby Road, Bardney		
Area (ha): 2.88		Settlement Hierarchy Category: Large Villages		
Site Capacity: 54		Greenfield/Brownfield: Mixed		
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 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. 300m 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 Cemetery, Horncastle Road Play Area, Horncastle Road Tennis Courts, Bowling Green, Skateboard Park and Recreation Ground, St Lawrence's Church and St Francis Catholic Church). 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 not of a scale likely to provide new open space on site.	
Environmental				

Site Ref: WL/BARD/012A		Site Address: Land to the north of Abbey Road and Wragby Road, Bardney	
Area (ha): 2.88		Settlement Hierarchy Category: Large Villages	
Site Capacity: 54		Greenfield/Brownfield: Mixed	
Site Status: New allocation (without permission)		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	-/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site falls within a BOM area – Ecological Network Opportunity for Management.</p>	<p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>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.</p>
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/?	<p>There are no heritage assets within the site boundary.</p> <p>There are a number of heritage assets within 250m of the site. These are separated from the site by existing built development.</p>	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

Site Ref: WL/BARD/012A		Site Address: Land to the north of Abbey Road and Wragby Road, Bardney	
Area (ha): 2.88		Settlement Hierarchy Category: Large Villages	
Site Capacity: 54		Greenfield/Brownfield: Mixed	
Site Status: New allocation (without permission)		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	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
9. Natural Resources – Land Use and Soils			

Site Ref: WL/BARD/012A		Site Address: Land to the north of Abbey Road and Wragby Road, Bardney	
Area (ha): 2.88		Settlement Hierarchy Category: Large Villages	
Site Capacity: 54		Greenfield/Brownfield: Mixed	
Site Status: New allocation (without permission)		Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
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 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.
Economic			

Site Ref: WL/BARD/012A		Site Address: Land to the north of Abbey Road and Wragby Road, Bardney	
Area (ha): 2.88		Settlement Hierarchy Category: Large Villages	
Site Capacity: 54		Greenfield/Brownfield: Mixed	
Site Status: New allocation (without permission)		Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
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. 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 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
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		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
		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	+/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is wholly located within a BOM area - Opportunity for Creation.</p>	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p> <p>Development on this site could have an impact on medieval remains associated with the settlement of Bardney.</p>	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		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
		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	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
9. Natural Resources – Land Use and Soils			
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.	Appropriate layout, 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 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 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
			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: 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
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 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 not of a scale likely to provide new open space on site.	

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
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/+?	<p>The site is within 500m of Bardney Limewoods SSSI, NNR and Ancient Woodland.</p> <p>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.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>Proposals should prioritise any Opportunity for creation areas within the development site for habitat creation.</p>
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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p>	
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.
13. Transport and Accessibility			

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. There is a bus stop within 400m 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 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 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

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
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 the village.	
2.2 Opportunities for healthy lifestyles	-/?	<p>The site is not within 400m of existing open space.</p> <p>The site is within 1200m of Horncastle Road Recreation Ground, Tennis Courts, Bowling Green and Skateboard Park.</p> <p>The site is within 1600m of Horncastle Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens in Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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			

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
4.1 Conserve and enhance biodiversity and geodiversity	-/+?	<p>The site is within 500m of Bardney Limewoods SSSI, NNR and Ancient Woodland and Scotgrove Wood LWS.</p> <p>The site lies within a BOM area – Opportunity for Creation.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>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</p>
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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II Listed Birch Tree Farmhouse and Bardney Abbey Scheduled Monument.</p>	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.	

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
8. Pollution			
8.1 Air Pollution	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
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.	

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
12. Climate Change Adaptation and Flood Risk	+	<p>The site is mainly within Flood Zone 1, with some of the site falling within Flood Zone 2 and 3.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>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.</p> <p>Use of materials and processes that are carbon neutral. Incorporation of off-site provision if not possible on the site.</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	--	<p>The site is approx. 700m from Bardney Village Centre.</p> <p>There is a bus stop just over 400m from the site.</p>	<p>Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.</p>
13.2 Sustainable travel modes	-	<p>There is a bus stop just over 400m from the site.</p>	<p>Development should promote the use of sustainable modes of transport and improve linkages to these.</p>
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 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
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			
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/017

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
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	++	<p>The site is within 400m of existing open space (Bardney Limewoods natural and semi-natural greenspace).</p> <p>The site is within 1200m of Horncastle Road Recreation Ground, Tennis Courts, Bowling Green and Skateboard Park.</p> <p>The site is within 1600m of Horncastle Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens in Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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	-/+?	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			
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. 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 approx. 50% Flood Zone 1 and 50% Flood Zone 2. The site has some surface water risk and development would increase the impermeable footprint of the area. New development of this scale would lead to an increase in energy consumption and emissions from dwellings.	Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and 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 Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		Manufacture, delivery and construction of materials would have a climate change impact.	Use of materials and processes that are carbon neutral. Incorporation of off-site provision if not possible on the site.
13. Transport and Accessibility			
13.1 Access to services and facilities	--	The site is approx. 700m from the Bardney Village Centre. There is a bus 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	--	The nearest designated employment area is in Lincoln approx. 12km from the site.	
14.2 Education, training and learning	-/?	The site is approx. 500m from the primary school and 9km from the nearest secondary at Branston, or 12km from the Grammar 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 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
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		++	<p>The site is within 400m of existing open space (Bardney Limewoods natural and semi-natural greenspace and Common Road green corridor).</p> <p>The site is within 1200m of Horncastle Road Recreation Ground, Tennis Courts, Bowling Green and Skateboard Park.</p> <p>The site is within 1600m of Horncastle Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens in Lincoln (International Bomber Command Memorial Park and The Arboretum).</p> <p>The site is of a scale likely to provide new open space on site.</p>	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/BARD/018		Site Address: Land north of Henry Lane, east of Bardney 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	-/+?	<p>The site is within 500m of Bardney Limewoods SSSI, NNR and Ancient Woodland and Scotgrove Wood LWS.</p> <p>The majority of the site lies within a BOM area – Opportunity for Creation.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>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.</p>
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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p>	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

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
8. Pollution			
8.1 Air Pollution	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
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 partially within a Sand and Gravel Minerals Safeguarding Area.	Development should avoid the most sensitive areas.

Site Ref: WL/BARD/018		Site Address: Land north of Henry Lane, east of Bardney 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
12. Climate Change Adaptation and Flood Risk	+	<p>The site is mainly within Flood Zone 1, with a small area of Flood Zone 2 to the northern boundary of the site.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	-	<p>The site is within 600m of Bardney Village Centre.</p> <p>There is a bus stop within 200m of the site.</p>	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	--	The nearest designated employment site is in Lincoln approx. 12km from the 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
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		
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 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. 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.		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			
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/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 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 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
13. Transport and Accessibility			

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. There is a bus stop within 700m 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 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	
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 a City or Town Centre.	

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
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 a GP surgery.	
2.2 Opportunities for healthy lifestyles	+	<p>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).</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is not of a scale likely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>This site is not within 500m of a designated wildlife site.</p> <p>This site is not within a BOM area.</p>	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 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
		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 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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	-	<p>The site is within 450m of Bardney Village Centre.</p> <p>The site is within 200m of a bus stop.</p>	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.	Development should promote the use of

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
			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 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 permission)		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. 5km away at Nettleham or Cherry Willingham.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Langworth Playing Fields, Barlings Lane Cemetery and St Hugh's Church).</p> <p>A PRow crosses the site.</p> <p>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.</p> <p>The site is not of a scale likely to provide new open space on site.</p>	
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 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 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

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
			sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	--	<p>The site is greenfield, and more than 50% of the site is located within Grade 2 Agricultural Land, with Grade 3 to the north east.</p>	<p>Loss of Grade 2 and 3 land cannot be avoided without avoiding this location for development.</p>
9.2 Minerals Resource	0	<p>The site is not within a Minerals Safeguarding Area.</p>	
12. Climate Change Adaptation and Flood Risk	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>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.</p>
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
13.1 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: 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
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		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	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 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				

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	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 on-site.
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 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	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	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	--/?	<p>The site is immediately adjacent to the A159.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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.	

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	Commentary	Proposed Mitigation
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
		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	-	<p>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.</p> <p>A wider range of services are available at Gainsborough (approx. 4km away from Blyton).</p> <p>The site is within 200m of a bus stop.</p> <p>A PRoW runs along the northern boundary.</p>	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	-	The nearest designated employment site is in Gainsborough approx. 5km from the site, and	

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	Commentary	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			
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, it is close to Gainsborough and it is likely that new residents would access the services within Gainsborough.	

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	
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 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 on-site.

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	
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

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	
SA Objectives	Likely Effects	Commentary	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	--/?	<p>The site is immediately adjacent to the A159 and within 100m of a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	Where possible provide new linkages for walking and cycling between new

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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		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.	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 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			
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 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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		However, it is close to Gainsborough and it is likely that new residents would access the services within Gainsborough.	

Burton Waters

WL/BUR/002

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
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. 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				
4. Biodiversity and Green Infrastructure				
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			
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 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	
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 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	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 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/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
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 Lincoln or in Saxilby.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Pyewipe to Odder Farm green corridor and The Woodcocks, Park Lane (North) and Woodcock Lane natural and semi-natural greenspaces). The site is adjacent to a private health and leisure club. The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln (International Bomber Command Memorial Park, Boultham Park, The Arboretum and Hartsholme Country Park). The site is of a scale likely to provide new open space provision 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				

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.	
8. Pollution			

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
8.1 Air Pollution	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	-/?	<p>The site is within 100m of the A57 and a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
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

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

Caistor

WL/CAI/001

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
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		++	<p>The site is within 400m of existing open space (Augustus Walk amenity space and Woodland north of North Kelsey Road).</p> <p>The site is within 1,200m of Caistor Sports and Social Club and North Kelsey Road Skateboard Park.</p> <p>The site is within 1,600m of North Kelsey Road Allotments.</p> <p>The site is of a scale likely to provide new open space provision site.</p>	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				

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	-/?	<p>The site is within 500m of Fonaby Sand Pit Local Geological Site.</p> <p>The site is not within a BOM area.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>The site is currently an open field and there could be opportunity to deliver biodiversity net gains through its development.</p>
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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>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.</p> <p>Development on this site could have an impact on prehistoric and Roman remains known in the surrounding area.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Archaeological evaluation prior to determination of any planning application.</p>
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			

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 result in noise impacts. 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 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		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
12. Climate Change Adaptation and Flood Risk	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>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.</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	--	<p>The site is 1.5km from Caistor Town Centre.</p> <p>The site is approx.1.2km from the nearest bus stop.</p>	<p>Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.</p>
13.2 Sustainable travel modes	--	<p>The site is approx.1.2km from the nearest bus stop.</p>	<p>Development should promote the use of sustainable modes of transport and improve linkages to these.</p> <p>Transport Assessment and Travel Plan.</p>
Economic			
14. Employment			
14.1 Employment	++	<p>The nearest designated employment area is immediately adjacent to the site (Caistor Industrial Area).</p>	

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	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 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		
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		++	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 Infrastructure				
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	
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 Market Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>Insufficient information is available to assess the potential archaeological impacts on this site.</p> <p>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.</p>	<p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p> <p>Archaeological evaluation prior to determination of any planning application.</p> <p>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.</p>
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	<p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise</p>

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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			reliance on private car for short local trips.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	--	<p>The site is approx. 1.4km from Caistor Town Centre.</p> <p>The site is approx. 900m from the nearest bus stop.</p>	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. 900m from the nearest bus stop.	New development should seek to maximise use of

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	
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 area is approx. 400m from the 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. 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 Ref: WL/CAI/003		Site Address: Land adjacent The Paddocks, North Kelsey Road, Caistor	
Area (ha): 3.30		Settlement Hierarchy Category: Market Towns	
Site Capacity: 87		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the 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. 1km from the GP surgery in Caistor	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Augustus Walk amenity space and Woodland north of North Kelsey Road).</p> <p>The site is within 1,200m of Caistor Sports and Social Club and North Kelsey Road Skateboard Park.</p> <p>The site is within 1,600m of North Kelsey Road Allotments.</p> <p>The site is of a scale likely to provide a small amount of new open space on site.</p>	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	-/?	<p>The site is within 500m of Fonaby Sand Pit Local Geological Site.</p> <p>The site is not within a BOM area.</p>	Development should be designed to avoid the most sensitive parts of designated sites and

			<p>incorporate buffers around such parts.</p> <p>Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.</p>
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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p> <p>Development on this site could have an impact on prehistoric and Roman remains known in the surrounding area.</p>	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	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport</p>

			methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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			
13.1 Access to services and facilities	--	<p>The site is approx. 1.8km from Caistor Town Centre.</p> <p>This site is 1.5km from the nearest bus stop.</p>	Provide new linkages for walking and cycling 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 Ref: WL/CAI/004		Site Address: Land to the rear of The Meadows, North Kelsey Road, Caistor	
Area (ha): 1.61		Settlement Hierarchy Category: Market Towns	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the 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. 1km from the GP surgery in Caistor	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Woodland north of North Kelsey Road, Augustus Walk amenity space and North Kelsey Road Cemetery).</p> <p>The site is within 1,200m of Caistor Sports and Social Club and North Kelsey Road Skateboard Park.</p> <p>The site is within 1,600m of North Kelsey Road Allotments.</p> <p>The site is not of a scale likely to provide new open space on site.</p>	
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.	Proposals should prioritise any Opportunity for Creation areas within the

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: Market Towns	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the Market 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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>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.</p> <p>Development on this site could have an impact on prehistoric and Roman remains known in the surrounding area.</p>	<p>Development should be sensitive to the nearby Medieval Fishponds Scheduled Monument and setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Archaeological evaluation prior to determination of an planning application.</p>
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/CAI/004		Site Address: Land to the rear of The Meadows, North Kelsey Road, Caistor	
Area (ha): 1.61		Settlement Hierarchy Category: Market Towns	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the Market Towns	
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 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.	
13. Transport and Accessibility			

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: Market Towns	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the Market 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			
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 Meadows, North Kelsey Road, Caistor	
Area (ha): 1.61		Settlement Hierarchy Category: Market Towns	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S79 Housing Sites in the Market 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 Town Centre boundary of Caistor.	

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
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		++	<p>The site is within 400m of existing open space (Marris Way play area, Hersey Road Play Area and North Kelsey Road Cemetery).</p> <p>The site is within 1,200m of Caistor Sports and Social Club, North Kelsey Road Skateboard Park and Caistor Park.</p> <p>The site is within 1,600m of North Kelsey Road Allotments.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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		-/?	The site is 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
		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	--/?	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	+	<p>The site is further than 1km of an AQMA.</p> <p>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.</p> <p>There is potential for odour related impacts in respect of nearby water treatment works.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods</p>
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			
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 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
15.2 Protect and enhance hierarchy of centres	0	The site is not within the boundary of Caistor Town Centre.	

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
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 Caistor.	
2.2 Opportunities for healthy lifestyles	++	<p>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).</p> <p>The site is within 1,200m of Caistor Sports Field and Caistor Park.</p> <p>The site is of a scale likely to provide a small amount of new open space on site.</p>	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	-/?	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 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
		<p>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.</p> <p>The scale and location of the site may impact upon the wider setting of heritage assets</p>	<p>maintained or where possible enhanced. Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
7. Natural Resources – Water	-/?	The site falls within Source Protection Zone 3.	
8. Pollution			
8.1 Air Pollution	+	<p>The site is further than 1km of an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	--/?	<p>The site is immediately adjacent to the A1084.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>

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
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.	
13. Transport and Accessibility				
13.1 Access to services and facilities		+	The site is 300m from Caistor Town Centre. The site is 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		++	The nearest designated employment area is approx. 750m from the site (Caistor Industrial Area).	

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
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			
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 Caistor Town Centre.	

WL/CAI/010

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	
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	+	<p>The site is within 400m of existing open space (Tiberius Walk and Augustus Walk amenity spaces).</p> <p>The site is within 1,200m of Caistor Sports and Social Club and North Kelsey Road Skateboard Park.</p> <p>The site is within 1,600m of North Kelsey Road Allotments.</p> <p>The site is not of a scale likely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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	
SA Objectives	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 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

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	
SA Objectives	Likely Effects	Commentary	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	-	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			
13.1 Access to services and facilities	--	The site is approx. 1.8km from Caistor Town Centre. This site is 1.5km 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	--	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 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	
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, 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.	

Corringham

WL/COR/001

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
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 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 on-site.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	

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 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.

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
			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 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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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 within 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		Greenfield/Brownfield: Greenfield	
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 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/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
		increasing footfall and enhancing the position in the hierarchy.	

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		
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. 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 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.	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.	

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	
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			
8.1 Air Pollution	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	--/?	<p>The site is adjacent to the A631.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Design, materials, layout and boundary treatments should be used to minimise potential impact on future</p>

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	
SA Objectives	Likely Effects	Commentary	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 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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	-	<p>There is no Village Centre within Corringham.</p> <p>The site is within 200m of a bus stop.</p>	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

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	
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 the nearest designated employment area in Gainsborough (Somerby Park).	
14.2 Education, training and learning	--/?	The site is approx. 700m from Corringham primary school and 4km from secondary schools at 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, increasing footfall and enhancing the position in the hierarchy.	

Site Ref: WL/COR/002A		Site Address: Land north of High Street, 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	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. 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 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.	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.	

Site Ref: WL/COR/002A		Site Address: Land north of High Street, 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	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			
8.1 Air Pollution	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	--/?	<p>The site is adjacent to the A631.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Design, materials, layout and boundary treatments should be used to minimise potential impact on future</p>

Site Ref: WL/COR/002A		Site Address: Land north of High Street, 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	Commentary	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 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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	-	<p>There is no Village Centre within Corringham.</p> <p>The site is within 200m of a bus stop.</p>	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

Site Ref: WL/COR/002A		Site Address: Land north of High Street, 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	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 the nearest designated employment area in Gainsborough (Somerby Park).	
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 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.	

Cherry Willingham

WL/CW/001

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
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. 100m from the GP surgery in Cherry Willingham.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Saint Peter & St Paul Church, Croft Lane and St Paul's Field amenity spaces, St Paul's Avenue and Jubilee Close play areas and Cherry Willingham Community School Playing Fields).</p> <p>The site is within 1,200m of Reepham Playing Field, Cherry Willingham and Reepham Village Hall Tennis Courts and Cherry Willingham Playing Fields.</p> <p>The site is within 1,600m of Reepham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p>	

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 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	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 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	-/?	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 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. 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 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
			limit impacts on surface water.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is adjacent to Cherry Willingham Village 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.	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. 3.1km from the nearest designated employment area in Lincoln (Allenby Industrial Estate).	
14.2 Education, training and learning	+/?	The site is approx. 750m from Cherry Willingham primary school and 400m 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			

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	<p>The site would not result in the loss of employment land.</p> <p>An increase in dwellings would increase the footfall of local shops and businesses.</p>	
15.2 Protect and enhance hierarchy of centres	0	<p>The site is not within the boundary of Lincoln City Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.</p>	

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		
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. 200m from the GP surgery in Cherry Willingham.	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within 400m of existing open space (Croft Lane and St Paul's Field amenity spaces, St Paul's Avenue play area and Cherry Willingham Community School Playing Fields).</p> <p>The site is within 1,200m of Reepham Playing Field, Cherry Willingham and Reepham Village Hall Tennis Courts and Cherry Willingham Playing Fields.</p> <p>The site is within 1,600m of Reepham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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				

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	
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 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	-/?	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 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	
SA Objectives	Likely Effects	Commentary	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			
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			
13.1 Access to services and facilities	+	The site is approx. 250m from Cherry Willingham Village Centre. The site is 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 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	
SA Objectives	Likely Effects	Commentary	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			
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/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
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. 250m from the GP surgery in Cherry Willingham.	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within or partly within 400m of existing open space (Croft Lane and Ladymeers Road amenity spaces, Saint Peter & St Paul Church and Cherry Willingham Playing Fields).</p> <p>The site is within 1,200m of Cherry Fields BMX Track, Reepham Playing Field, Cherry Willingham and Reepham Village Hall Tennis Courts and Cherry Willingham Community School Playing Fields.</p> <p>The site is within 1,600m of Reepham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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/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 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 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 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			
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 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
			Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area</p>	Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			

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
13.1 Access to services and facilities	--	The site is approx. 450m from Cherry Willingham Village 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			
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 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			
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.	

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
		<p>However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.</p> <p>New development would increase the use of existing facilities, leading to possible expansion of existing centres.</p>	

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
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. 1.7km from the GP surgery in Cherry Willingham.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Franklin Way amenity space and play area).</p> <p>The site is partly within 1,200m of Cherry Willingham Community School Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is not of a scale likely to provide open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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 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	-/?	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 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
			methods to minimise reliance on private car for short local trips.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>The site is approx. 2km from Cherry Willingham Village Centre.</p> <p>The site is approx. 300m from the nearest bus stop.</p>	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 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
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			
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 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
		New development would increase the use of existing facilities, leading to possible expansion of existing centres.	

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
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 Cherry Willingham.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Saint Peter & St Paul Church, Croft Lane amenity space, Jubilee Close play area, Cherry Willingham Playing Fields and Cherry Willingham Community School Playing Fields).</p> <p>The site is within or partly within 1,200m of Reepham Playing Fields, Cherry Willingham and Reepham Village Hall Tennis Courts and Cherry Fields BMX Track.</p> <p>The site is partly within 1,600m of Reepham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide a significant amount of new open space on site.</p>	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 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 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	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	<p>The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods</p> <p>Development should promote the use of sustainable transport methods to minimise reliance on private car for short local trips.</p>
8.2 Noise Pollution	--/?	<p>The site is adjacent to a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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.	

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

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
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 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 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
			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 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	
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
8.2 Noise Pollution	--/?	<p>The site is e immediately adjacent to a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	<p>The site is greenfield, located entirely within Grade 3 Agricultural Land.</p>	
9.2 Minerals Resource	0	<p>The site is not within a Minerals Safeguarding Area.</p>	
12. Climate Change Adaptation and Flood Risk	+	<p>The site is entirely within Flood Zone 1.</p> <p>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.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>The site is approx. 1.2km from Cherry Willingham Village Centre.</p>	<p>Provide new linkages for walking and cycling</p>

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
		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 designated 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 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			
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/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	<p>The site is not within the boundary of Lincoln City Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.</p> <p>New development would increase the use of existing facilities, leading to possible expansion of existing centres.</p>	

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
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. 950m from the GP surgery in Cherry Willingham.		
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Cherry Fields BMX Track).</p> <p>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).</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide new open space on site.</p>		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				

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 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 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		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
		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/?	<p>The site is not in close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 less than 50% of the site located within Grade 2 Agricultural land and the majority within Grade 3.	
9.2 Minerals Resource	--	The site is partially within a Sand and Gravel and Limestone Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	<p>The site is mainly within Flood Zone 1, with less than 25% of the site within Flood Zone 3.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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 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
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 within 100m of the nearest bus stop.	
Economic			
14. Employment			
14.1 Employment	-	The site is approx. 2.4km from the nearest designated employment area in Lincoln (Allenby Industrial Estate).	
14.2 Education, training and learning	+/?	The site is approx. 350m from Cherry Willingham primary school and 1.8km 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			
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/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	<p>The site is not within the boundary of Lincoln City Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.</p> <p>New development would increase the use of existing facilities, leading to possible expansion of existing centres.</p>	

Site Ref: WL/CW/009		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 permission)		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			
2.1 Access to healthcare facilities	-	The site is approx. 820m from the GP surgery in Cherry Willingham.	
2.2 Opportunities for healthy lifestyles	++	<p>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).</p> <p>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).</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide new open space on site.</p>	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 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 permission)		Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of South Delph LWS.</p> <p>There are small BOM areas: Ecological Network – Opportunity for Management in the north eastern half of the site.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>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.</p>
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

Site Ref: WL/CW/009			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 permission)			Policy Ref: S80 Housing Sites in Large 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 Ref: WL/CW/009		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 permission)		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.	construction management 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. 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.

Site Ref: WL/CW/009		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 permission)		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 designated 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 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			
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.	

Site Ref: WL/CW/009		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 permission)		Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.</p> <p>New development would increase the use of existing facilities, leading to possible expansion of existing centres.</p>	

Dunholme

WL/DUNH/001

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
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		++	<p>The site is within or partly 400m of existing open space (Manor Way and Nursery Close amenity spaces, Tennyson Drive play area, Ashing Lane and St Chad's cemeteries and Market Rasen Rd/ Ashing Lane Memorial civic space).</p> <p>The site is within or partly within 1,200m of Manor Park Skateboard Park, Manor Park Sports Centre, Dunholme Recreation Ground and Bowling Club, William Farr Playing Fields and Ryland Recreation Ground.</p> <p>The site is within 1,600m of Lincoln Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p>	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/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
		The site is of a scale which could provide new open space on site.	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>This site is not within 500m of a designated wildlife site.</p> <p>This site is not within a BOM area.</p>	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 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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>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.</p>	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 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
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 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
		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	-	The site is approx. 1.1km from Welton Village Centre. The site is 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 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	--	The site is approx. 5.5km from the nearest designated employment area at Lincoln Showground.	
14.2 Education, training and learning	+/?	The site is approx. 200m from Dunholme St Chads primary school, 1.1km from St Marys Primary School in Welton and 1.5km 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.

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

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
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. 1.6km from the GP surgery in Welton.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within or partly within 400m of existing open space (Ashing Lane green corridor, Manor Way and Nursery Close amenity spaces, Ashing Lane and St Chad's cemeteries and Market Rasen Rd/ Ashing Lane Memorial civic space).</p> <p>The site is within or partly within 1,200m of Dunholme Recreation Ground and Bowling Club</p> <p>The site is partly within 1,600m of Lincoln Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide new open space on site.</p>	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/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 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.	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 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			
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		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
		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	-/?	<p>The site is within 100m of the A46.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Design, layout and boundaries treatments could minimise potential impact on future occupants from proximity to the strategic road network.</p>
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. There is a small area in Flood Zone 2 and 3 to the southern boundary of the 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	
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
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is approx. 1.1km from Welton Village Centre. The site is 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 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	--	The site is approx. 5.6km 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, 1.3km from St Marys Primary School in Welton and 1.4km 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 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
15.1 Encourage and support local economy	0	<p>The site would not result in the loss of employment land.</p> <p>An increase in dwellings would increase the footfall of local shops and businesses.</p>	
15.2 Protect and enhance hierarchy of centres	0	<p>The site is not within the boundary of Lincoln City Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.</p> <p>New development would increase the use of existing facilities, leading to possible expansion of existing centres.</p>	

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
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		--/?	<p>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.</p> <p>The site is with 1,200m of Dunholme Recreation Ground and Bowling Club, William Farr Playing Fields and Ryland Recreation Ground.</p> <p>The site is within 1,600m of Lincoln Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is not of a scale which is likely to provide new open space provision on site.</p>	
Environmental				
4. Biodiversity and Green Infrastructure				

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. 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.	
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. 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 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.

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
			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 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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	-	<p>The site is approx. 1.3km from Welton Village Centre.</p> <p>There is a bus stop within 100m.</p>	Provide new linkages for walking and cycling between new development

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
			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 site is approx. 5km from the nearest designated employment area at Lincoln Showground.	
14.2 Education, training and learning	-/?	The site is approx. 850m from Dunholme St Chads primary school, 1.4km from St Marys Primary School in Welton and 1km 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			
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.	

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
		<p>However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.</p> <p>New development would increase the use of existing facilities, leading to possible expansion of existing centres.</p>	

Site Ref: WL/DUNH/009		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	++	<p>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).</p> <p>The site is within 1,200m of Ryland Recreation Ground.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space provision on site.</p>	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 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
		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 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. There is a Scheduled Monument to the north west of the site (Medieval Fishpond). 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. Impact on setting of heritage assets should be 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		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
		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/?	<p>The site is not in close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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 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
			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 Ref: WL/DUNH/009		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
15.1 Encourage and support local economy	0	<p>The site would not result in the loss of employment land.</p> <p>An increase in dwellings would increase the footfall of local shops and businesses.</p>	
15.2 Protect and enhance hierarchy of centres	0	<p>The site is not within the boundary of Lincoln City Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.</p> <p>New development would increase the use of existing facilities, leading to possible expansion of existing centres.</p>	

Site Ref: WL/DUNH/010		Site Address: Land south of Honeyholes Lane, north of Waltham House, Dunholme		
Area (ha): 3.38		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	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 from the GP surgery in Welton.	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within 400m of existing open space (Dunholme Recreation Ground and Bowling Club, William Farr Playing Fields and William Farr Wood natural and semi-natural greenspace).</p> <p>The site is within 1,200m of Ryland Recreation Ground.</p> <p>The site is within 1,600m of Lincoln Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space provision on site.</p>	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				

Site Ref: WL/DUNH/010		Site Address: Land south of Honeyholes Lane, north of Waltham House, Dunholme	
Area (ha): 3.38		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	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 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 or AGLV or adjacent to a Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 500m of a Scheduled Monument (Medieval 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			
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

Site Ref: WL/DUNH/010		Site Address: Land south of Honeyholes Lane, north of Waltham House, Dunholme	
Area (ha): 3.38		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	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not in close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	<p>The site is greenfield, with approx. 75% of the site located within Grade 3 and 25% within Grade 2 Agricultural Land.</p>	
9.2 Minerals Resource	0	<p>The site is not within a Minerals Safeguarding Area.</p>	
12. Climate Change Adaptation and Flood Risk	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>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.</p>
13. Transport and Accessibility			

Site Ref: WL/DUNH/010		Site Address: Land south of Honeyholes Lane, north of Waltham House, Dunholme	
Area (ha): 3.38		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	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			
15.1 Encourage and support local economy	0	The site would not result in the loss of employment land.	

Site Ref: WL/DUNH/010		Site Address: Land south of Honeyholes Lane, north of Waltham House, Dunholme	
Area (ha): 3.38		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	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	<p>The site is not within the boundary of Lincoln City Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Lincoln, increasing footfall and enhancing the position in the hierarchy.</p> <p>New development would increase the use of existing facilities, leading to possible expansion of existing centres.</p>	

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 Medium 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. 2.5km from the GP surgery in Cherry Willingham.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Woodland north of Ash Holt Close and The Ridings Pond natural and semi-natural greenspaces, Village Hall Basketball Court, Ferry Road play area and The Crescent amenity space).</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide new open space on site.</p>	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.	

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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p> <p>Insufficient information is available to assess the potential archaeological impacts on this site.</p>	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	+	<p>The site is further than 1km of an AQMA.</p> <p>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.</p>	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	<p>The site is not in close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built</p>	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: 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
		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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	-	<p>There is no designated Village Centre in Fiskerton.</p> <p>The site is within 100m of a bus stop.</p>	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

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
			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 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.	

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
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. 2.5km from the GP surgery in Cherry Willingham.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Woodland north of Ash Holt Close and The Ridings Pond natural and semi-natural greenspaces, Village Hall Basketball Court, Ferry Road play area and The Crescent amenity space). 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				
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.		
4.2 Local Green Space	0	The site is 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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p> <p>Insufficient information is available to assess the potential archaeological impacts on this site.</p>	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	+	<p>The site is further than 1km of an AQMA.</p> <p>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.</p>	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods
8.2 Noise Pollution	0/?	<p>The site is not in close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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
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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	-	<p>There is no designated Village Centre in Fiskerton.</p> <p>The site is within 100m of a bus stop.</p>	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, 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
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 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

WL/GAIN/001

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
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 Gainsborough. There are likely to be opportunities to create new healthcare facilities as part of the development.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Thorndike Way amenity space). The site is adjacent to Thonock Golf Club which is a private outdoor sports facility. The site is partly within 1,600m of Cox's Hill Allotments. The site is of a scale which could deliver new open space provision of different types 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				

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	-/++?	<p>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.</p> <p>Approximately three quarters of the site falls within a BOM area: Opportunity for Creation.</p> <p>The site is surrounding by BOM areas: Ecological Network - High Quality and Opportunity for Management, and Opportunity for Creation.</p> <p>The scale of the site offers potential for the delivery of significant biodiversity net gain.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>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</p>
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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>Highfield Grange Farmhouse Grade II listed building is within 100m of the site.</p>	Design, scale and siting of development could ensure any important views are

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
		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			
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 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.

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
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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>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.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	++	<p>The site is approx. 800m from Corringham Road Local Centre and 2.1km from Gainsborough Town Centre.</p> <p>The site is of a scale which is expected to provide a new Local Centre on site as part of mixed use development,</p>	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	
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
		providing retail, services and community uses of a local nature. The site is within 400m from the nearest bus stop.	
13.2 Sustainable travel modes	+	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.
Economic			
14. Employment			
14.1 Employment	+	The site is within 1km of an existing designated employment area (Somerby Park).	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 850m from the site. The nearest secondary school is located approx. 500m 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/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	<p>The site is not within the boundary of Gainsborough Town Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.</p>	

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
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. 850m from a GP surgery.	
2.2 Opportunities for healthy lifestyles		+	<p>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).</p> <p>The site is within 1,200m of Richmond Park Play Area and MuGA, Gainsborough Old Hall and Richmond Park.</p> <p>The site is within 1,600m of six Allotments.</p> <p>The site is not of a scale which is likely to provide new open space on site.</p>	
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 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
		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.	
8. Pollution			

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.
13. Transport and Accessibility			

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
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 bus stop adjacent to the site. Gainsborough Central railway station is approx. 950m 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 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 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			
15.1 Encourage and support local economy	0	The site would 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	<p>The site is not within the boundary of Gainsborough Town Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.</p>	

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
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. 500m from a GP surgery and 300m from John Coupland Hospital.		
2.2 Opportunities for healthy lifestyles	++	The site is within or partly within 400m of existing open space (Mayfield Avenue amenity space, Roses Sports Ground, Rose Leisure Bowls Club, Morton to Walkerith green corridor, Ropery Road allotments, Ropery Road Cemetery and St Paul's Church). The site is within 1,200m of Hickman Bacon Memorial Park, Morton Trentside Playing Fields, Richmond Park, play area and MuGA. The site is within 1,600m of five further 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 Infrastructure				

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
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 side of the River Trent and therefore effects on this designated sites are unlikely. 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 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.	
8. Pollution			

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

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
			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	-	Gainsborough town centre is located approx. 1.7km from the site. The site is 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	+	The site is within 300m of the nearest away bus stop. Gainsborough Central railway station is approx. 1.5km 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 area is approx. 4km from the 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 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
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 Gainsborough.	
2.2 Opportunities for healthy lifestyles		+	<p>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.</p> <p>The site is within 1,200m of Marshalls Sports Ground.</p> <p>The site is within 1,600m of Cox's Hill, Lea Road West and Foxby Lane allotments.</p> <p>It is not of a scale likely to provide new open space on site.</p>	
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 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			
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 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
		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	--/?	<p>The site is adjacent to the A631.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
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	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	Development should use appropriate SuDs, layout and drainage strategies to

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
			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	++	The site is within 100m of an existing designated employment 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 economy	0	<p>The site would not result in the loss of employment land.</p> <p>An increase in dwellings would increase the footfall of local shops and businesses.</p>	
15.2 Protect and enhance hierarchy of centres	0	<p>The site is not within the boundary of Gainsborough Town Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.</p>	

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
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	
2.2 Opportunities for healthy lifestyles	+	<p>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).</p> <p>The site is within 1,200m of Richmond Park, play area and MuGA.</p> <p>The site is within 1,600m of Love Lane, Morton Terrace and Cox's Hill allotments.</p> <p>The site is unlikely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is within 500m of Theaker Avenue LNR.</p> <p>The site is not within a BOM area.</p>	Development should be designed to avoid the most sensitive parts of 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 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 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 Main Towns	
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 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 Main 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			
13.1 Access to services and facilities	+	The site is approx. 115m from the nearest designated Local Centre (Corringham Road) and 1.2km from Gainsborough Town Centre. The site is approx. 220m 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. 220m away from a bus stop. Gainsborough Central train station is approx. 1.5km 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 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 Main Towns	
SA Objectives	Likely Effects	Commentary	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			
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/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
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 in Gainsborough.	
2.2 Opportunities for healthy lifestyles	++	<p>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).</p> <p>The site is within 1,200m of Marshalls Sports Ground and Riseholme Road Multi Use Games Area.</p> <p>The site is within 1,600m of Foxby Lane and Lea Road West allotments.</p> <p>The site is of a scale which could secure new open provision on site.</p>	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			

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	-/++?	<p>The site is within 500m of Bass and Park Springs Woods, Lea Wood LWSs and Ancient Woodland and Warren Wood Ancient Woodland.</p> <p>The site contains BOM areas Ecological Network - High Quality, Ecological Network - Opportunity for Management, Opportunity for Creation and Opportunity for Creation - more joined up.</p>	<p>Ecological surveys and assessments should be undertaken prior to development and should be used to inform development proposals.</p> <p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>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</p>

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
			<p>to avoid damage to these areas.</p> <p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>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.</p> <p>Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation.</p>
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. 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. Archaeological evaluations.
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 A631 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

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
			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	+	<p>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.</p> <p>It has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	++	<p>The site is approx. 1.3km from the nearest designated Centre (Heapham Road), and 1.4km from Gainsborough Town Centre.</p> <p>There is a bus stop adjacent to the site.</p> <p>The site is expected to provide new services and facilities as part of a mixed use development.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	++	<p>There is a bus stop adjacent to the site.</p> <p>The site is approx. 100m from Lea Road Train Station.</p>	New development should seek to maximise use of sustainable modes of transport and reduce

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
			reliance on private vehicles for short trips.
Economic			
14. Employment			
14.1 Employment	++	The site is adjacent to an existing designated employment area (Gainsborough Industrial Area). The site is of a scale to form a mixed use site that incorporate both employment and residential use.	
14.2 Education, training and learning	++/?	The nearest primary school is approx. 360m from the site. The nearest secondary school is located approx. 3.2km away from the site. The site may result in the creation of additional primary or secondary school places due to its scale.	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	+	The site would not result in the loss of employment land. The site is of a scale likely to incorporate an element of employment use.	
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/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
		increasing footfall and enhancing the position in the hierarchy.	

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
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. 900m from a GP surgery.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Station Approach East, West Lindsey Leisure Centre, Spital Hill, The Avenue and Corringham Road amenity spaces, Birchwood View Play Area, Heapham Road Cemetery and Spital Hill allotments).</p> <p>The site is within 1,200m of Marshalls Sports Ground, Hickman Bacon Memorial Park, Richmond Park, play area and MuGA and Gainsborough Old Hall.</p> <p>The site is within 1,600m of North Warren Road, Love Lane, Morton Terrace and Cox's Hill, Ropery Road and South Morton allotments.</p> <p>The site is could provide a small amount of new open space on site.</p>	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			

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	-/?	<p>The site is within 500m of Gainsborough General Cemetery LWS.</p> <p>The site is not within a BOM area.</p> <p>There is a group TPO on site.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.</p>
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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is adjacent to Grade II listed Prospect House and within 250m of Hickman Hill Hotel, Summer Hill House and Lodge and Watertower.</p>	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 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
			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	+	<p>The site is further than 1km from an AQMA.</p> <p>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.</p>	The extent of air pollution resulting from the proposal could be minimised through careful design and construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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.	

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
12. Climate Change Adaptation and Flood Risk	+	<p>The site is entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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	-	<p>The site is approx. 600m from the nearest designated Local Centre (Heapham Road) and 730m from Gainsborough Town Centre.</p> <p>There is a bus stop adjacent to the site.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	++	<p>There is a bus stop adjacent to the site.</p> <p>Gainsborough Central train station is approx. 700m from the site.</p>	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		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
			routes to facilitate sustainable access to education and training.
15. Local Economy			
15.1 Encourage and support local economy	0	<p>The site would not result in the loss of employment land.</p> <p>An increase in dwellings would increase the footfall of local shops and businesses.</p>	
15.2 Protect and enhance hierarchy of centres	0	<p>The site is not within the boundary of Gainsborough Town Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.</p>	

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
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 in Gainsborough.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Ashcroft Road Community Park)</p> <p>The site is within 1,200m of Marshalls Sports Ground and Gainsborough Old Hall.</p> <p>The site is within 1,600m of Cox's Hill, Lea Road West and Foxby Lane allotments.</p> <p>The site is of a scale which could provide new open space provision on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>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.</p> <p>The site is located partly within Gainsborough Riverside Conservation Area.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p> <p>There are archaeological conditions in place to secure appropriate targeted mitigation of remains revealed in a previous trial trench evaluation.</p>
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: 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
			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	--/?	<p>The site is immediately adjacent to the A631 and in close proximity to a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
9. Natural Resources – Land Use and Soils			

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
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 managed.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	Gainsborough town centre is located approx. 900m from the site. There is a bus 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.
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

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
		The site is within 500m of Lea Road Train Station and Gainsborough Central train station is approx. 950m from the site.	reliance on private vehicles for short trips.
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 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
		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/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
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. 900m from a GP surgery.	
2.2 Opportunities for healthy lifestyles		++	<p>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).</p> <p>The site is within 1,200m of Marshalls Sports Ground, Hickman Bacon Memorial Park, Richmond Park, play area and MuGA and Gainsborough Old Hall.</p> <p>The site is within 1,600m of North Warren Road, Love Lane, Morton Terrace, Cox's Hill, Lea Road West and Foxby Lane allotments.</p> <p>The site is could provide a small amount of new open space on site.</p>	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				

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	-/?	<p>The site is within 500m (adjacent to) of Gainsborough General Cemetery LWS.</p> <p>The site contains a small section of BOM area: Ecological Network – Opportunity for Management along the southern border.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>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.</p>
4.2 Local Green Space	0	<p>The site is not within a designated Local Green Space.</p> <p>There is designated Important Open Space adjacent to the site.</p>	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Gainsborough Britannia and within 550m of Gainsborough Town Centre Conservation Areas.</p> <p>The site is within 500m of Grade II listed buildings the Watertower, Summer Hill House and Marshalls Yard.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 Main Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is located within the urban area.	
9.2 Minerals Resource	--	The site is partially within a site specific Minerals Safeguarding 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	+	The site is adjoining a designated Local Centre (Heapham Road) and is approx. 260m from Gainsborough Town Centre. The site is within 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.	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	<p>The site is not within the boundary of Gainsborough Town Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.</p>	

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
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. 850m from a GP surgery.	
2.2 Opportunities for healthy lifestyles		++	<p>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).</p> <p>The site is within 1,200m of Richmond Park Play Area and MuGA, Gainsborough Old Hall and Richmond Park.</p> <p>The site is within 1,600m of six Allotments.</p> <p>The site is of a scale which could provide new open space provision on site.</p>	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				

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. The site is not within a BOM area.	Development should seek to site development away from sensitive areas and 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 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.

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
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 and 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.	

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
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	-	The site is approx. 1km from the nearest designated Local Centre (Heapham Road) and 1km from Gainsborough Town Centre. The site is 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	+	There is a bus stop within 200m of the site. Gainsborough Central train station is approx. 950m 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 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 site. The secondary schools are located approx. 750m away from the site.	New development should seek to provide improved cycling, pedestrian and bus

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
			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		Site Address: Former Ropery Inn, 202 Ropery Road, Gainsborough		
Area (ha): 0.11		Settlement Hierarchy Category: Main Towns		
Site Capacity: 14		Greenfield/Brownfield: Brownfield		
Site Status: New allocation (with permission)		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 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. 700m from a GP surgery and John Coupland Hospital.	
2.2 Opportunities for healthy lifestyles		+	<p>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).</p> <p>The site is within 1,200m of Rose Leisure Bowls Club, Roses Sports Ground, Richmond Park and Gainsborough Old Hall.</p> <p>The site is within 1,600m of North Warren Road, Morton Terrace, Cox's Hill, Ropery Road, South Morton and Field Lane allotments.</p> <p>The site is unlikely to provide new open space on site.</p>	
Environmental				
4. Biodiversity and Green Infrastructure				

Site Ref: WL/GAIN/022		Site Address: Former Ropery Inn, 202 Ropery Road, Gainsborough	
Area (ha): 0.11		Settlement Hierarchy Category: Main Towns	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New 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	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. 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/GAIN/022		Site Address: Former Ropery Inn, 202 Ropery Road, Gainsborough	
Area (ha): 0.11		Settlement Hierarchy Category: Main Towns	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S78 Housing Sites in the Main Towns	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>The site is located entirely within Flood Zone 2 and 3. The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	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 not within close proximity to a designated Local Centre, however, there is a convenience store within 400m of the site and Gainsborough Town Centre 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, Gainsborough	
Area (ha): 0.11		Settlement Hierarchy Category: Main Towns	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		Policy Ref: S78 Housing Sites in the Main Towns	
SA Objectives	Likely Effects	Commentary	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	++	The nearest designated employment site is approx. 2.5km from the site (Gainsborough Industrial Area). There are other local employment opportunities within 800m of the site within Gainsborough Town Centre or Marshalls Yard.	
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			

Site Ref: WL/GAIN/022		Site Address: Former Ropery Inn, 202 Ropery Road, Gainsborough	
Area (ha): 0.11		Settlement Hierarchy Category: Main Towns	
Site Capacity: 14		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (with permission)		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	<p>The site is not within the boundary of Gainsborough Town Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.</p>	

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	
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 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			
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	
SA Objectives	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.
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 less than 50m from an AGLV. The site is separated from the AGLV by a railway line.	
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.	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/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	
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	--/?	<p>The site is immediately adjacent to the A156 and a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
9. Natural Resources – Land Use 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.	

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	
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	-	The site is not in close proximity to a designated Local Centre, however, there is a convenience store within 400m of the site. Gainsborough Town Centre is located approx. 1.7km from the site. The site less than 50m 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 less than 50m away from the nearest bus stop. The site is within 35m of Lea Road Train Station and Gainsborough Central train station is approx. 1.5km 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 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 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. 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	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	<p>The site is not within the boundary of Gainsborough Town Centre.</p> <p>However, the occupants of the development are likely to access services and facilities within Gainsborough, increasing footfall and enhancing the position in the hierarchy.</p>	

Glenthams

WL/GLH/009

Site Ref: WL/GLH/009		Site Address: The Willows Garden Centre, Gainsborough Road, Glentham		
Area (ha): 1.37		Settlement Hierarchy Category: 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	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 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				
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.	

Site Ref: WL/GLH/009		Site Address: The Willows Garden Centre, Gainsborough Road, Glentham	
Area (ha): 1.37		Settlement Hierarchy Category: 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	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			
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 Centre, Gainsborough Road, Glentham	
Area (ha): 1.37		Settlement Hierarchy Category: 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	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 convenience store in the village.	Where possible provide new linkages for walking and

Site Ref: WL/GLH/009		Site Address: The Willows Garden Centre, Gainsborough Road, Glentham	
Area (ha): 1.37		Settlement Hierarchy Category: 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	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			
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 Garden Centre, Gainsborough Road, Glentham	
Area (ha): 1.37		Settlement Hierarchy Category: 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	Commentary	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 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 Infrastructure					

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 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 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 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
			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	-/?	<p>The site is within 100m of the A158 and the Lincoln Eastern Bypass.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>

9. Natural Resources – Land Use and Soils			
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.	<p>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.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	++	<p>There is no designated Village Centre in North Greetwell. There is a restaurant and garage within 250m of the site.</p> <p>The scale of the site is likely to provide new services and facilities as part of a mixed use development.</p> <p>The site would be of a scale to link North Greetwell with Little Cherry and create new facilities and services for both settlements.</p> <p>There are bus stops within 100m from the site.</p>	Provide new linkages for walking and cycling between new development and facilities outside of the site area.

13.2 Sustainable travel modes	+	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.
Economic			
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

WL/HEMC/001

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
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		++	<p>The site is within 400m of existing open space (East of Hemswell Business Centre, South of Blenheim House, Bettsworth Road and Lancaster Green amenity spaces, Lancaster Green Woodland, Capper Avenue and Minden Place play areas).</p> <p>The site is within 1,200m of The Ball Park Multi Use Games Area.</p> <p>The site is of a scale which could provide new open space on site.</p>	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.	Development should seek to improve habitat linkages

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
		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 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			
8.1 Air Pollution	+	The site 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/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	--/?	<p>The site is immediately adjacent to the A631.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
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			

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
13.1 Access to services and facilities	-	There is no designated Village Centre in Hemswell Cliff. There is a convenience store within 400m of the site. There is a bus 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.
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. Transport Assessment and Travel Plan.
Economic			
14. Employment			
14.1 Employment	++	The site is within 800m of an existing designated employment area (Hemswell Cliff Business Park).	
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			

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		
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
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 (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 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 on-site.

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			
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 Medium Villages	
SA Objectives	Likely Effects	Commentary	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 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	-	There is no designated Village Centre in Hemswell Cliff. There is a convenience store within 800m of the site. There is a bus 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.
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

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
			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 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
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 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.

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			
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 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
		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	--	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			
13.1 Access to services and facilities	-	There is no designated Village Centre in Hemswell Cliff. There is a convenience store within 400m of the site. 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	+	There is a bus 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		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
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. 550m 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/006		Site Address: Land north of A631 and east of Minden Place, Hemswell Cliff	
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	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	++	<p>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).</p> <p>The site is within 1,200m of The Ball Park Multi Use Games Area.</p> <p>The site is of a scale which could provide new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat

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: 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	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			
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

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: 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	Commentary	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			
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 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 Hemswell Cliff. There is a convenience store within 600m of the site. There is a 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		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	Commentary	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	++	The site is within 800m of an existing designated employment 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 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/006			Site Address: Land north of A631 and east of Minden Place, Hemswell Cliff
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	Commentary	Proposed Mitigation

Ingham

WL/ING/006

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
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 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/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
			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 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
		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 mixed greenfield/brownfield 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	-	There is no designated Centre in Ingham. 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	+	There is a bus 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/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 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	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		++	<p>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).</p> <p>The site is within 1,600m of Brocklesby Road allotment.</p> <p>The site is of a scale which could provide new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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	-/?	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			
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 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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. 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/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	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	+	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	+/?	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

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	Commentary	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.	

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	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. 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 Tennis Courts, Yarborough Road Recreation Ground and Brocklesby Road allotment). The site is not of a scale which is likely to provide 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.
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/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	Commentary	Proposed Mitigation
6. Built and Historic Environment	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 100m of Grade II listed The Old Coaching House and Stable Block.</p> <p>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.</p>	<p>Development should be sensitive to nearby Grade II heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p> <p>Archaeological evaluation prior to determination of any planning application.</p>
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, 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	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 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	+	<p>The site is located entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>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.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is 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, 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	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: 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
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

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
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. 500m from a GP surgery.	
2.2 Opportunities for healthy lifestyles	++	<p>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).</p> <p>The site is within 1,600m of Brocklesby Road allotment.</p> <p>The site is of a scale which could provide new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 500m of Grade II listed 9 Church Lane and 1 South Street.</p> <p>Insufficient information is available to assess the potential archaeological impacts on this site.</p>	<p>Development should be sensitive to nearby Grade II heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p> <p>Archaeological evaluation prior to determination of any planning application.</p>
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	The extent of air pollution resulting from the proposal

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
		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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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. 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/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
			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. The site is approx. 380m 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. 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.
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. 380m 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

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
			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.	

Lea

WL/LEA/002

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
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. 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				
4.1 Conserve and enhance biodiversity and geodiversity		--/?	The site contains Track to Lea Marshes LWS. The site is within 500m of and Lea Marsh SSSI and Lea Meadow LWS.	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
		The site predominantly falls within a BOM area: Ecological Network - Opportunity for Management and contains a small area of Ecological Network – High Quality.	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 to avoid damage to these areas. 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. 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 trial 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: 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
			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.	
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	--/?	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. 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 Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			<p>the strategic road network and therefore the identified effects should be able to be mitigated.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
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	--	The site is within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	<p>The site is mainly within Flood Zone 1, with less than 50% of the site within Flood Zones 2 and 3.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>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.</p>

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
			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	+	There is a bus stop within 100m of the site. Lea Road train 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.
Economic			
14. Employment			
14.1 Employment	-	The nearest designated employment site is in Gainsborough approx. 3km 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	New development should seek to provide improved cycling, pedestrian and bus

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
		school is located approx. 5km away from the site, in Gainsborough.	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/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
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 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	--/?	The site contains Track to Lea Marshes LWS. The site is within 500m of and Lea Marsh SSSI and Lea Meadow LWS.	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
		The site falls within a BOM area: Ecological Network - Opportunity for Management and contains a small area of Ecological Network – High Quality.	<p>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.</p> <p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>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</p>

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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed 1, 3, 9, 13 & 14 Gainsborough Road and 1 & 3 Willingham Road.</p> <p>Archaeological interest identified via trial trenching.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p> <p>Programme of trial trenching prior to determination of any planning application.</p>
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

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
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	-/?	The site is within 100m of 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. 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 Medium Villages	
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 greenfield located in 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 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	+	There is a bus stop within 100m of the site. Lea Road train 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.

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
			Transport Assessment and Travel Plan.
Economic			
14. Employment			
14.1 Employment	-	The nearest designated employment site is in Gainsborough approx. 3km from the site.	
14.2 Education, training and learning	-/?	The nearest primary school (Lea Primary School) is approx. 600m 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, increasing footfall and enhancing the position in the hierarchy.	

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
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 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				
4. Biodiversity and Green Infrastructure				
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
			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.	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II Listed The Old Rectory and Rectory Farmhouse.</p> <p>Insufficient information is available to assess the potential archaeological impacts on this site</p>	Development should be sensitive to nearby Grade II heritage assets and their setting through appropriate use of design, materials, 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: 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
			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 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 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

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
			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	-	<p>The site is located entirely within Flood Zone 1.</p> <p>The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>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.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Village Centre in Lea. Gainsborough Town centre is approx. 2km from the site.</p> <p>There is a bus stop adjacent to the site.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

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
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 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
		increasing footfall and enhancing the position in the hierarchy.	

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		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative			
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 500m of a GP surgery (Marton Branch Surgery).	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (St Margaret of Antioch Church, Trent Port Road Cemetery, Trent Port Road Play Area, Trent Port Road Bowling Green and Marton Playing Fields). 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 within 500m of Trent Port Wetland LWS. The site is wholly within a BOM area: Ecological Network – 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/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.	
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, 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
		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.
9. Natural Resources – Land Use and Soils			

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	
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
			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			
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

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
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 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 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 Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity		-/?	The site is within 500m of Trent Port Wetland LWS. The site falls entirely within a BOM area: Ecological Network - 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 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
			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 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: 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
		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			
13.1 Access to services and facilities	-	There is no designated Village Centre in Marton. There is a bus stop around 310m 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 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 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
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 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.	

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
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 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 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 falls 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/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
			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 & 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			

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
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 within 100m of 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 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 2. 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/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
			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 75m 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 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	-/?	The nearest primary school is approx. 550m 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

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
			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.	

Site Ref: WL/MAR/015		Site Address: Land west of High Street, north of Trent Approach, Marton	
Area (ha): 4.10		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 62		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 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 within 400m of existing open space (St Margaret of Antioch Church, Trent Port Road Cemetery, Trent Port Road Play Area, Trent Port Road Bowling Green and Marton Playing Fields). 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 Infrastructure			
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/MAR/015		Site Address: Land west of High Street, north of Trent Approach, Marton	
Area (ha): 4.10		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 62		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 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 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 assessed and appropriately addressed.
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			

Site Ref: WL/MAR/015		Site Address: Land west of High Street, north of Trent Approach, Marton	
Area (ha): 4.10		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 62		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 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 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 mainly within Flood Zone 2. 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/MAR/015		Site Address: Land west of High Street, north of Trent Approach, Marton	
Area (ha): 4.10		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 62		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
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. There is a bus stop less than 50m 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 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.
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. 550m 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

Site Ref: WL/MAR/015		Site Address: Land west of High Street, north of Trent Approach, Marton	
Area (ha): 4.10		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 62		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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 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.	

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
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 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.	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 within 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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 500m of Grade II listed Wapping Lane Farmhouse, 1 Wapping Lane and Grade I listed St Margaret of Antioch Church.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
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	--/?	<p>The site is immediately adjacent to the A1500.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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
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 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 Marton. There is a bus 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, 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
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

WL/MARK/001

Site Ref: WL/MARK/001		Site Address: Land adjacent to Davens Court, Legsby Road, Market Rasen		
Area (ha): 1.84		Settlement Hierarchy Category: Market 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
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	-/?	The site is not within 400m of existing open space. It is of a scale that may provide a small amount of 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.		Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.

Site Ref: WL/MARK/001		Site Address: Land adjacent to Davens Court, Legsby Road, Market Rasen	
Area (ha): 1.84		Settlement Hierarchy Category: Market 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
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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p> <p>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.</p>	Archaeological evaluation prior to determination of any planning permission.
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, Market Rasen	
Area (ha): 1.84		Settlement Hierarchy Category: Market 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
		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 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. 1.1km from Market Rasen Town Centre. The site is 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	-	The bus stop is approx. 800m from the site. Market Rasen 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 Davens Court, Legsby Road, Market Rasen	
Area (ha): 1.84		Settlement Hierarchy Category: Market 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	+	<p>The site is approx. 1.1km from Market Rasen Town Centre.</p> <p>The site is within 1.8km of an existing designated employment area (Market Rasen Industrial Area).</p>	
14.2 Education, training and learning	+/?	<p>The nearest primary school is approx. 1.3km from the site. The nearest secondary school is located approx. 400m away from the site.</p>	<p>New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.</p>
15. Local Economy			
15.1 Encourage and support local economy	0	<p>The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.</p>	
15.2 Protect and enhance hierarchy of centres	0	<p>The site is not within a City or Town Centre.</p> <p>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.</p>	

Site Ref: WL/MARK/002		Site Address: Land off Linwood Road & The Ridings, Market Rasen	
Area (ha): 5.91		Settlement Hierarchy Category: Market Towns	
Site Capacity: 131		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
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	++	<p>The site is within 400m of existing open space (De Aston Field and Beechers Way amenity spaces, Legsby Road New Cemetery and Legsby Road Old Cemetery).</p> <p>The site is within 1,200m of Coronation Road Play Area, Skatepark and MuGA, Market Rasen Leisure Centre and Market Rasen Bowls Club.</p> <p>The site is within 1,600m of Churchill Avenue allotments.</p> <p>The site is of a scale which could provide new open space provision on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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: Market Towns
Site Capacity: 131			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
			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			
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 Rasen	
Area (ha): 5.91		Settlement Hierarchy Category: Market Towns	
Site Capacity: 131		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
		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		Site Address: Land off Linwood Road & The Ridings, Market Rasen	
Area (ha): 5.91		Settlement Hierarchy Category: Market Towns	
Site Capacity: 131		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. Employment			
14.1 Employment	+	<p>The site is approx. 800m from Market Rasen Town Centre.</p> <p>The site is within 1.8km of an existing designated employment area (Market Rasen Industrial Area)</p>	
14.2 Education, training and learning	+/?	<p>The nearest primary school is approx. 1km from the site.</p> <p>The nearest secondary school is located approx. 350m away from the site.</p>	<p>New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.</p>
15. Local Economy			
15.1 Encourage and support local economy	0	<p>The site would not result in the loss of employment land. An increase in dwellings would increase the footfall of local shops and businesses.</p>	
15.2 Protect and enhance hierarchy of centres	0	<p>The site is not within a City or Town Centre.</p> <p>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.</p>	

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
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	++	<p>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).</p> <p>The site is within 1,200m of Market Rasen Bowls Club.</p> <p>The site is of a scale which may provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is immediately adjacent to Market Rasen Conservation Area.</p> <p>The site is within 500m of Grade II* listed Methodist Chapel and Grade II listed Railway Station and the Maltings.</p>	<p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p> <p>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.</p> <p>Areas of potential archaeological interest identified are fully evaluated by trial trenching prior to determination of any planning application.</p>
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 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
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			
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			

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
13.1 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.
13.2 Sustainable travel modes	++	The site is within 50m of the nearest bus stop. Market Rasen 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			
14. Employment			
14.1 Employment	++	The site is approx. 115m 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. 250m from the site. The nearest secondary school is 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			

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
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: 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
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		++	<p>The site is within 400m of existing open space (Beechers Way amenity space, Legsby Road New Cemetery and Legsby Road Old Cemetery).</p> <p>The site is within 1,200m of Market Rasen Bowls Club, Market Rasen Leisure Centre and Coronation Road Play Area, Skatepark and MuGA.</p> <p>The site is within 1,600 of Churchill Avenue allotments.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages and biodiversity through 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 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 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/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
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. 970m from Market Rasen Town Centre. The site is approx. 630m 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. 630m away from a bus stop. Market Rasen train station is approx. 1.3km from the site.	Development should promote the use of sustainable modes of 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	
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.	

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
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		+	<p>The site is within 400m of existing open space (Whitworth Way, Beechers Way and De Aston Field amenity spaces).</p> <p>The site is within 1,200m of Market Rasen Bowls Club, Market Rasen Leisure Centre and Coronation Road Play Area, Skatepark and MuGA.</p> <p>The site is within 1,600m of Churchill Avenue allotments.</p> <p>The site is not of a scale likely to provide new open space on site.</p>	
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity		0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages and biodiversity through new links with the wider

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 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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 500m of Market Rasen Conservation Area, Grade II* listed Methodist Chapel and Grade II listed Railway station and the Maltings.</p> <p>This site is within an area of intensive Roman industrial activity including a regionally significant pottery production.</p>	<p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p> <p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Archaeological evaluation prior to determination of any planning application.</p>
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

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
		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 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 Market Rasen Town Centre. The site is approx. 300m 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. 300m away from a bus stop.	New development should seek to maximise use of

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
		Market Rasen railway station is within 560m of 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. 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	Commentary	Proposed Mitigation
		businesses. Occupants are likely to access services within Market Rasen.	

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
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			
4. Biodiversity and Green Infrastructure			
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 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	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			

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
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	--/?	<p>The site is immediately adjacent to the A631.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
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.	

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
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. 1.3km from Market Rasen Town Centre. The site is approx. 705m 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. 705m from the nearest bus stop. Market Rasen railway station is approx. 1.7km away.	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. 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: 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
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			
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/010		Site Address: Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood Road, Market Rasen		
Area (ha): 1.82		Settlement Hierarchy Category: Market Towns		
Site Capacity: 45		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
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. 880m away (Market Rasen surgery).	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within 400m of existing open space (Beechers Way amenity space).</p> <p>The site is within 1,200m of Market Rasen Bowls Club, Market Rasen Leisure Centre and Coronation Road Play Area, Skatepark and MuGA.</p> <p>The site is within 1,600m of Churchill Avenue allotments.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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 Towns	
Site Capacity: 45		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
			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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is not within close proximity to any heritage assets.</p> <p>Previous evaluation has revealed archaeological remains associated with the area's roman pottery production industry.</p>	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		Site Address: Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood Road, Market Rasen	
Area (ha): 1.82		Settlement Hierarchy Category: Market Towns	
Site Capacity: 45		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
		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 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		Site Address: Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood Road, Market Rasen	
Area (ha): 1.82		Settlement Hierarchy Category: Market Towns	
Site Capacity: 45		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
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

WL/MIDR/002

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
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 Infrastructure				
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			

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
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 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.	

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
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 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
			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/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
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 Infrastructure			
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

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. 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			

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
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	-/?	The site is located mostly within Flood Zone 1 with a 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 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
		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 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
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

WL/MIDR/004

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
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. 2.4km away in Market Rasen.	
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

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
		<p>The site is within 1,200m of Middle Rasen Playing Fields, Coronation Road Play Area, Skatepark and MuGA and Market Rasen Leisure Centre.</p> <p>The site is within 1,600m of Churchill Avenue allotments.</p> <p>The site is of a scale which could provide a small amount of open space on site.</p>	<p>deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.</p>
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is located entirely within a BOM area: Ecological Network – Opportunity for Management.</p>	<p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>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.</p>
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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 500m of Grade II listed Water Mill, The Old Vicarage and Grade II* Church of St Peter.</p>	<p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p> <p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p>
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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built</p>	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 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
		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 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	--	There is no designated Village Centre in Middle Rasen. There is a bus stop 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			
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 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Town or City Centre.	

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
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	++	<p>The site is within 400m of existing open space (Walesby Moor natural and semi-natural greenspace).</p> <p>The site is within 1,200m of Market Rasen Bowls Club and Market Rasen Leisure Centre.</p> <p>The site is within 1,600m of Churchill Avenue allotments.</p> <p>The site is of a scale which could provide new open space provision on site.</p>	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	-/++?	<p>The site is within 500m of Walesby Road Plantation, Market Rasen Northern Washland and Walesby Moor South LWSs.</p> <p>The site is located within a BOM area: Opportunity for Creation.</p>	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
			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.	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			
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/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
		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 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 development and incorporation of suitable drainage and water management strategy to

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
			limit impacts on surface water.
13. Transport and Accessibility			
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	++	The site is approx. 775m from Market Rasen Town Centre. The site is within 1600m of an existing designated employment area (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 of Manor Farm, North Street, Middle Rasen	
Area (ha): 1.35		Settlement Hierarchy Category: Market Towns	
Site Capacity: 40		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		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 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 Market Rasen.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (River Rase natural and semi-natural greenspace, Middle Rasen to West Rasen green corridor, Wilkinson Drive play area, Middle Rasen playing fields, and Saint Peter & St Paul Church). The site is within 1,200m of Middle Rasen Bowling Green. The site is within 1,600m of Churchill Avenue allotments.	
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/MIDR/010		Site Address: Land south-west of Manor Farm, North Street, Middle Rasen	
Area (ha): 1.35		Settlement Hierarchy Category: Market Towns	
Site Capacity: 40		Greenfield/Brownfield: Mixed	
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.	
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			
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		Site Address: Land south-west of Manor Farm, North Street, Middle Rasen	
Area (ha): 1.35		Settlement Hierarchy Category: Market Towns	
Site Capacity: 40		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
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.
13. Transport and Accessibility			

Site Ref: WL/MIDR/010			Site Address: Land south-west of Manor Farm, North Street, Middle Rasen
Area (ha): 1.35			Settlement Hierarchy Category: Market Towns
Site Capacity: 40			Greenfield/Brownfield: Mixed
Site Status: Reasonable alternative			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 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	-	The site is approx.2.6km 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	+/?	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	
Area (ha): 1.35		Settlement Hierarchy Category: Market Towns	
Site Capacity: 40		Greenfield/Brownfield: Mixed	
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.	

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
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 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 Infrastructure				
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 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. The site is within 500m of Grade II listed Water Mill and The Old Vicarage.	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/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
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 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/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
		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. The site is approx. 2km from Market Rasen railway station.	Development should promote the use of sustainable modes of transport and improve linkages to these. 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 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/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.	

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 Towns	
Site Capacity: 91		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 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			
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/MIDR/012			Site Address: Land south of North View Farm, Lincoln Road, Middle Rasen
Area (ha): 3.47			Settlement Hierarchy Category: Market Towns
Site Capacity: 91			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.	
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 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.

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 Towns	
Site Capacity: 91		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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 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 440m of the site.	New development should seek to maximise use of

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 Towns	
Site Capacity: 91		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	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	--/?	The nearest primary school is approx. 1.1km 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/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
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		++	<p>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).</p> <p>The site is within 1,200m of Market Rasen Bowls Club, Market Rasen Leisure Centre and Coronation Road Play Area, Skatepark and MuGA.</p> <p>The site is within 1,600m of Churchill Avenue allotments.</p>	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		-/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is almost entirely within a BOM area: Ecological Network – Opportunity for Management.</p>	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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	--/?	<p>The site is immediately adjacent to the A46.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
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.	<p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p> <p>Appropriate layout avoiding those areas most at risk, design and materials of</p>

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
			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. 790m from Market Rasen Town Centre. The site is 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	-	The bus stop is approx. 570m from the site. Market Rasen railway 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 site is approx. 790m from Market Rasen Town Centre. The site is within 100m of an existing designated employment 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: 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
14.2 Education, training and learning	-/?	The nearest primary school is approx. 1.2km from the site. The nearest secondary school is located approx. 1.4km 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/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
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		++	<p>The site is within 400m of existing open space (The Brambles amenity spaces and, The Furlongs, Foxglove Road and The Brambles play areas).</p> <p>The site is within 1,200m of Market Rasen Bowls Club, Market Rasen Leisure Centre and Coronation Road Play Area, Skatepark and MuGA.</p> <p>The site is within 1,600m of Churchill Avenue allotments.</p> <p>The site is of a scale which is expected to provide new open space on site.</p>	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		-/++?	The site is within 500m of Walesby Moor South and Walesby Road 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			
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 permission)		Policy Ref: S79 Housing Sites in the Market Towns	
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	--/?	<p>The site is immediately adjacent to the A46 and a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
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 along 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.

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
			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 approx. 700m from Market Rasen Town Centre. There is a bus 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	+	There is a bus stop less than 100m from the site. Market Rasen 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 approx. 700m from Market Rasen Town Centre.	

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 within 800m of an existing designated employment area (Market Rasen Industrial Area).	
14.2 Education, training and learning	--/?	<p>The nearest primary school is approx. 1.1km from the site.</p> <p>The nearest secondary school is located approx. 2km away from the site.</p>	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

WL/NHAM/003

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
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 (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 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				

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 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 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 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
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 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 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			
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 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
		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	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 (Nettleham surgery).		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bishops Palace amenity space, The Bishop's Meadow natural and semi-natural greenspace, Mulsanne Park Playing Fields, Field Close Skateboard Park, Field Close play area, The Beck green corridor and High Street Cemetery). 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 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 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 area and incorporate habitat and green infrastructure on-site.
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 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.	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. 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.	

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			
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 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
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	++	<p>The site is within 400m of existing open space (Green Lane and The Scotches natural and semi-natural greenspaces and Nettleham allotments).</p> <p>The site is within 1,200m of Bill Bailey Memorial Playing Fields and play area.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site not within a BOM area.</p>	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	
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. 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			
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/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 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, 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
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. 600m away.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Bill Bailey Memorial Playing Fields and play area and Larch Avenue play area).</p> <p>The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club and Field Close Skateboard Park.</p> <p>The site is within 1,600m of Nettleham Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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			

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 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			
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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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	+	<p>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.</p>	<p>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.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to</p>

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
			ensure surface water is managed.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is approx. 590m from Nettleham Village Centre. The site is 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	--/?	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.
15. Local Economy			

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: 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	
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. 600m away in Nettleham.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Bill Bailey Memorial Playing Fields and Larch Avenue play area).</p> <p>The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club, Field Close Skateboard Park and Bill Bailey Memorial play area.</p> <p>The site is within 1,600m of Nettleham Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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			

Site Ref: WL/NHAM/009		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	
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 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

Site Ref: WL/NHAM/009		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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
9. Natural Resources – Land Use and Soils			
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	+	<p>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.</p>	<p>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.</p>

Site Ref: WL/NHAM/009		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	
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	-	The site is approx. 700m from Nettleham Village Centre. The site is 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.	

Site Ref: WL/NHAM/009		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	
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. 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/010		Site Address: Land off Larch Avenue (rear of 67 Sudbrooke Lane), Nettleham	
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	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	++	<p>The site is within 400m of existing open space (Larch Avenue play area, Nettleham Bowling Club and Mulsanne Park Playing Fields).</p> <p>The site is within 1,200m of Field Close Skateboard Park and Bill Bailey Memorial Playing Fields and play area.</p> <p>The site is within 1,600m of Nettleham Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide a small amount of new open space on site.</p>	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			

Site Ref: WL/NHAM/010		Site Address: Land off Larch Avenue (rear of 67 Sudbrooke Lane), Nettleham	
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	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 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

Site Ref: WL/NHAM/010		Site Address: Land off Larch Avenue (rear of 67 Sudbrooke Lane), Nettleham	
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	Commentary	Proposed Mitigation
			construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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	-	<p>The site is approx. 860m from Nettleham Village Centre.</p> <p>The site is approx. 150m away from the nearest bus stop.</p>	Where possible provide new 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: 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	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 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 (rear of 67 Sudbrooke Lane), Nettleham	
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	Commentary	Proposed Mitigation
		businesses. Occupants are likely to access services within Lincoln.	

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
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		++	<p>The site is within 400m of existing open space (Larch Avenue play area, and Bill Bailey Memorial Playing Fields and play area).</p> <p>The site is within 1,200m of Nettleham Bowling Club, Mulsanne Park Playing Fields Field Close Skateboard Park and.</p> <p>The site is within 1,600m of Nettleham Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide a small amount of new open space on site.</p>	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				

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

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.
15. Local Economy			

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 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
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. 600m away.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Larch Avenue play area).</p> <p>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.</p> <p>The site is within 1,600m of Nettleham Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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			

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 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 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	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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	-	<p>The site is approx. 950m from Nettleham Village Centre.</p> <p>There is a bus stop 220m from the site.</p>	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 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	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large Villages	
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. 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 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
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		+	<p>The site is within 400m of existing open space (Field Close play area, Field Close Skateboard Park and Mulsanne Park Playing Fields).</p> <p>The site is within 1,200m of Nettleham Bowling Club, and Bill Bailey Memorial Playing Fields and play area.</p> <p>The site is within 1,600m of Nettleham Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale unlikely to provide new open space on site.</p>	
Environmental				
4. Biodiversity and Green Infrastructure				

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 Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 mixed greenfield/brownfield located 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 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	-	<p>The site is approx. 1.1km from Nettleham Village Centre.</p> <p>The site is approx. 380m away from the nearest bus stop.</p>	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. 380m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce

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
			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	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/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	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	++	<p>The site is within 400m of existing open space (Mulsanne Park Playing Fields).</p> <p>The site is within 1,200m of Nettleham Bowling Club and Field Close Skateboard Park.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space provision on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site not within a BOM area.</p>	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	
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. 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			
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.	The extent of noise pollution resulting from the proposal could be minimised through

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	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 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 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. 1.4km from the nearest designated Centre (Carlton Centre/ Wragby Road District 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 sustainable modes of transport and reduce reliance on private vehicles for short trips.

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	Commentary	Proposed Mitigation
Economic			
14. Employment			
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 1.6km from the site.	
14.2 Education, training and learning	-/?	The nearest primary school is approx. 1.8km from the site in Nettleham. 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			
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/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
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	++	<p>The site is within 400m of existing open space (Larch Avenue Play Area, Nettleham Bowling Club and Bill Bailey Memorial Playing Fields).</p> <p>The site is within 1,200m of Mulsanne Park Playing Fields, Bill Bailey Memorial play area and Field Close Skateboard Park.</p> <p>The site is within 1,600m of Nettleham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which may provide a small amount of new open space on site.</p>	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			

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
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 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			
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/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
			construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 wholly 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	--	<p>The site is approx. 1.1km from Nettleham Village Centre.</p> <p>The site is approx. 420m away from the nearest bus stop.</p>	Where possible provide new linkages for walking and cycling between new

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. Transport Statement.
Economic			
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			
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	
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
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/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
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	+	<p>The site is within 400m of existing open space (Field Close play area, Field Close Skateboard Park and Mulsanne Park Playing Fields).</p> <p>The site is within 1,200m of Nettleham Bowling Club, and Bill Bailey Memorial Playing Fields and play area.</p> <p>The site is within 1,600m of Nettleham Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale unlikely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			

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 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.

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
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	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	-	<p>The site is approx. 1.1km from Nettleham Village Centre.</p> <p>The site is approx. 380m away from the nearest bus stop.</p>	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. 380m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of

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
			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	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/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
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 Lincoln (Glebe Park surgery)	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Lilford Road amenity space and Hawthorn Road play area). The site is within 1,200m of King George Playing Field 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 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 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			
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	Commentary	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			
9.1 Agricultural Land	--	The site is greenfield located 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 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. 1km from the nearest designated Centre (Carlton Centre/ Wragby Road). The site is approx. 290m 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/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
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 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
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 in Nettleham.	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within 400m of existing open space (Bill Bailey Memorial Playing Fields and play area).</p> <p>The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club and, Field Close Skateboard Park.</p> <p>The site is within 1,600m of Nettleham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which may provide a small amount of new open space on site.</p>	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.	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			
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 Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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	-	<p>The site is approx. 600m from Nettleham Village local Centre.</p> <p>The site is approx. 375m away from the nearest bus stop.</p>	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. 375m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of

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
			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.	

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
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 in Nettleham.	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within 400m of existing open space (Bill Bailey Memorial Playing Fields and play area).</p> <p>The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club and, Field Close Skateboard Park.</p> <p>The site is within 1,600m of Nettleham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which may provide a small amount of new open space on site.</p>	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.	Development should seek to improve habitat linkages

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
		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			
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/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
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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	-	<p>The site is approx. 600m from Nettleham Village local Centre.</p> <p>The site is approx. 375m away from the nearest bus stop.</p>	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. 375m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of

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	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	++	<p>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).</p> <p>The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club and, Field Close Skateboard Park.</p> <p>The site is within 1,600m of Nettleham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is expected to provide new open space provision on site.</p>	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			

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	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 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			
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		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
			construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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	-	<p>The site is approx. 600m from Nettleham Village local Centre.</p> <p>The site is approx. 375m away from the nearest bus stop.</p>	Where possible provide new linkages for walking and cycling between new development and facilities 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 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 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	Commentary	Proposed Mitigation
		facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.	

Site Ref: WL/NHAM/025A		Site Address: Land west of Aima Court and north of Lechler Close, Nettleham (Part of)	
Area (ha): 7.91		Settlement Hierarchy Category: Large 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	++	<p>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).</p> <p>The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club and, Field Close Skateboard Park.</p> <p>The site is within 1,600m of Nettleham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is expected to provide new open space provision on site.</p>	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			

Site Ref: WL/NHAM/025A		Site Address: Land west of Aima Court and north of Lechler Close, Nettleham (Part of)	
Area (ha): 7.91		Settlement Hierarchy Category: Large 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
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 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			
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)	
Area (ha): 7.91		Settlement Hierarchy Category: Large 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
			construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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	-	<p>The site is approx. 600m from Nettleham Village local Centre.</p> <p>The site is approx. 375m away from the nearest bus stop.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

Site Ref: WL/NHAM/025A			Site Address: Land west of Aima Court and north of Lechler Close, Nettleham (Part of)
Area (ha): 7.91			Settlement Hierarchy Category: Large 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
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 Court and north of Lechler Close, Nettleham (Part of)	
Area (ha): 7.91		Settlement Hierarchy Category: Large 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
		facilities, leading to possible expansion of existing businesses. Occupants are likely to access services within Lincoln.	

WL/NHAM/027

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
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 (High Street Cemetery, The Scotches natural and semi-natural greenspace, The Beck green corridor, The Bishop's Meadow and, 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-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
		<p>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.</p> <p>The site is within 1,600m of Nettleham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is expected to provide new open space provision on site.</p>	<p>Lincolnshire Open Space Audit and Assessment 2021.</p>
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site not within a BOM area.</p>	<p>Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.</p>
4.2 Local Green Space	0	<p>The site is not within a designated Local Green Space.</p>	<p>Potential opportunities to create new links with local green space through development.</p>
5. Landscape and Townscape	+/?	<p>The site is not within an AONB, AGLV or Green Wedge.</p>	
6. Built and Historic Environment	--/?	<p>The site contains Nettleham Conservation Area and is adjacent to Bishops Manor Scheduled Monument.</p>	<p>Development should be sensitive to nearby heritage</p>

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
			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 and 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.
Economic			
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 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
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	++	<p>The site is within 400m of existing open space (The Bishop's Meadow and Bishops Palace amenity greenspace)</p> <p>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.</p> <p>The site is within 1,600m of Nettleham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is expected to provide new open space provision on site.</p>	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			

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 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 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		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
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 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			

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
13.1 Access to services and facilities	-	The site is approx. 500m from the nearest designated local 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.
Economic			
14. Employment			
14.1 Employment	-	The nearest designated employment site (Outer Circle Road Employment Area) is in Lincoln approx. 3km 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 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			

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
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/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
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 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 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 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 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: 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
		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		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
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			
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/032		Site Address: Linelands, Neighbourhood Plan Allocation D - All Saints Lane, Nettleham		
Area (ha): 0.38		Settlement Hierarchy Category: Large Villages		
Site Capacity: 30		Greenfield/Brownfield: Brownfield		
Site Status: Existing 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 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		+	<p>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).</p> <p>The site is within 1,200m of Mulsanne Park Playing Fields, Nettleham Bowling Club, and, Field Close Skateboard Park.</p> <p>The site is within 1,600m of Nettleham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is unlikely to be of a scale to provide new open space on site.</p>	

Site Ref: WL/NHAM/032		Site Address: Linelands, Neighbourhood Plan Allocation D - All Saints Lane, Nettleham	
Area (ha): 0.38		Settlement Hierarchy Category: Large Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield	
Site Status: Existing allocation (without permission)		Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
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 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 adjacent to the Nettleham Conservation Area and within 250m of Bishops Manor Scheduled Ancient Monument and a number of Grade II listed buildings including 5 Beckside, White Hart Inn, 2 The Green, 11 North Street and 10 Church Street and Grade I listed Church of All Saints.	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/NHAM/032		Site Address: Linelands, Neighbourhood Plan Allocation D - All Saints Lane, Nettleham	
Area (ha): 0.38		Settlement Hierarchy Category: Large Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield	
Site Status: Existing allocation (without 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 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 should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.

Site Ref: WL/NHAM/032		Site Address: Linelands, Neighbourhood Plan Allocation D - All Saints Lane, Nettleham	
Area (ha): 0.38		Settlement Hierarchy Category: Large Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield	
Site Status: Existing 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. 115m from Nettleham Village Centre. The site is approx. 165m 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. 165m 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. 3km from the site.	
14.2 Education, training and learning	+/?	The site is adjacent to Nettleham Infant School. 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			

Site Ref: WL/NHAM/032		Site Address: Linelands, Neighbourhood Plan Allocation D - All Saints Lane, Nettleham	
Area (ha): 0.38		Settlement Hierarchy Category: Large Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield	
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 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 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
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 Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of a designated wildlife site (Nettleton Hills LWS).	Proposals should avoid development on BOM 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. The site is within 500m of Grade II Listed Pelham 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.

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
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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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			

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. The site is located adjacent 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 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			
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/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 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 Caistor.	

Reepham

WL/REEP/001

Site Ref: WL/REEP/001		Site Address: Land Adjacent Reepham Manor/Cricket Ground, Smooting Lane, Reepham		
Area (ha): 0.74		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 13		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		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 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 (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: Medium Villages	
Site Capacity: 13		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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			
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 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	
Area (ha): 0.74		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 13		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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	--/?	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 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 wholly 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			

Site Ref: WL/REEP/001		Site Address: Land Adjacent Reepham Manor/Cricket Ground, Smooting Lane, Reepham	
Area (ha): 0.74		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 13		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	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	--	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	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/001		Site Address: Land Adjacent Reepham Manor/Cricket Ground, Smooting Lane, Reepham	
Area (ha): 0.74		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 13		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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 centres at Cherry Willingham.	

Site Ref: WL/REEP/002		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 Medium 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 (Cherry Willingham surgery)	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Reepham allotments, Church Lane Cemetery, and St Peter and St Paul's Church).</p> <p>The site is within 1,200m of Reepham Playing Field and Cherry Willingham and Reepham Village Hall Tennis Courts.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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/REEP/002		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 Medium 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 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 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

Site Ref: WL/REEP/002		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 Medium 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: Medium Villages	
Site Capacity: 71		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	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	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/002		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 Medium 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 centres at Cherry Willingham.	

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
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 (Cherry Willingham surgery).	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Reepham allotments, Church Lane Cemetery, and St Peter and St Paul's Church).</p> <p>The site is within 1,200m of Reepham Playing Field and Cherry Willingham and Reepham Village Hall Tennis Courts.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is not of a scale likely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>This site is not within 500m of a designated wildlife site.</p> <p>This site is not within a BOM area.</p>	Consider how biodiversity enhancements can be 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). The site is approx. 280m 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. 280m away from a bus stop.	New development should seek to maximise use of sustainable modes of

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
			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 Farm, Smooting Lane, Reepham	
Area (ha): 1.38		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
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 (Cherry Willingham surgery).	
2.2 Opportunities for healthy lifestyles	--/?	<p>The site is currently the ground of Reepham Cricket Club.</p> <p>The site is within 400m of existing open space (Reepham allotments, Church Lane Cemetery, and St Peter and St Paul's Church).</p> <p>The site is within 1,200m of Reepham Playing Field and Cherry Willingham and Reepham Village Hall Tennis Courts.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is not of a scale likely to provide new open space on site.</p>	
Environmental			

Site Ref: WL/REEP/004		Site Address: Cricket ground, Good's Farm, Smooting Lane, Reepham	
Area (ha): 1.38		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
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	
Area (ha): 1.38		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
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			
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). 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 Farm, Smooting Lane, Reepham	
Area (ha): 1.38		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
			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 Farm, Smooting Lane, Reepham	
Area (ha): 1.38		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
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/005		Site Address: Land adjacent to Reepham & Cherry Willingham Village Hall, Hawthorn Road, Cherry Willingham	
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
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	++	<p>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).</p> <p>The site is within 1,200m of Reepham Playing Field and Cherry Willingham Playing Fields.</p> <p>The site is within 1,600m of Reepham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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: Land adjacent to Reepham & Cherry Willingham Village Hall, Hawthorn Road, Cherry Willingham	
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
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.	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.	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	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 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/REEP/005		Site Address: Land adjacent to Reepham & Cherry Willingham Village Hall, Hawthorn Road, Cherry Willingham	
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
		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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>The site is approx. 600m from the nearest designated Centre (Cherry Willingham Village Centre).</p> <p>The site is within 50m of the nearest bus stop.</p>	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 Reepham & Cherry Willingham Village Hall, Hawthorn Road, Cherry Willingham	
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
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 Reepham & Cherry Willingham Village Hall, Hawthorn Road, Cherry Willingham	
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	
Site Status: Reasonable alternative		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 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	+	<p>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).</p> <p>The site is within 1,200m of Cherry Willingham Community School Playing Fields, Reepham Playing Field and Cherry Willingham Playing Fields.</p> <p>The site is within 1,600m of Reepham allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is unlikely to provide new open space on site.</p>	
Environmental			

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	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
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 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 Village Hall & Cemetery, Hawthorn Road, Cherry Willingham	
Area (ha): 0.83		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 14		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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>The site is approx. 930m from the nearest designated Centre (Cherry Willingham Village Centre).</p> <p>The site is within 50m of the nearest bus stop.</p>	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		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	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
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.	
14.2 Education, training and learning	+/?	The nearest primary school is approx. 490m from the site. The nearest secondary school is located approx. 430m 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 facilities, leading to possible expansion of existing centres at Cherry Willingham.	

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
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	++	<p>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 physical barrier to accessing these spaces.</p> <p>The site is within 1,200m of Cherry Willingham and Reepham Village Hall Tennis Court and Cherry Willingham Community School Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale expected to provide new open space provision on site.</p>		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				

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 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 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	
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 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. 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.

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
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		
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban 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				
2.1 Access to healthcare facilities		-	The site is approx. 850m from a GP surgery.	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within 400m of existing open space (Harmston Close amenity space, Sudbrooke Drive play area and Sudbrooke Drive Playing Fields).</p> <p>The site is within 1,200m of Yarborough Leisure Centre Playing Fields and Athletics Track.</p> <p>The site is within 1,600m of Burton Ridge, Clarence Street A, Clarence Street B and Yarborough Crescent allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide a small amount of new open space on site.</p>	

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
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. 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 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 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			
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		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S77 Housing Sites in the Lincoln Urban Area	
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	--/?	<p>The site is adjacent to the A46.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
9. Natural Resources – Land Use and 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	+	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

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
			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

WL/SAXI/001

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		
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 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	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	
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	
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		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S80 Housing Sites in Large 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>The site is approx. 980m from Saxilby Village Centre.</p> <p>The site is approx. 400m away from the nearest bus stop and 1.4km from Saxilby railway station.</p>	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, 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	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/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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		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/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
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. 450m away.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Westcroft Drive amenity space)</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale that could provide new open space provision on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages and biodiversity through 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 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.	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 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
		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	<p>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.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

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
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. 430m away.	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within 400m of existing open space (Westcroft Drive amenity space)</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale that could provide new open space provision on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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
			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.	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 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
		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	-	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	<p>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.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

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
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 less than 100m away.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Westcroft Drive amenity space)</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale that could provide new open space provision on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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
			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.	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, 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
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. 450m from Saxilby Village Centre. The site is approx. 500m away from the nearest bus stop and 1 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. 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	-	The nearest designated employment site (Saxilby Industrial Area) 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	<p>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.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

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
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. 2km away.	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within 400m of existing open space (MacPhail Cresent Green amenity space)</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale that could provide new open space provision on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages 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 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 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			
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 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
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 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 approx. 630m from Saxilby Village Centre. The site is approx. 400m away from a bus stop and 1.2 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. 400m away from a bus stop and 1.2 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	-	The site is within 1.7km of an existing designated employment 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			
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	<p>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.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

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	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. 1.6km away.	
2.2 Opportunities for healthy lifestyles		++	<p>The site is within 400m of existing open space (MacPhail Crescent Green amenity space)</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale that could provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages and biodiversity through

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	Commentary	Proposed Mitigation
			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.	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 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	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 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 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	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	<p>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.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

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	Commentary	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	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. 760m away.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (Westcroft Drive amenity space)</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is not of a scale that is likely to provide new open space provision on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Consider how biodiversity enhancements can be 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.	
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	
Site Status: New allocation (without permission)		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 brownfield 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. 620m away from the nearest bus stop and 1.7km 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. 620m away from the nearest bus stop and 1.7km 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. 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	<p>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.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

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
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 within 150m.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Westcroft Drive amenity space)</p> <p>The site is partly within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale expected to provide new open space provision on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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 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.	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 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	
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 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 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			
13.1 Access to services and facilities	--	The site is approx. 450m from Saxilby Village Centre. The site is approx. 600m away from the nearest bus stop and 1km 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. 600m away from the nearest bus stop and 1km 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/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.	
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	<p>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.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

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		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 (Saxilby surgery) is approx. 1.1km away.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Mill Lane Playing Fields and St Botolph's Cemetery).</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, and Memorial Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale that could provide new open space on site.</p>	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	+/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is within a BOM area: Opportunity for Creation.</p>	Proposals should prioritise any Opportunity for Creation areas within the

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		Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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	-/?	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			

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		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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>The site is approx. 850m from Saxilby Village Centre.</p> <p>The site is approx. 240m away from the nearest bus stop and 1.2km from Saxilby railway station.</p>	Where possible provide new linkages for walking and cycling between new

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		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. 240m away from the nearest bus stop and 1.2km 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. 2.4km 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. 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.	

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		Policy Ref: S80 Housing Sites in Large Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.2 Protect and enhance hierarchy of centres	0	<p>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.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

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
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. 1.1km away.	
2.2 Opportunities for healthy lifestyles	--/?	<p>The site is not within 400m of existing open space.</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, and Memorial Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale unlikely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages 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			
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/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
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	--	<p>The site is approx. 1km from Saxilby Village Centre.</p> <p>The site is approx. 600m away from the nearest bus stop and 1.4km from Saxilby railway station.</p>	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 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

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
			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	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	<p>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.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

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	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	-/?	<p>The site is not within 400m of existing open space.</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages and biodiversity through new links with the wider

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	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.	
5. Landscape and Townscape	+/?	The site is not within a 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			
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/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	Commentary	Proposed Mitigation
			construction management methods
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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	-	<p>The site is approx. 980m from Saxilby Village Centre.</p> <p>The site is approx. 400m away from the nearest bus stop and 1.4km from Saxilby railway station.</p>	<p>Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.</p>

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	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, 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
		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/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
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. 1km away.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Westcroft Drive amenity space)</p> <p>The site is within 1,200m of William Street Bowling Green, William Street Tennis Courts, Memorial Playing Fields and Mill Lane Playing Fields.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale that could provide new open space provision on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages 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, 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
			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	--/?	<p>There are no heritage assets within the site boundary.</p> <p>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.</p> <p>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.</p>	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

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
		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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	--	<p>The site is approx. 900m from Saxilby Village Centre.</p> <p>The site is approx. 750m away from the nearest bus stop and 1.5km from Saxilby railway station.</p>	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			
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 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
		<p>facilities, leading to possible expansion of existing centres.</p> <p>The occupants of the development are likely to access services and facilities in Lincoln and/or Gainsborough, enhancing their positions in the hierarchy.</p>	

Scothern

WL/SC/001

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
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	++	<p>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.</p> <p>The site is within 1,200m of Scothern Tennis Courts and Scothern Village Hall Playing Field.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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
			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	-/?	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			
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 Medium 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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, with a small proportion to the eastern boundary within Grade 2.	
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	-	<p>There is no designated Centre in Scothern. The nearest is Welton Village Centre approx. 2.5km from the site.</p> <p>The site is 170m from the nearest bus stop.</p>	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 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
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.	

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
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	++	<p>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 semi-natural greenspaces.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 500m of Grade II Listed Manor House and Grade II* listed Church of St Germain.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
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: 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
			construction management methods
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>There is no designated Centre in Scothern. The nearest is Welton Village Centre approx. 2.5km from the site.</p> <p>The site is 350m from the nearest bus stop</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

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
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: 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
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		++	<p>The site is within 400m of existing open space (Grange Park natural and semi-natural greenspace and Heathlea Greens amenity space).</p> <p>The site is within 1,200m of Scothern Tennis Courts and Scothern Village Hall Playing Field.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages and biodiversity through 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 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 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			
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 Medium 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 located mainly within Flood Zone 1, with a very small area along the southern boundary within Flood Zone 3. The site has some surface water risk and development would increase the impermeable footprint of the area.	<p>Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water management strategies and SuDs.</p> <p>Access for watercourse maintenance should be made available.</p>
13. Transport and Accessibility			

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
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. The site is within 100m 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 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 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
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, 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
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		++	<p>The site is within 400m of existing open space (Grange Park natural and semi-natural greenspace, Sudbrooke Road Cemetery and Heathlea Greens amenity space).</p> <p>The site is within 1,200m of Scothern Tennis Courts and Scothern Village Hall Playing Field.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages 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 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 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			
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 Medium 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>There is no designated Centre in Scothern. The nearest is Nettleham Village Centre approx. 2.8km from the site.</p> <p>The nearest bus stop is approx. 400m from the site.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

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
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.	

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
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		+	<p>The site is within 400m of existing open space (Grange Park natural and semi-natural greenspace, Sudbrooke Road Cemetery and Heathlea Greens amenity space).</p> <p>The site is within 1,200m of Scothern Tennis Courts and Scothern Village Hall Playing Field.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is unlikely to provide new open space on site.</p>	
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity		0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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 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 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			
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 Medium 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>There is no designated Centre in Scothern. The nearest is Nettleham Village Centre approx. 2.8km from the site.</p> <p>The nearest bus stop is approx. 400m from the site.</p>	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, 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
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.	

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	
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	+	<p>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).</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is unlikely to provide new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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	
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 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/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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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	-	<p>There is no designated Centre in Scothern. The nearest is Nettleham Village Centre approx. 3.5km from the site.</p> <p>The nearest bus stop is approx. 200m from the site.</p>	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 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	
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.	
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 Medium 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	-/?	<p>The site is not within 400m of existing open space.</p> <p>The site is within 1,200m of Scothern Village Hall Playing Field, Scothern Tennis Courts.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat

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	
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 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/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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>There is no designated Centre in Scothern. The nearest is Welton Village Centre approx. 3.8km from the site.</p> <p>There is a bus stop around 250m from the site.</p>	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 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	
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			
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	
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 Medium 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	+	<p>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.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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	
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 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.	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			
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 Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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	-	<p>There is no designated Centre in Scothern. The nearest is Welton Village Centre approx. 2.8km from the site.</p> <p>The site is 320m from the nearest bus stop.</p>	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 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 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 Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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. 8.4km 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 not within a Town or City Centre.	

Site Ref: WL/SC/008		Site Address: Land Subbrooke 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
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 (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 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/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 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 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			
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 Medium 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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 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	-	<p>There is no designated Centre in Scothern. The nearest is Nettleham Village Centre approx. 2.8km from the site.</p> <p>The nearest bus stop is approx. 250m from the site.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

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
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

WL/SCO/001

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
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. 1.3km away.	
2.2 Opportunities for healthy lifestyles	+	<p>The site is within 400m of existing open space (The Rookery Play Area).</p> <p>The site is within 1,200m of Scotter Bowling Club and Scotter Memorial Playing Fields.</p> <p>The site is within 1,600m of Revill Close allotments.</p> <p>The site is of a scale unlikely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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			
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 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 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.	
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 approx. 800m away from the nearest bus stop.	Development should promote the use of sustainable modes of

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
			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			
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/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
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			
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 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
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 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 4 Agricultural land.	

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
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, 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
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. 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				
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/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
			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			
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, 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
		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			
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, 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
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			
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		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
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. 1km away.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Riverside North amenity space and Scotter Memorial Playing Fields).</p> <p>The site is within 1,200m of Scotter Bowling Club.</p> <p>The site is within 1,600m of Revill Close allotments</p> <p>The site is of a scale which could provide new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed Old Manor House and The Manor and Grade I listed Church of St Peter.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
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/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
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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.	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	--	<p>The site is approx. 560m from Scotter Village Centre.</p> <p>The site is approx. 600m away from the nearest bus stop.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

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
13.2 Sustainable travel modes	-	The site is approx. 600m 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. 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/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
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 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 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/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 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.	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/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
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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.
13. Transport and Accessibility			
13.1 Access to services and facilities	+	<p>The site is approx. 370m from Scotter Village Centre.</p> <p>The site is approx. 400m away from the nearest bus stop.</p>	<p>Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.</p>

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
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 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 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 on-site.

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: 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
			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 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. 890m 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.	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 Large 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 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 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/SCO/007		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
			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. Grade II listed building Old Windmill is less than 100m from the site. However, it is separated from the site by existing built development.	
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/SCO/007		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
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.	
13. Transport and Accessibility			
13.1 Access to services and facilities	+	The site is approx. 400m from Scotter Village Centre. The site is approx. 150m 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. 150m away from the nearest bus stop.	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		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
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			
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/008		Site Address: Land east of The Granary, north of Granary Fold, Scotter	
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	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. 850m away.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Riverside North amenity space).</p> <p>The site is within 1,200m of Scotter Bowling Club and Scotter Memorial Playing Fields).</p> <p>The site is within 1,600m of Revill Close allotments.</p> <p>The site is of a scale which could provide new open space on site.</p>	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	+/-?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is within two BOM areas. Approx. 75% of the site is within an Opportunity for Creation area and 25%</p>	Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation.

Site Ref: WL/SCO/008		Site Address: Land east of The Granary, north of Granary Fold, Scotter	
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	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, north of Granary Fold, Scotter	
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	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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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.
13. Transport and Accessibility			

Site Ref: WL/SCO/008		Site Address: Land east of The Granary, north of Granary Fold, Scotter	
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	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			

Site Ref: WL/SCO/008		Site Address: Land east of The Granary, north of Granary Fold, Scotter	
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	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/SCO/009		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. 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 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/SCO/009		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
			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	--/?	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 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
			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.	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 Centre. The site is approx. 240m 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. 240m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of

Site Ref: WL/SCO/009		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
			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			
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/010		Site Address: Land east of Evergreen Farm, Becks Lane, Scotter		
Area (ha): 1.13		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				
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				
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 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 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 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			
13.1 Access to services and facilities	--	The site is approx. 720m from Scotter Village Centre. The site is approx. 840m 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. 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.	

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
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 Infrastructure				
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			
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/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
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.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is approx. 460m from Scotter 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.
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			

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.	

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
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. 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 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/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
			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.
9. Natural Resources – Land Use and Soils			

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
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.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is approx. 600m from Scotter Village Centre. The site is approx. 300m 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. 300m 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.	

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			
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 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
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		++	<p>The site is within 400m of existing open space (Saint Hugh's Terrace play area).</p> <p>The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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				

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 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 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

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
		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 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. 400m from Sturton by Stow Village Centre. The site is approx. 100m 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/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
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.	

Site Ref: WL/STUR/001B		Site Address: Land north of Marton Road, Sturton by Stow (Part of)	
Area (ha): 2.57		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 39		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 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	++	<p>The site is within 400m of existing open space (Saint Hugh's Terrace play area).</p> <p>The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	Development should seek to improve habitat linkages and biodiversity through

Site Ref: WL/STUR/001B		Site Address: Land north of Marton Road, Sturton by Stow (Part of)	
Area (ha): 2.57		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 39		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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	-/?	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

Site Ref: WL/STUR/001B		Site Address: Land north of Marton Road, Sturton by Stow (Part of)	
Area (ha): 2.57		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 39		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	--/?	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 Road, Sturton by Stow (Part of)	
Area (ha): 2.57		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 39		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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			
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/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
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	++	<p>The site is within 400m of existing open space (Saint Hugh's Terrace play area).</p> <p>The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space on site.</p>	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/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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
			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	-/?	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 Medium Villages	
SA Objectives	Likely Effects	Commentary	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 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. 110m 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. 110m away from the nearest bus stop.	New development should seek to maximise use of sustainable modes of transport and reduce

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
			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 not within a Town or City Centre.	

Site Ref: WL/STUR/002		Site Address: Land opposite Primary School, Stow Road, Sturton by Stow	
Area (ha): 3.22		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 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	+	<p>The site is within 400m of existing open space (Stow Road Cemetery, Saint Hugh's Terrace and The Glebe play area).</p> <p>The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is unlikely to provide new open space on site.</p>	
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 linkages

Site Ref: WL/STUR/002		Site Address: Land opposite Primary School, Stow Road, Sturton by Stow	
Area (ha): 3.22		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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.	
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 School, Stow Road, Sturton by Stow	
Area (ha): 3.22		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	-	<p>The site is approx. 530m from Sturton by Stow Village Centre.</p> <p>The site is within 50m of the nearest bus stop.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

Site Ref: WL/STUR/002		Site Address: Land opposite Primary School, Stow Road, Sturton by Stow	
Area (ha): 3.22		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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 is in Saxilby approx. 8km from 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	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/002		Site Address: Land opposite Primary School, Stow Road, Sturton by Stow	
Area (ha): 3.22		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 48		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	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/003		Site Address: Land at High Street, south of School Lane, Sturton by Stow	
Area (ha): 1.76		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without permission)		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 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	+	<p>The site is within 400m of existing open space (Stow Road Cemetery, Saint Hugh's Terrace and The Glebe play area).</p> <p>The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is unlikely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			

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: Medium Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without permission)		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 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 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	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 by Stow	
Area (ha): 1.76		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without permission)		Policy Ref: S81 Housing Sites in Medium 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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, south of School Lane, Sturton by Stow
Area (ha): 1.76			Settlement Hierarchy Category: Medium Villages
Site Capacity: 30			Greenfield/Brownfield: Brownfield
Site Status: New allocation (without permission)			Policy Ref: S81 Housing Sites in Medium 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			
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, south of School Lane, Sturton by Stow	
Area (ha): 1.76		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 30		Greenfield/Brownfield: Brownfield	
Site Status: New allocation (without permission)		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	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/004a		Site Address: Land south of Whitehouse Farm, Fleets Road, Sturton by Stow	
Area (ha): 0.71		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 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.

Site Ref: WL/STUR/004a		Site Address: Land south of Whitehouse Farm, Fleets Road, Sturton by Stow	
Area (ha): 0.71		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 12		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 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 Farm, Fleets Road, Sturton by Stow	
Area (ha): 0.71		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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	-	<p>The site is approx. 500m from Sturton by Stow Village Centre.</p> <p>The site is within 380m of the nearest bus stop.</p>	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 should seek to maximise use of 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: Medium Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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 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.	

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: Medium Villages	
Site Capacity: 30		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 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.	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: Medium Villages	
Site Capacity: 30		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.	
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/004b		Site Address: Land south-east of Whitehouse Farm, Fleets Road, Sturton by Stow	
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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	<p>The site is greenfield located entirely within Grade 3 Agricultural land.</p>	
9.2 Minerals Resource	0	<p>The site is not within a Minerals Safeguarding Area.</p>	
12. Climate Change Adaptation and Flood Risk	+	<p>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.</p>	<p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p>
13. Transport and Accessibility			
13.1 Access to services and facilities	--	<p>The site is approx. 430m from Sturton by Stow Village Centre.</p> <p>The site is within 420m of the nearest bus stop.</p>	<p>Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.</p>
13.2 Sustainable travel modes	-	<p>The site is within 420m of the nearest bus stop.</p>	<p>New development should seek to maximise use of sustainable modes of</p>

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: Medium Villages	
Site Capacity: 30		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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 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			
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/005		Site Address: Land west of Cemetery, 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	
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	+	<p>The site is within 400m of existing open space (Stow Road Cemetery, Allan Close and The Glebe play areas).</p> <p>The site is within 1,200m of Sturton-by-Stow Recreation Ground and Upper Close play area, Skateboard Park and MuGA</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which is unlikely to provide new open space on site.</p>	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	<p>The site is not within 500m of a designated wildlife site.</p> <p>The site is not within a BOM area.</p>	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: Medium 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 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 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			
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, 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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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	-	<p>The site is approx. 780m from Sturton by Stow Village Centre.</p> <p>The site is within 50m of the nearest bus stop.</p>	<p>Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.</p>
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

Site Ref: WL/STUR/005		Site Address: Land west of Cemetery, 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	
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 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			
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/006		Site Address: Land to rear of Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow	
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 Medium 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 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/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: Medium Villages	
Site Capacity: 105		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.	
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 Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow	
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 Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	--/?	<p>The site is immediately adjacent to the A1500.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p> <p>Development should use layout, materials and boundary treatments to minimise potential noise on future occupants from the proximity to the strategic road network.</p>
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	
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 Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site is 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	--	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.	

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: Medium Villages	
Site Capacity: 105		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	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/006a		Site Address: Land to rear of Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow		
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	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 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.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.

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: 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	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 500m of Grade II listed Old Hall and Church of Hugh of Avalon.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
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

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: 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	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. 60m from Sturton by Stow Village Centre. The site is approx. 220m 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/006a		Site Address: Land to rear of Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow	
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	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 Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow	
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	Commentary	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/007		Site Address: Land adj. Obam Lift Services Ltd, Tillbridge Lane, Sturton by Stow		
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	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 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.	Development should seek to improve habitat linkages and biodiversity through new links with the wider area and incorporate habitat and green infrastructure on-site.

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: 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	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

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: 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	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. The site is approx. 420m 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/007		Site Address: Land adj. Obam Lift Services Ltd, Tillbridge Lane, Sturton by Stow	
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	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 Ref: WL/STUR/007		Site Address: Land adj. Obam Lift Services Ltd, Tillbridge Lane, Sturton by Stow	
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	Commentary	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, 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
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				
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 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 on-site.
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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 500m of Grade II listed Old Hall and Church of Hugh of Avalon.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
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/?	<p>The site is not immediately adjacent to the strategic road network</p> <p>New development would create short term noise pollution during the construction phases. Once built</p>	The extent of noise pollution resulting from the proposal could be minimised through careful design and

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
		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 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. 300m from Sturton by Stow Village Centre. The site is approx. 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	+	The site is approx. 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.
Economic			

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		
Site Status: Reasonable alternative		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 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. 150m from 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 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.
4.2 Local Green Space	0	The site is 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			
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 Medium Villages	
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 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 (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	-	There is no designated Centre in Waddingham. There is a post office within 500m of the site. There is a bus stop around 375m 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/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
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 Cliff 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 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.	

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
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.	
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 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.
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	
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 within Grade 2 Agricultural land.	
9.2 Minerals Resource	-	The site is partially within a Limestone 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 Waddingham. There is a bus stop around 600m 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 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	
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 not within a Town or City Centre.	

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: Medium Villages		
Site Capacity: 12		Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative		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 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 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		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.	Potential opportunities to create new links with local

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: Medium Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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			
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/WAD/005		Site Address: Land to the east of Snitterby Road, south of The Wolds, Waddingham	
Area (ha): 0.68		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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	--	<p>There is no designated Centre in Waddingham.</p> <p>There is a bus stop around 490m from the site.</p>	<p>Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.</p>
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: Medium Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
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 (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. 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.	

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
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.	
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 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 on-site.

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.

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
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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	--	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.	<p>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.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p>
13. Transport and Accessibility			

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
13.1 Access to services and facilities	-	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.
13.2 Sustainable travel modes	+	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.
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			

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.	

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	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 (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			
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 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.	

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	Commentary	Proposed Mitigation
6. Built and Historic Environment	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 500m Grade I listed Waddingham Mill, Chapel Farm, The Old School House and 1-5 The Green.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built</p>	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 Medium Villages	
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 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 200m 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 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 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	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			
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/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
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 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	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.	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	-/?	<p>There are no heritage assets within the site boundary.</p> <p>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.</p>	<p>Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Impact on setting of heritage assets should be assessed and appropriately addressed.</p>
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 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
		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 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 360m 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 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 (Neighbourhood Plan Allocation)		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 (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 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

WL/WELT/001

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
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		++	<p>The site is within 400m of existing open space (Stonecliff Park amenity space).</p> <p>The site is within 1,200m of William Farr Playing Fields, Manor Park Sports Centre, Ryland Recreation Ground and Manor Park Skateboard Park.</p> <p>The site is within 1,600m of Lincoln Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space provision on site.</p>	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				

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
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 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 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			
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	
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
		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	--	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. Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.
13. Transport and Accessibility			

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
13.1 Access to services and facilities	+	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.	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. 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. 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. 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 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			

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.	

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
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		++	<p>The site is within 400m of existing open space (Stonecliff Park amenity space).</p> <p>The site is within 1,200m of William Farr Playing Fields, Manor Park Sports Centre, Ryland Recreation Ground and Manor Park Skateboard Park.</p> <p>The site is within 1,600m of Lincoln Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide new open space provision on site.</p>	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.	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 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 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			
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	
Site Status: New allocation (without permission)		Policy Ref: S79 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 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	+	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	+	The site is approx. 390m from Welton Village Centre. The site is approx. 525m away from a bus stop.	Where possible provide new linkages for walking and cycling 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	
Site Status: New allocation (without permission)		Policy Ref: S79 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 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	-/?	<p>The nearest primary school is approx. 575m from the site. The nearest secondary school (William Farr) is located approx. 1km away from the site.</p> <p>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.</p>	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: 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
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	++	<p>The site is within 400m of existing open space (Northfield Road amenity space, Manor Park Sports Centre, Manor Park play area and Skateboard Park, Rear of Northfield Road natural and semi-natural greenspace). Welton Golf Club is also located within 400m.</p> <p>The site is within 1,200m of Ryland Recreation Ground and</p> <p>The site is within 1,600m of Lincoln Road Allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale likely to provide a small amount of new open space on site.</p>	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			

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	
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 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.	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 approx. 990m from Welton Village Centre.	Where possible provide new linkages for walking and

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
		The site is approx. 650m 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. 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	-/?	<p>The nearest primary school is approx. 960m from the site. The nearest secondary school (William Farr) is located approx. 1.5km away from the site.</p> <p>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.</p>	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/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	
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	++	<p>The site is within 400m of existing open space (Northfield Road amenity space and rear of Northfield Road natural and semi-natural greenspace).</p> <p>The site is within 1,200m of Manor Park Sports Centre, Manor Park Skateboard Park, Dunholme Recreation Ground and Bowling Club, Ryland Recreation Ground.</p> <p>The site is within 1,600m of Lincoln Road allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide a small amount of new open space on-site.</p>	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			

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	
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 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 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			
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/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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	--	<p>The site is approx. 620m from Welton Village Centre (Dunholme Road).</p> <p>The site is approx. 540m away from a bus stop.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

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	
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	--/?	<p>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.</p> <p>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.</p>	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 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
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	++	<p>The site is within 400m of existing open space (Lincoln Road allotments, William Farr Playing Fields, Ryland Recreation Ground and St Mary's Church).</p> <p>The site is within 1,200m of Manor Park Sports Centre, Manor Park Skateboard Park and Dunholme Recreation Ground and Bowling Club.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide new open space provision on-site.</p>	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			

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. 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 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 contains the Medieval fishpond Scheduled Monument. The site is less than 100m from Welton Conservation Area and within 250m of Grade II listed 10 Green Lane, 14 Sudbeck Lane, 25 Brook House and Welton Methodist Church	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/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
			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 and 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 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
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 the 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 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 approx. 370m from Welton Village Centre. The site is approx. 220m 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. 220m away from a bus stop.	Development should promote the use of sustainable modes of transport and improve linkages to these.

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
Economic			
14. Employment			
14.1 Employment	-	The nearest designated employment site is at Lincolnshire Showground approx. 5km from the site.	
14.2 Education, training and learning	+/?	<p>The nearest primary school is approx. 650m from the site. The nearest secondary school (William Farr) is located approx. 340m away from the site.</p> <p>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.</p>	<p>New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to education and training.</p>
15. Local Economy			
15.1 Encourage and support local economy	0	An increase in dwellings would increase the footfall of local shops and businesses. 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a town or city centre.	

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
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	++	<p>The site is within 400m of existing open space (Stonecliff Park amenity space, Manor Park Sports Centre and Welton Manor Golf Centre).</p> <p>The site is within 1,200m of Manor Park Skateboard Park and Ryland Recreation Ground.</p> <p>The site is within 1,600m of Lincoln Road allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide new open space provision on-site.</p>	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			

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
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 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 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/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
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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	+	<p>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.</p>	<p>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.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p>
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	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.1 Access to services and facilities	--	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 cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	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.
Economic			
14. Employment			
14.1 Employment	--	The nearest designated employment site is at Lincolnshire Showground approx. 5.3km from the site.	
14.2 Education, training and learning	-/?	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 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			

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.	

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
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	++	<p>The site is within 400m of existing open space (Northfield Road amenity space and rear of Northfield Road natural and semi-natural greenspace).</p> <p>The site is within 1,200m of Manor Park Sports Centre, Manor Park Skateboard Park, Dunholme Recreation Ground and Bowling Club, Ryland Recreation Ground.</p> <p>The site is within 1,600m of Lincoln Road allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide new open space provision on-site.</p>	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			

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 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. 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			
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 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/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	--	<p>The site is approx. 840m from Welton Village Centre (Dunholme Road).</p> <p>The site is approx. 770m away from a bus stop.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

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	--/?	<p>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.</p> <p>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.</p>	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/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	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	++	<p>The site is within 400m of existing open space (Rear of Northfield Road natural and semi-natural greenspace and Northfield Road amenity space.</p> <p>The site is within or partly within 1,200m of Manor Park Sports Centre, Dunholme Recreation Ground and Bowling Club and Ryland Recreation Ground.</p> <p>The site is within 1,600m of Lincoln Road allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide new open space provision on-site.</p>	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			

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	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 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. 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			
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	Commentary	Proposed Mitigation
			construction management methods.
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	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	--	<p>The site is approx. 840m from Welton Village Centre (Dunholme Road).</p> <p>The site is approx. 770m away from a bus stop.</p>	Where possible provide new linkages for walking and cycling between new development and facilities outside of the site area.

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	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	--/?	<p>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.</p> <p>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.</p>	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/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
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	+	<p>The site is not within 400m of existing open space.</p> <p>The site is within or partly within 1,200m of Manor Park Sports Centre, William Farr Playing Fields, Dunholme Recreation Ground and Bowling Club and Ryland Recreation Ground.</p> <p>The site is within 1,600m of Lincoln Road allotments.</p> <p>The site is within 15km (15 mins drive time) of strategic parks and gardens within Lincoln.</p> <p>The site is of a scale which could provide new open space provision on-site.</p>	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.	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 Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.2 Noise Pollution	0/?	<p>The site is not within close proximity to the strategic road network or a railway line.</p> <p>New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.</p>	<p>The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods.</p>
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	+	<p>The site is mainly within Flood Zone 1, with less than 25% in Flood Zone 2 and 3 to the southern boundary. The site has some surface water risk and development would increase the impermeable footprint of the area.</p>	<p>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.</p> <p>Development should use appropriate SuDs, layout and drainage strategies to ensure surface water is managed.</p>
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. The site is approx. 600m away from a bus stop. The site is of a scale to potentially provide new services.	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. 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. 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. 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.

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.	