

Sustainability Appraisal Report for the Central Lincolnshire Local Plan

Addendum: Appraisal of reasonable alternative
residential sites in medium and small villages

August 2022

For Consultation



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

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Introduction

Following the Regulation 19 consultation on the Central Lincolnshire Local Plan, held between 16 March and 9 May 2022, and in reviewing the responses received to that consultation, it came to the attention of the Central Lincolnshire Joint Strategic Planning Committee (JSPC) that there were a small number of sites not presented in the Sustainability Appraisal (SA) document as published at the Regulation 19 stage, which arguably should or could have been (a point raised by a representor). These sites would fall into the category of 'reasonable alternative' sites i.e. all of the proposed allocation sites are included, but a limited number of the 'reasonable alternative' (but rejected) sites have not been included.

These sites have been assessed against the criteria used in the SA (as part of the site selection process), but such assessment was not included in the parallel SA documentation. In order to correct this omission and address the point raised by the representor, this addendum to the SA has been prepared which contains these missing site appraisals. As a consequence of preparing this addendum, sections 7.2 and 7.3 of Appendix 7 to the main SA report have been updated.

Methodology

The reasonable alternative sites contained within this addendum have been assessed using the same methodology used for appraisal of sites in the SA as published at the Regulation 19 stage. Section 4.3 of the Final SA Main Report (STA004.1b) contains a full explanation of the methodology. The sites were assessed against the SA objectives using the SA Framework for sites (STA004.1eii).

Consultation

Consultation on this SA addendum report and updated Appendix 7 will run for 6 weeks from 22 August 2022 to 4 October 2022.

North Kesteven

Dorrington

NK/DOR/001

Site Ref: NK/DOR/001		Site Address: Land behind 24-32 Main Street, Dorrington		
Area (ha): 0.94		Settlement Hierarchy Category: Small Villages		
Site Capacity: 16		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Ruskington approximately 1.1 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Dorrington Playing Fields and Playgarth Estate Play Area). The site is not of a scale that 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

Site Ref: NK/DOR/001			Site Address: Land behind 24-32 Main Street, Dorrington
Area (ha): 0.94			Settlement Hierarchy Category: Small Villages
Site Capacity: 16			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed Kew Cottages and Dorrington House and Gates. However, as there is existing built development between the site and the listed buildings, negative impacts are unlikely.</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.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes

Site Ref: NK/DOR/001		Site Address: Land behind 24-32 Main Street, Dorrington	
Area (ha): 0.94		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			of transport to minimise reliance on private vehicles for short 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>	Noise pollution through construction can be minimised through the use of construction management plans.
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 falls entirely within Flood Zone 1.	Development should minimise the risk of surface water flooding through use of layout, drainage strategies and SuDs.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Dorrington.</p> <p>The nearest bust stop is 275m away.</p>	
13.2 Sustainable travel modes	+	The nearest bust stop is 275m away.	New development should

Site Ref: NK/DOR/001		Site Address: Land behind 24-32 Main Street, Dorrington	
Area (ha): 0.94		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest railway station is in Ruskington, approximately 2.3km away.	seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Sleaford, approximately 5.5km from Dorrington.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Digby approximately 1930m from the site. The nearest secondary school is located in Ruskington approximately 1.3 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Norton Disney

NK/NDIS/003

Site Ref: NK/NDIS/003		Site Address: Land west of Butt Lane, Norton Disney		
Area (ha): 0.94		Settlement Hierarchy Category: Small Villages		
Site Capacity: 16		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Bassingham approximately 1.6 miles away.		
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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 not within 500m of a designated wildlife site. The site is wholly 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 opportunities to improve

Site Ref: NK/NDIS/003		Site Address: Land west of Butt Lane, Norton Disney	
Area (ha): 0.94		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. Archaeological surveys likely to be required.	Archaeological surveys
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.	Development should minimise air pollution from construction through the use of construction management plans.

Site Ref: NK/NDIS/003		Site Address: Land west of Butt Lane, Norton Disney	
Area (ha): 0.94		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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>	Noise pollution through construction can be minimised through the use of construction management plans.
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 falls entirely within Flood Zone 1.	Development should minimise the risk of surface water flooding through use of layout, drainage strategies and SuDs.
13. Transport and Accessibility			
13.1 Access to services and facilities	--	<p>There is no designated Centre in Norton Disney.</p> <p>The site is not within walking distance of a bus stop or</p>	

Site Ref: NK/NDIS/003		Site Address: Land west of Butt Lane, Norton Disney	
Area (ha): 0.94		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		railway station. There is a Call Connect bus service.	
13.2 Sustainable travel modes	--	The nearest bust stop is further then 800m away. The nearest railway station is in Collingham, approximately 6.6km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Witham St Hughs approximately 2km from Norton Disney.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Bassingham approximately 2,500m from the site. The nearest secondary school is located in North Hykeham approximately 5.5 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

NK/NDIS/004

Site Ref: NK/NDIS/004		Site Address: Land south and west of Main Street, Norton Disney		
Area (ha): 1.34		Settlement Hierarchy Category: Small Villages		
Site Capacity: 23		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Bassingham approximately 1.5 miles away.		
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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 River Witham, Aubourn to Beckingham LWS. The site is not within a BOM area.		Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation. Development should seek opportunities to improve

Site Ref: NK/NDIS/004		Site Address: Land south and west of Main Street, Norton Disney	
Area (ha): 1.34		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	+/?	<p>The site is not within an AONB, AGLV or Green Wedge.</p> <p>The site contributes to the character and appearance of the approach to the village.</p>	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	--/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is in close proximity (less than 50m) to Grade I St Peters Church and Grade II The Old Vicarage.</p> <p>The site is an open field that forms part of the rural foreground setting of the Grade I listed church. There are also views of the church from Main Street.</p> <p>Development of the site is therefore likely to adversely impact upon the setting and therefore the significance of</p>	Development should be sensitive to nearby heritage assets through appropriate use of design, materials, layout, boundary treatments and landscaping.

Site Ref: NK/NDIS/004			Site Address: Land south and west of Main Street, Norton Disney		
Area (ha): 1.34			Settlement Hierarchy Category: Small Villages		
Site Capacity: 23			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives		Likely Effects	Commentary		Proposed Mitigation
			the Grade I listed church.		
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.		Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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.		Noise pollution through construction can be minimised through the use of construction management plans.
9. Natural Resources – Land Use and Soils					
9.1 Agricultural Land		-	The site is greenfield located in Grade 3 Agricultural		

Site Ref: NK/NDIS/004		Site Address: Land south and west of Main Street, Norton Disney	
Area (ha): 1.34		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		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 falls almost entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Norton Disney. The site is not within walking distance of a bus stop or railway station. There is a Call Connect bus service.	
13.2 Sustainable travel modes	--	The nearest bust stop is further then 800m away. The nearest railway station is in Collingham, approximately 6.9km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Witham St Hughs approximately 2.6km from Norton Disney.	

Site Ref: NK/NDIS/004		Site Address: Land south and west of Main Street, Norton Disney	
Area (ha): 1.34		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	--/?	<p>The nearest primary school is located in Bassingham approximately 2,200m from the site.</p> <p>The nearest secondary school is located in North Hykeham approximately 5.5 miles from the site.</p>	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

North Kyme

NK/NKYM/001

Site Ref: NK/NKYM/001		Site Address: Vacherie Lane, North Kyme		
Area (ha): 1.36		Settlement Hierarchy Category: Small Villages		
Site Capacity: 23		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Billingham approximately 1.2 miles away.		
2.2 Opportunities for healthy lifestyles	+	The site is adjacent to existing open space (North Kyme Playing Fields and Play Area) The site is not of a scale that 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 North Kyme Common Pond LWS. 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: NK/NKYM/001		Site Address: Vacherie Lane, North Kyme	
Area (ha): 1.36		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed Church of St. Luke. However, development at the site is unlikely to cause adverse impacts on the church and/or the setting of the church as there is existing built development between the site and the church.</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.	Development should minimise air pollution from construction through the use of construction management plans.

Site Ref: NK/NKYM/001		Site Address: Vacherie Lane, North Kyme	
Area (ha): 1.36		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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>	Noise pollution through construction can be minimised through the use of construction management plans.
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 falls almost entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	<p>There is no designated Centre in North Kyme.</p> <p>The site is not within walking distance of a bus stop or railway station. There is a Call Connect bus service.</p>	

Site Ref: NK/NKYM/001		Site Address: Vacherie Lane, North Kyme	
Area (ha): 1.36		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.2 Sustainable travel modes	--	The nearest bust stop is further then 800m away. The nearest railway station is in Ruskington, approximately 7km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Heckington approximately 9km from North Kyme.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Billingham approximately 2,380m from the site. The nearest secondary school is located in Ruskington approximately 4.7 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/NKYM/002		Site Address: Land to the west of Main Street, North Kyme		
Area (ha): 0.56		Settlement Hierarchy Category: Small Villages		
Site Capacity: 10		Greenfield/Brownfield: Brownfield		
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives		Likely Effects	Commentary	Proposed Mitigation
Social				
1. Housing		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Billingham approximately 1.5 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m existing open space (North Kyme Playing Fields and Play Area). The site is not of a scale that 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 North Kyme Common Pond LWS. 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: NK/NKYM/002		Site Address: Land to the west of Main Street, North Kyme	
Area (ha): 0.56		Settlement Hierarchy Category: Small Villages	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is in close proximity (less than 50m) to the Grade II listed and Scheduled Monument Market Cross.</p> <p>The site is unlikely to result in adverse impacts on this heritage asset.</p> <p>Some archaeological investigation carried out. Further archaeological work may be required.</p>	Archaeological surveys
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.	Development should minimise air pollution from construction through the use of construction management plans.

Site Ref: NK/NKYM/002			Site Address: Land to the west of Main Street, North Kyme
Area (ha): 0.56			Settlement Hierarchy Category: Small Villages
Site Capacity: 10			Greenfield/Brownfield: Brownfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Development should promote sustainable modes of transport to minimise reliance on private vehicles for short trips.
8.2 Noise Pollution	--/?	<p>The site is immediately adjacent to the A153.</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>Noise pollution through construction can be minimised through the use of construction management plans.</p>
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is brownfield 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 falls almost entirely within Flood Zone 1.	Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water

Site Ref: NK/NKYM/002		Site Address: Land to the west of Main Street, North Kyme	
Area (ha): 0.56		Settlement Hierarchy Category: Small Villages	
Site Capacity: 10		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			management strategies and SuDs.
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in North Kyme. The site is not within walking distance of a bus stop or railway station. There is a Call Connect bus service.	
13.2 Sustainable travel modes	--	The nearest bust stop is further then 800m away. The nearest railway station is in Ruskington, approximately 7km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Heckington approximately 9km from North Kyme.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Billingham approximately 2,700m from the site. The nearest secondary school is located in Ruskington approximately 4.5 miles from the site.	
15. Local Economy			

Site Ref: NK/NKYM/002			Site Address: Land to the west of Main Street, North Kyme
Area (ha): 0.56			Settlement Hierarchy Category: Small Villages
Site Capacity: 10			Greenfield/Brownfield: Brownfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
15.1 Encourage and support local economy	0	The site is currently used for van sales but would not result in a loss of designated employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/NKYM/003		Site Address: Burden Group Depot, Main Street, North Kyme		
Area (ha): 0.90		Settlement Hierarchy Category: Small Villages		
Site Capacity: 15		Greenfield/Brownfield: Brownfield		
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives		Likely Effects	Commentary	Proposed Mitigation
Social				
1. Housing		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Billingham approximately 1.3 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m existing open space (North Kyme Playing Fields and Play Area and North Kyme Common). The site is not of a scale that 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 North Kyme Common Pond LWS. 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: NK/NKYM/003			Site Address: Burden Group Depot, Main Street, North Kyme		
Area (ha): 0.90			Settlement Hierarchy Category: Small Villages		
Site Capacity: 15			Greenfield/Brownfield: Brownfield		
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.		Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment		0/?	There are no heritage assets within the site boundary. The site is not within close proximity to any heritage assets. Archaeological surveys / pre-commencement trial trenching likely to be required.		Archaeological surveys
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.		Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise

Site Ref: NK/NKYM/003		Site Address: Burden Group Depot, Main Street, North Kyme	
Area (ha): 0.90		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			reliance on private vehicles for short trips.
8.2 Noise Pollution	--/?	<p>The site is immediately adjacent to the A153.</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>Noise pollution through construction can be minimised through the use of construction management plans.</p>
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	++	The site is brownfield 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 falls almost entirely within Flood Zone 1.	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			

Site Ref: NK/NKYM/003		Site Address: Burden Group Depot, Main Street, North Kyme	
Area (ha): 0.90		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		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 Centre in North Kyme. The site is not within walking distance of a bus stop or railway station. There is a Call Connect bus service.	
13.2 Sustainable travel modes	--	The nearest bust stop is further then 800m away. The nearest railway station is in Ruskington, approximately 6.7km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Heckington or Sleaford, approximately 9km from North Kyme.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Billingham approximately 2,400m from the site. The nearest secondary school is located in Ruskington approximately 4.5 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site is currently used for agricultural sales but would not result in a loss of designated employment land.	

Site Ref: NK/NKYM/003		Site Address: Burden Group Depot, Main Street, North Kyme	
Area (ha): 0.90		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		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 Lincoln City Centre or a Town Centre.	

Osbournby

NK/OSB/003

Site Ref: NK/OSB/003		Site Address: Northern Osbournby Estate, Osbournby	
Area (ha): 2.87		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Billingborough approximately 3.9 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is not within 400m of existing open space. The site is of a scale that 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	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: NK/OSB/003		Site Address: Northern Osbournby Estate, Osbournby	
Area (ha): 2.87		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within close proximity (50m) to the Osbournby Conservation Area and within 250m of listed buildings along the High Street, including the Grade I listed St Peter and Pauls Church.</p> <p>However, the site is unlikely to cause adverse impacts on the setting of the Conservation Area, or the church, as it is well screened by existing development and vegetation.</p> <p>Archaeological surveys / pre-commencement trial trenching likely to be required.</p>	Archaeological surveys
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	

Site Ref: NK/OSB/003		Site Address: Northern Osbournby Estate, Osbournby	
Area (ha): 2.87		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short trips.
8.2 Noise Pollution	-/?	<p>The site is in close proximity to the A15.</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>Noise pollution through construction can be minimised through the use of construction management plans.</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	0	The site is not within a Minerals Safeguarding Area.	

Site Ref: NK/OSB/003		Site Address: Northern Osbournby Estate, Osbournby	
Area (ha): 2.87		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
12. Climate Change Adaptation and Flood Risk	+	The site falls almost entirely within Flood Zone 1.	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	-	There is no designated Centre in Osbournby. The nearest bust stop is 280m away.	
13.2 Sustainable travel modes	+	The nearest bust stop is 280m away. The nearest railway station is in Sleaford, approximately 6.7km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Sleaford, approximately 7.8km from North Kyme.	
14.2 Education, training and learning	+/?	The nearest primary school is located in the village approximately 170m from the site.	

Site Ref: NK/OSB/003		Site Address: Northern Osbournby Estate, Osbournby	
Area (ha): 2.87		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest secondary school is located in Sleaford approximately 4.7 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of designated employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

North Scarle

NK/NSCA/002

Site Ref: NK/NSCA/002		Site Address: Land to the east of South Scarle Lane, North Scarle	
Area (ha): 3.76		Settlement Hierarchy Category: Small Villages	
Site Capacity: 56		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Collingham approximately 3.4 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (including North Scarle Playing Field and Swinderby Road Play Area). The site is of a scale that 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	0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek to improve habitat linkages and biodiversity through

Site Ref: NK/NSCA/002		Site Address: Land to the east of South Scarle Lane, North Scarle	
Area (ha): 3.76		Settlement Hierarchy Category: Small Villages	
Site Capacity: 56		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within close proximity (75m) to the North Scarle Conservation Area and within 150m of a number of listed buildings along the High Street, including the Grade I listed All Saints Church.</p> <p>However, the site is unlikely to cause adverse impacts on the setting of the Conservation Area, or the church, as it is well screened by existing development.</p>	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			

Site Ref: NK/NSCA/002		Site Address: Land to the east of South Scarle Lane, North Scarle	
Area (ha): 3.76		Settlement Hierarchy Category: Small Villages	
Site Capacity: 56		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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>	Noise pollution through construction can be minimised through the use of construction management plans.
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 falls almost entirely within Flood Zone 1.	Development should minimise the risks from flooding through appropriate

Site Ref: NK/NSCA/002		Site Address: Land to the east of South Scarle Lane, North Scarle	
Area (ha): 3.76		Settlement Hierarchy Category: Small Villages	
Site Capacity: 56		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			layout, design and use of drainage and water management strategies and SuDs.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in North Scarle. The nearest bust stop is 320m away.	
13.2 Sustainable travel modes	+	The nearest bust stop is 320m away. The nearest railway station is in Swinderby, approximately 3.8km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Witham St Hughs, approximately 5.7km from North Scarle.	
14.2 Education, training and learning	+/?	The nearest primary school is located in the village approximately 330m from the site. The nearest secondary school is located in North Hykeham approximately 5.6 miles from the site.	
15. Local Economy			

Site Ref: NK/NSCA/002			Site Address: Land to the east of South Scarle Lane, North Scarle
Area (ha): 3.76			Settlement Hierarchy Category: Small Villages
Site Capacity: 56			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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 designated employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/NSCA/003		Site Address: Land at Eagle Road, North Scarle		
Area (ha): 1.81		Settlement Hierarchy Category: Small Villages		
Site Capacity: 31		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Collingham approximately 3.6 miles away.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (including North Scarle Playing Field and Swinderby Road Play Area). The site is not of a scale that is 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.

Site Ref: NK/NSCA/003		Site Address: Land at Eagle Road, North Scarle	
Area (ha): 1.81		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 150m of the North Scarle Conservation Area and listed buildings along the High Street (Grade II Pear Tree Farm).</p> <p>However, the site is unlikely to cause adverse impacts on the setting of the Conservation Area, or the listed building, as it is well screened by existing development.</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.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes

Site Ref: NK/NSCA/003		Site Address: Land at Eagle Road, North Scarle	
Area (ha): 1.81		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			of transport to minimise reliance on private vehicles for short 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>	Noise pollution through construction can be minimised through the use of construction management plans.
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	-	Around 50% of the site is within Flood Zone 2.	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	-	There is no designated Centre in North Scarle.	

Site Ref: NK/NSCA/003		Site Address: Land at Eagle Road, North Scarle	
Area (ha): 1.81		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest bust stop is 80m away.	
13.2 Sustainable travel modes	+	The nearest bust stop is 80m away. The nearest railway station is in Swinderby, approximately 3.2km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Witham St Hughs, approximately 6km from North Scarle.	
14.2 Education, training and learning	+/?	The nearest primary school is located in the village approximately 400m from the site. The nearest secondary school is located in North Hykeham approximately 5.5 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of designated employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Scopwick

NK/SCOP/001

Site Ref: NK/SCOP/001			Site Address: Land east of Scopwick village at Main Street, Scopwick
Area (ha): 1.49			Settlement Hierarchy Category: Small Villages
Site Capacity: 25			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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Metherringham approximately 2.5 miles away.	
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring

Site Ref: NK/SCOP/001		Site Address: Land east of Scopwick village at Main Street, Scopwick	
Area (ha): 1.49		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			connectivity of the ecological network is maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 200m of Grade II listed 97 to 103 Main Street, however, as there is existing built development between the site and the listed building, negative impacts are unlikely.</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.	Development should

Site Ref: NK/SCOP/001			Site Address: Land east of Scopwick village at Main Street, Scopwick
Area (ha): 1.49			Settlement Hierarchy Category: Small Villages
Site Capacity: 25			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 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.	
13. Transport and Accessibility			

Site Ref: NK/SCOP/001		Site Address: Land east of Scopwick village at Main Street, Scopwick	
Area (ha): 1.49		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 Centre in Scopwick. The site is 1,000m from the nearest bus stop.	
13.2 Sustainable travel modes	--	The site is 1,000m from the nearest bus stop. The nearest railway station is in Metherringham approximately 4km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately just under 5km from Scopwick.	
14.2 Education, training and learning	--/?	The nearest primary school is in Digby approximately 1.9 miles away. The nearest secondary school is located in Ruskington, approximately 4.5 miles away.	
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: NK/SCOP/001		Site Address: Land east of Scopwick village at Main Street, Scopwick	
Area (ha): 1.49		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 Lincoln City Centre or a Town Centre.	

Site Ref: NK/SCOP/003		Site Address: Land off Main Street, Scopwick	
Area (ha): 0.85		Settlement Hierarchy Category: Small Villages	
Site Capacity: 14		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Metherringham approximately 2.5 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Vicarage Lane Amenity Space and Play Area). The site is not of a scale that 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: NK/SCOP/003		Site Address: Land off Main Street, Scopwick	
Area (ha): 0.85		Settlement Hierarchy Category: Small Villages	
Site Capacity: 14		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 an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 200m of Grade II listed 47 Main Street, however there is built development between the site, and this listed building and therefore no adverse impacts are expected. The site is within 200m of Scopwick Conservation Area.</p> <p>Archaeological surveys / pre-commencement trial trenching likely to be required.</p>	Archaeological surveys
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.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles

Site Ref: NK/SCOP/003		Site Address: Land off Main Street, Scopwick	
Area (ha): 0.85		Settlement Hierarchy Category: Small Villages	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			for short 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	-	The site is greenfield located in Grade 3 Agricultural land.	
9.2 Minerals Resource	--	The site falls within a Limestone Mineral 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>There is no designated Centre in Scopwick.</p> <p>The site is 550m from the nearest bus stop.</p>	
13.2 Sustainable travel modes	-	<p>The site is 550m from the nearest bus stop.</p> <p>The nearest railway station is in Metherringham approximately 4km away.</p>	<p>New development should seek to maximise used of sustainable modes of transport and reduce</p>

Site Ref: NK/SCOP/003		Site Address: Land off Main Street, Scopwick	
Area (ha): 0.85		Settlement Hierarchy Category: Small Villages	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metheringham approximately just under 5km from Scopwick.	
14.2 Education, training and learning	--/?	There is no primary or secondary school within the village. The nearest primary school is in Digby approximately 1.7 miles away. The nearest secondary school is located in Ruskington, approximately 4.5 miles away.	
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 Lincoln City Centre or a Town Centre.	

Site Ref: NK/SCOP/004		Site Address: Land adjacent Bridge Lane, Scopwick		
Area (ha): 0.75		Settlement Hierarchy Category: Small Villages		
Site Capacity: 13		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Metherringham approximately 2.1 miles away.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Vicarage Lane Amenity Space and Play Area). The site is not of a scale that 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: NK/SCOP/004		Site Address: Land adjacent Bridge Lane, Scopwick	
Area (ha): 0.75		Settlement Hierarchy Category: Small Villages	
Site Capacity: 13		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 an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
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 Gresham, 36 Main Street and Scopwick Conservation Area.</p> <p>There is potential for adverse impacts on the setting of the listed building and Conservation Area.</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.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short trips.
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road	The extent of noise pollution

Site Ref: NK/SCOP/004		Site Address: Land adjacent Bridge Lane, Scopwick	
Area (ha): 0.75		Settlement Hierarchy Category: Small Villages	
Site Capacity: 13		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	resulting from the 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	--	The site falls within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The majority of the site is within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Scopwick. The site is 560m from the nearest bus stop.	
13.2 Sustainable travel modes	-	The site is 560m from the nearest bus stop. The nearest railway station is in Metherringham approximately 4km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			

Site Ref: NK/SCOP/004		Site Address: Land adjacent Bridge Lane, Scopwick	
Area (ha): 0.75		Settlement Hierarchy Category: Small Villages	
Site Capacity: 13		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately just under 5km from Scopwick.	
14.2 Education, training and learning	--/?	The nearest primary school is in Digby approximately 1.6 miles away. The nearest secondary school is located in Ruskington, approximately 4.5 miles away.	
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 Lincoln City Centre or a Town Centre.	

Site Ref: NK/SCOP/005		Site Address: Land to the north of Vicarage Lane, Scopwick	
Area (ha): 1.14		Settlement Hierarchy Category: Small Villages	
Site Capacity: 19		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Metherringham approximately 2 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is adjacent to and therefore within 400m of existing open space (Vicarage Lane Amenity Space and Play Area). The site is not of a scale that 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 within 500m of a Longwood Quarry Local Geological Site however this site is not publicly accessible. The site is therefore unlikely to have an adverse impact on this designated 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: NK/SCOP/005		Site Address: Land to the north of Vicarage Lane, Scopwick	
Area (ha): 1.14		Settlement Hierarchy Category: Small Villages	
Site Capacity: 19		Greenfield/Brownfield: Brownfield	
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 an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 200m of a number of listed buildings, including Grade II* Church of the Holy Cross. However, as there is existing built development between the site and the listed buildings, negative impacts are unlikely.</p> <p>There is potential for adverse impacts on the setting of Scopwick Conservation Area on the northern approach to the village.</p> <p>Archaeological surveys / pre-commencement trial trenching likely to be required.</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 surveys.</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.	Development should minimise air pollution from construction through the use of construction management plans.

Site Ref: NK/SCOP/005		Site Address: Land to the north of Vicarage Lane, Scopwick	
Area (ha): 1.14		Settlement Hierarchy Category: Small Villages	
Site Capacity: 19		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 in Grade 3 Agricultural land but is mainly brownfield land.	
9.2 Minerals Resource	--	The site falls within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Scopwick.</p> <p>The site is 160m from the nearest bus stop.</p>	

Site Ref: NK/SCOP/005		Site Address: Land to the north of Vicarage Lane, Scopwick	
Area (ha): 1.14		Settlement Hierarchy Category: Small Villages	
Site Capacity: 19		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.2 Sustainable travel modes	+	The site is 160m from the nearest bus stop. The nearest railway station is in Metherringham approximately 4km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately just under 5km from Scopwick.	
14.2 Education, training and learning	--/?	The nearest primary school is in Digby approximately 1.5 miles away. The nearest secondary school is located in Ruskington, approximately 4.6 miles away.	
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 Lincoln City Centre or a Town Centre.	

Site Ref: NK/SCOP/006		Site Address: Scopwick House and Paddock, Scopwick	
Area (ha): 1.44		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Metherringham approximately 1.8 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Vicarage Lane Amenity Space and Play Area). The site is not of a scale that 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 within 500m of a Longwood Quarry Local Geological Site however this site is not publicly accessible. The site is therefore unlikely to have an adverse impact on this designated site. The site is not within a BOM area.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is

Site Ref: NK/SCOP/006			Site Address: Scopwick House and Paddock, Scopwick
Area (ha): 1.44			Settlement Hierarchy Category: Small Villages
Site Capacity: 25			Greenfield/Brownfield: Brownfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
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 Farmyard at The Firs and Scopwick Conservation Area.</p> <p>The site forms part of land demarcating the edge of settlement break between the village and the rural setting of the Grade II listed barns. Development could result in adverse impact on the rural setting of barns.</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.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes

Site Ref: NK/SCOP/006		Site Address: Scopwick House and Paddock, Scopwick	
Area (ha): 1.44		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			of transport to minimise reliance on private vehicles for short 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 in Grade 3 Agricultural land but is mainly brownfield land.	
9.2 Minerals Resource	--	The site falls within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Scopwick.</p> <p>The site is 170m from the nearest bus stop.</p>	
13.2 Sustainable travel modes	+	The site is 170m from the nearest bus stop.	New development should seek to maximise used of

Site Ref: NK/SCOP/006		Site Address: Scopwick House and Paddock, Scopwick	
Area (ha): 1.44		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest railway station is in Metherringham approximately 4km away.	sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	<p>The site is further than 5km from a City or Town Centre.</p> <p>The nearest designated employment area is in Metherringham approximately just under 5km from Scopwick.</p>	
14.2 Education, training and learning	--/?	<p>There is no primary or secondary school within the village.</p> <p>The nearest primary school is in Digby approximately 1.5 miles away. The nearest secondary school is located in Ruskington, approximately 4.7 miles away.</p>	
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 Lincoln City Centre or a Town Centre.	

Site Ref: NK/SCOP/007		Site Address: Scopwick House and Paddock, Scopwick	
Area (ha): 1.04		Settlement Hierarchy Category: Small Villages	
Site Capacity: 18		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Metherringham approximately 2 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Vicarage Lane Amenity Space and Play Area). The site is not of a scale that 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 within 500m of a Longwood Quarry Local Geological Site however this site is not publicly accessible. The site is therefore unlikely to have an adverse impact on this designated 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: NK/SCOP/007		Site Address: Scopwick House and Paddock, Scopwick	
Area (ha): 1.04		Settlement Hierarchy Category: Small Villages	
Site Capacity: 18		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 an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 200m Grade II listed Farmyard at The Firs, listed buildings on Main Street and Scopwick Conservation Area.</p> <p>The site forms part of land demarcating the edge of settlement break between the village and the rural setting of the Grade II listed barns. Development could result in adverse impact on the rural setting of barns.</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.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles

Site Ref: NK/SCOP/007		Site Address: Scopwick House and Paddock, Scopwick	
Area (ha): 1.04		Settlement Hierarchy Category: Small Villages	
Site Capacity: 18		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			for short 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	-	The site is greenfield located in Grade 3 Agricultural land.	
9.2 Minerals Resource	--	The site falls within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Scopwick.</p> <p>The site is within 50m from the nearest bus stop.</p>	
13.2 Sustainable travel modes	+	<p>The site is within 50m from the nearest bus stop.</p> <p>The nearest railway station is in Metheringham approximately 4km away.</p>	<p>New development should seek to maximise used of sustainable modes of transport and reduce</p>

Site Ref: NK/SCOP/007		Site Address: Scopwick House and Paddock, Scopwick	
Area (ha): 1.04		Settlement Hierarchy Category: Small Villages	
Site Capacity: 18		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately just under 5km from Scopwick.	
14.2 Education, training and learning	--/?	The nearest primary school is in Digby approximately 1.5 miles away. The nearest secondary school is located in Ruskington, approximately 4.6 miles away.	
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 Lincoln City Centre or a Town Centre.	

Site Ref: NK/SCOP/008		Site Address: Land to the West of Scopwick	
Area (ha): 1.65		Settlement Hierarchy Category: Small Villages	
Site Capacity: 28		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Metherringham approximately 2.1 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Vicarage Lane Amenity Space and Play Area). The site is not of a scale that 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 within 500m of a Longwood Quarry Local Geological Site however this site is not publicly accessible. The site is therefore unlikely to have an adverse impact on this designated site. The site is not within a BOM area.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is

Site Ref: NK/SCOP/008		Site Address: Land to the West of Scopwick	
Area (ha): 1.65		Settlement Hierarchy Category: Small Villages	
Site Capacity: 28		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 200m Grade II listed Farmyard at The Firs, listed buildings on Main Street and Scopwick Conservation Area.</p> <p>The site forms part of land demarcating the edge of settlement break between the village and the rural setting of the Grade II listed barns. Development could result in adverse impact on the rural setting of barns.</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.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	Development should minimise air pollution from construction through the use of construction management plans. Development should

Site Ref: NK/SCOP/008		Site Address: Land to the West of Scopwick	
Area (ha): 1.65		Settlement Hierarchy Category: Small Villages	
Site Capacity: 28		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			promote sustainable modes of transport to minimise reliance on private vehicles for short 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 in Grade 3 Agricultural land.	
9.2 Minerals Resource	--	The site falls within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Scopwick.</p> <p>The site is within 50m from the nearest bus stop.</p>	
13.2 Sustainable travel modes	+	The site is within 50m from the nearest bus stop.	New development should

Site Ref: NK/SCOP/008		Site Address: Land to the West of Scopwick	
Area (ha): 1.65		Settlement Hierarchy Category: Small Villages	
Site Capacity: 28		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest railway station is in Metherringham approximately 4km away.	seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately just under 5km from Scopwick.	
14.2 Education, training and learning	--/?	There is no primary or secondary school within the village. The nearest primary school is in Digby approximately 1.3 miles away. The nearest secondary school is located in Ruskington, approximately 4.5 miles away.	
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 Lincoln City Centre or a Town Centre.	

Scredington

NK/SCR/002

Site Ref: NK/SCR/002		Site Address: Land to the west of Poor Garden Lane, Scredington		
Area (ha): 2.36		Settlement Hierarchy Category: Small Villages		
Site Capacity: 35		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Heckington approximately 3.4 miles away.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Scredington Recreation Ground). The site is not of a scale that 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 not within 500m of a designated wildlife site. The site falls within a BOM area: Opportunity for Creation, with a small area to the east within BOM area: Ecological Network - Opportunity for Management.		Opportunity for creation areas within the development site should be prioritised for habitat creation. Development should seek

Site Ref: NK/SCR/002		Site Address: Land to the west of Poor Garden Lane, Screddington	
Area (ha): 2.36		Settlement Hierarchy Category: Small Villages	
Site Capacity: 35		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			to improve biodiversity on the site and create new habitat and green infrastructure linkages with the wider area, ensuring connectivity of the ecological network is maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 200m Grade II listed Farmyard at The Firs, listed buildings on Main Street and Scopwick Conservation Area.</p> <p>The site forms part of land demarcating the edge of settlement break between the village and the rural setting of the Grade II listed barns. Development could result in adverse impact on the rural setting of barns.</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.	
8. Pollution			

Site Ref: NK/SCR/002		Site Address: Land to the west of Poor Garden Lane, Screddington	
Area (ha): 2.36		Settlement Hierarchy Category: Small Villages	
Site Capacity: 35		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 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 mostly within Flood Zone 1 with a small area (around 23%) in Flood Zone 3 to the southern boundary.	Development should minimise the risks from flooding through appropriate layout, design and use of drainage and water

Site Ref: NK/SCR/002		Site Address: Land to the west of Poor Garden Lane, Screddington	
Area (ha): 2.36		Settlement Hierarchy Category: Small Villages	
Site Capacity: 35		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			management strategies and SuDs.
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Screddington. The site is not within walking distance of a bus stop or railway station. There is a Call Connect bus service.	
13.2 Sustainable travel modes	--	The nearest bust stop is further then 800m away. The nearest railway station is in Sleaford, approximately 7.1km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Sleaford or Heckington approximately 8km from Screddington.	
14.2 Education, training and learning	--/?	The nearest primary school is in Osbournby approximately 2 miles away. The nearest secondary school is located in Sleaford, approximately 3.5 miles away.	
15. Local Economy			

Site Ref: NK/SCR/002		Site Address: Land to the west of Poor Garden Lane, Screddington	
Area (ha): 2.36		Settlement Hierarchy Category: Small Villages	
Site Capacity: 35		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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 Lincoln City Centre or a Town Centre.	

Timberland

NK/TIM/001

Site Ref: NK/TIM/001		Site Address: Land west of Church Lane, Timberland	
Area (ha): 17.23		Settlement Hierarchy Category: Small Villages	
Site Capacity: 207		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Billingham approximately 3 miles away.	
2.2 Opportunities for healthy lifestyles	++	<p>The site is within 400m of existing open space (Fen Road Amenity Space and Timberland Village Green and Park).</p> <p>The site is of a scale that is 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: NK/TIM/001		Site Address: Land west of Church Lane, Timberland	
Area (ha): 17.23		Settlement Hierarchy Category: Small Villages	
Site Capacity: 207		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.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	The site is within 100m of Grade II* St Andrew’s Church. Development of this site could adversely impact the foreground setting of the church and erode the link between the church and rural edge. Development of the site could therefore impact on the setting on 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. Heritage impact assessment.

Site Ref: NK/TIM/001		Site Address: Land west of Church Lane, Timberland	
Area (ha): 17.23		Settlement Hierarchy Category: Small Villages	
Site Capacity: 207		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 in Grade 3 Agricultural land.	

Site Ref: NK/TIM/001			Site Address: Land west of Church Lane, Timberland
Area (ha): 17.23			Settlement Hierarchy Category: Small Villages
Site Capacity: 207			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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 falls entirely within Flood Zone 1.	Development should minimise the risk of surface water flooding through use of layout, drainage strategies and SuDs.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Timberland. There nearest bus stop is 240m from the site.	
13.2 Sustainable travel modes	+	There nearest bus stop is 240m from the site. The nearest railway station is in Metherringham, approximately 6.6km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 5km from Timberland.	

Site Ref: NK/TIM/001		Site Address: Land west of Church Lane, Timberland	
Area (ha): 17.23		Settlement Hierarchy Category: Small Villages	
Site Capacity: 207		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	--/?	<p>The nearest primary school is located in Martin approximately 2,500m from the site.</p> <p>The nearest secondary school is located in Ruskington approximately 5.2 miles 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	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/TIM/002			Site Address: Land east and south of St Andrews Church, Timberland		
Area (ha): 2.52			Settlement Hierarchy Category: Small Villages		
Site Capacity: 38			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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing					
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Billingham approximately 3 miles away.		
2.2 Opportunities for healthy lifestyles		+	The site boundary incorporates an area of existing open space (Timberland Village Green and Park). It is assumed the Park would be retained as part of any development. The site is within 400m of existing open space (Fen Road Amenity Space). The site is unlikely to deliver new open space on site due to close proximity to existing open spaces.		Development should seek to 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: NK/TIM/002			Site Address: Land east and south of St Andrews Church, Timberland
Area (ha): 2.52			Settlement Hierarchy Category: Small Villages
Site Capacity: 38			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.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	--/?	The site is adjacent to Grade II* St Andrew’s Church. Development of this site could adversely impact the rural 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. Heritage impact assessment.

Site Ref: NK/TIM/002		Site Address: Land east and south of St Andrews Church, Timberland	
Area (ha): 2.52		Settlement Hierarchy Category: Small Villages	
Site Capacity: 38		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 in Grade 3 Agricultural land.	

Site Ref: NK/TIM/002			Site Address: Land east and south of St Andrews Church, Timberland
Area (ha): 2.52			Settlement Hierarchy Category: Small Villages
Site Capacity: 38			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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 falls entirely within Flood Zone 1.	Development should minimise the risk of surface water flooding through use of layout, drainage strategies and SuDs.
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Timberland. There nearest bus stop is 580m from the site.	
13.2 Sustainable travel modes	-	There nearest bus stop is 580m from the site. The nearest railway station is in Metheringham, approximately 6.6km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			

Site Ref: NK/TIM/002		Site Address: Land east and south of St Andrews Church, Timberland	
Area (ha): 2.52		Settlement Hierarchy Category: Small Villages	
Site Capacity: 38		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 5.3km from Timberland.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Martin approximately 1,705m from the site. The nearest secondary school is located in Ruskington approximately 5.2 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/TIM/003		Site Address: Land west of Bayfield Road, Timberland		
Area (ha): 5.13		Settlement Hierarchy Category: Small Villages		
Site Capacity: 37		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Billingham approximately 3 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Fen Road Amenity Space and Timberland Village Green and Park). The site is not of a scale that 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.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is

Site Ref: NK/TIM/003		Site Address: Land west of Bayfield Road, Timberland	
Area (ha): 5.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 37		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	The site is within 100m of Grade II* St Andrew’s Church. Development of this site could adversely impact the foreground setting of the church and erode the link between the church and rural edge. Development of the site could therefore impact on the setting on 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. Heritage impact assessment.
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.	Development should minimise air pollution from construction through the use of construction

Site Ref: NK/TIM/003		Site Address: Land west of Bayfield Road, Timberland	
Area (ha): 5.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 37		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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	-	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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Timberland.</p> <p>There nearest bus stop is 400m from the site.</p>	
13.2 Sustainable travel modes	+	There nearest bus stop is 400m from the site.	New development should

Site Ref: NK/TIM/003		Site Address: Land west of Bayfield Road, Timberland	
Area (ha): 5.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 37		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest railway station is in Metherringham, approximately 6.9km away.	seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	<p>The site is further than 5km from a City or Town Centre.</p> <p>The nearest designated employment area is in Metherringham approximately 5.2km from Timberland.</p>	
14.2 Education, training and learning	--/?	<p>The nearest primary school is located in Martin approximately 2,000m from the site.</p> <p>The nearest secondary school is located in Ruskington approximately 5.2 miles from the site.</p>	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/TIM/004		Site Address: Land east of 36 Fen Road, Timberland		
Area (ha): 1.81		Settlement Hierarchy Category: Small Villages		
Site Capacity: 31		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Billingham approximately 3 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Fen Road Amenity Space and Timberland Village Green and Park). The site is not of a scale that 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.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is

Site Ref: NK/TIM/004		Site Address: Land east of 36 Fen Road, Timberland	
Area (ha): 1.81		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	<p>The site is within 250m of Car Dyke Scheduled Monument. There is potential for development of this site to adversely impact on the setting of the Scheduled Monument.</p> <p>The site is within 400m of Grade II* St Andrew’s Church. The church is screened by trees, but seasonal leaf loss means there is some foreground intervisibility. Development of the site could therefore impact on the setting on this heritage asset.</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>Heritage impact assessment.</p> <p>Archaeological surveys</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.	Development should minimise air pollution from

Site Ref: NK/TIM/004		Site Address: Land east of 36 Fen Road, Timberland	
Area (ha): 1.81		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	<p>There is no designated Centre in Timberland.</p> <p>There nearest bus stop is 520m from the site.</p>	

Site Ref: NK/TIM/004		Site Address: Land east of 36 Fen Road, Timberland	
Area (ha): 1.81		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13.2 Sustainable travel modes	-	There nearest bus stop is 520m from the site. The nearest railway station is in Metherringham, approximately 6.9km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 5.3km from Timberland.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Martin approximately 1,380m from the site. The nearest secondary school is located in Ruskington approximately 5.4 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/TIM/005		Site Address: Land east of 49 Fen Road, Timberland		
Area (ha): 1.17		Settlement Hierarchy Category: Small Villages		
Site Capacity: 20		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Billingham approximately 3 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Fen Road Amenity Space). The site is not of a scale that 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 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

Site Ref: NK/TIM/005		Site Address: Land east of 49 Fen Road, Timberland	
Area (ha): 1.17		Settlement Hierarchy Category: Small Villages	
Site Capacity: 20		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	The site is in close proximity (less than 100m) to Car Dyke Scheduled Monument. There is potential for development of this site to adversely impact on the setting of the Scheduled Monument.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout, boundary treatments and landscaping. Heritage impact assessment. Archaeological evaluation.
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.	Development should

Site Ref: NK/TIM/005		Site Address: Land east of 49 Fen Road, Timberland	
Area (ha): 1.17		Settlement Hierarchy Category: Small Villages	
Site Capacity: 20		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Timberland.	

Site Ref: NK/TIM/005		Site Address: Land east of 49 Fen Road, Timberland	
Area (ha): 1.17		Settlement Hierarchy Category: Small Villages	
Site Capacity: 20		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		There nearest bus stop is 580m from the site.	
13.2 Sustainable travel modes	-	There nearest bus stop is 580m from the site. The nearest railway station is in Metherringham, approximately 6.9km away.	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 5.2km from Timberland.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Martin approximately 1,380m from the site. The nearest secondary school is located in Ruskington approximately 5.4 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/TIM/007		Site Address: Land north of Station Road, Timberland		
Area (ha): 2.13		Settlement Hierarchy Category: Small Villages		
Site Capacity: 32		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Billingham approximately 3.2 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Fen Road Amenity Space). The site is not of a scale that 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.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.

Site Ref: NK/TIM/007		Site Address: Land north of Station Road, Timberland	
Area (ha): 2.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 32		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>The site is within 250m of Grade II listed 2 West Street, The Old School and The Old School House.</p> <p>However, there is existing built development between the site and these listed buildings, therefore development of the site is considered unlikely to result in an adverse impact on these heritage assets and/or their settings.</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.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise

Site Ref: NK/TIM/007		Site Address: Land north of Station Road, Timberland	
Area (ha): 2.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 32		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			reliance on private vehicles for short 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 in Grade 3 Agricultural land and is predominantly greenfield.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Timberland.</p> <p>There is a bus stop immediately adjacent to the site.</p>	
13.2 Sustainable travel modes	+	<p>There is a bus stop immediately adjacent to the site.</p> <p>The nearest railway station is in Metheringham, approximately 6.1km away.</p>	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.

Site Ref: NK/TIM/007		Site Address: Land north of Station Road, Timberland	
Area (ha): 2.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 32		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 site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 4.7km from Timberland.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Martin approximately 1,380m from the site. The nearest secondary school is located in Ruskington approximately 5.4 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/TIM/008		Site Address: Land at Manor Farm, Main Street, Timberland		
Area (ha): 1.72		Settlement Hierarchy Category: Small Villages		
Site Capacity: 29		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Billingham approximately 3.4 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Fen Road Amenity Space). The site is not of a scale that 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.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.

Site Ref: NK/TIM/008		Site Address: Land at Manor Farm, Main Street, Timberland	
Area (ha): 1.72		Settlement Hierarchy Category: Small Villages	
Site Capacity: 29		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>The site is in close proximity (less than 80m) to Grade II listed 2 West Street, The Old School and The Old School House.</p> <p>However, there is existing built development between the site and these listed buildings, therefore development of the site is considered unlikely to result in an adverse impact on these heritage assets and/or their settings.</p> <p>Archaeological surveys / pre-commencement trial trenching likely to be required.</p>	Archaeological surveys
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.	Development should minimise air pollution from construction through the use of construction

Site Ref: NK/TIM/008		Site Address: Land at Manor Farm, Main Street, Timberland	
Area (ha): 1.72		Settlement Hierarchy Category: Small Villages	
Site Capacity: 29		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 in Grade 3 Agricultural land and is predominantly greenfield.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Timberland.</p> <p>There is a bus stop immediately adjacent to the site.</p>	
13.2 Sustainable travel modes	+	There is a bus stop immediately adjacent to the site.	New development should

Site Ref: NK/TIM/008		Site Address: Land at Manor Farm, Main Street, Timberland	
Area (ha): 1.72		Settlement Hierarchy Category: Small Villages	
Site Capacity: 29		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest railway station is in Metherringham, approximately 6.5km away.	seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 5km from Timberland.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Martin approximately 1350m from the site. The nearest secondary school is located in Ruskington approximately 5.5 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Walcott

NK/WCTT/001

Site Ref: NK/WCTT/001		Site Address: Land on the north east side of High Street, Walcott		
Area (ha): 2.14		Settlement Hierarchy Category: Small Villages		
Site Capacity: 32		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Billingham approximately 2 miles away.		
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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.		Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the

Site Ref: NK/WCTT/001		Site Address: Land on the north east side of High Street, Walcott	
Area (ha): 2.14		Settlement Hierarchy Category: Small Villages	
Site Capacity: 32		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			ecological network is maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is more than 400m from the nearest listed building (St. Oswald's Church) and is separated 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.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles

Site Ref: NK/WCTT/001		Site Address: Land on the north east side of High Street, Walcott	
Area (ha): 2.14		Settlement Hierarchy Category: Small Villages	
Site Capacity: 32		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			for short 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	-	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 falls entirely within Flood Zone 1.	Development should minimise the risk of surface water flooding through use of layout, drainage strategies and SuDs.
13. Transport and Accessibility			
13.1 Access to services and facilities	--	<p>There is no designated Centre in Walcott.</p> <p>The site is 460m from the nearest bus stop.</p>	
13.2 Sustainable travel modes	-	<p>The site is 460m from the nearest bus stop.</p> <p>The nearest railway station is in Metherringham (8km).</p>	New development should seek to maximise used of sustainable modes of

Site Ref: NK/WCTT/001			Site Address: Land on the north east side of High Street, Walcott
Area (ha): 2.14			Settlement Hierarchy Category: Small Villages
Site Capacity: 32			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 7 km from Walcott.	
14.2 Education, training and learning	-/?	The nearest primary school is located within the village approximately 450m from the site. The nearest secondary school is located in Ruskington approximately 4.8 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/WCTT/002		Site Address: Land off High Street, Walcott	
Area (ha): 2.21		Settlement Hierarchy Category: Small Villages	
Site Capacity: 33		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Billingham approximately 1.8 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Walcott Playing Fields and Play Area). The site is not of a scale that 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.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is

Site Ref: NK/WCTT/002		Site Address: Land off High Street, Walcott	
Area (ha): 2.21		Settlement Hierarchy Category: Small Villages	
Site Capacity: 33		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>Grade II listed St. Oswald’s Church is within 200m of the site, however there is existing built development between the church and the site and therefore development of the site is considered unlikely to impact upon the setting of the church.</p> <p>Archaeological surveys / pre-commencement trial trenching likely to be required.</p>	Archaeological surveys
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.	Development should minimise air pollution from construction through the use of construction management plans.

Site Ref: NK/WCTT/002		Site Address: Land off High Street, Walcott	
Area (ha): 2.21		Settlement Hierarchy Category: Small Villages	
Site Capacity: 33		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	<p>There is no designated Centre in Walcott.</p> <p>The site is 460m from the nearest bus stop.</p>	
13.2 Sustainable travel modes	-	The site is 460m from the nearest bus stop.	New development should seek to maximise used of

Site Ref: NK/WCTT/002		Site Address: Land off High Street, Walcott	
Area (ha): 2.21		Settlement Hierarchy Category: Small Villages	
Site Capacity: 33		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest railway station is in Metherringham (8km).	sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 7 km from Walcott.	
14.2 Education, training and learning	-/?	The nearest primary school is located within the village approximately 450m from the site. The nearest secondary school is located in Ruskington approximately 4.8 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/WCTT/003		Site Address: Land east of Castle View, Walcott	
Area (ha): 2.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Billingham approximately 1.8 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Walcott Playing Fields and Play Area) The site is not of a scale that 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.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the ecological network is

Site Ref: NK/WCTT/003		Site Address: Land east of Castle View, Walcott	
Area (ha): 2.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>Grade II listed St. Oswald’s Church is over 300m from the site. There is existing built development between the church and the site and therefore development of the site is considered unlikely to impact upon the setting of the church.</p> <p>Archaeological surveys / pre-commencement trial trenching likely to be required.</p>	Archaeological surveys
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.	Development should minimise air pollution from construction through the use of construction management plans.

Site Ref: NK/WCTT/003		Site Address: Land east of Castle View, Walcott	
Area (ha): 2.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Walcott.</p> <p>The site is 390m from the nearest bus stop.</p>	
13.2 Sustainable travel modes	+	The site is 390m from the nearest bus stop.	New development should seek to maximise used of

Site Ref: NK/WCTT/003		Site Address: Land east of Castle View, Walcott	
Area (ha): 2.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest railway station is in Metherringham (8km).	sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 7 km from Walcott.	
14.2 Education, training and learning	-/?	The nearest primary school is located within the village approximately 514m from the site. The nearest secondary school is located in Ruskington approximately 4.9 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: NK/WCTT/004		Site Address: Land west off Butt Lane, west of High Street, Walcott		
Area (ha): 4.43		Settlement Hierarchy Category: Small Villages		
Site Capacity: 66		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		++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Billingham approximately 1.8 miles away.	
2.2 Opportunities for healthy lifestyles		++	The site is within 400m of existing open space (Walcott Playing Fields and Play Area) The site is of a scale that could provide a small amount of new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity		0/?	The site is not within 500m of a designated wildlife site. The site is not within a BOM area.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve

Site Ref: NK/WCTT/004			Site Address: Land west off Butt Lane, west of High Street, Walcott
Area (ha): 4.43			Settlement Hierarchy Category: Small Villages
Site Capacity: 66			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			habitat linkages with the wider area, ensuring connectivity of the ecological network is maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>Grade II listed St. Oswald's Church is within 250m of the site. There is existing built development between the church and the site and therefore development of the site is considered unlikely to impact upon the setting of the church.</p> <p>Archaeological surveys / pre-commencement trial trenching likely to be required.</p>	Archaeological surveys
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			

Site Ref: NK/WCTT/004		Site Address: Land west off Butt Lane, west of High Street, Walcott	
Area (ha): 4.43		Settlement Hierarchy Category: Small Villages	
Site Capacity: 66		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	Development should minimise air pollution from construction through the use of construction management plans. Development should promote sustainable modes of transport to minimise reliance on private vehicles for short 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 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			

Site Ref: NK/WCTT/004			Site Address: Land west off Butt Lane, west of High Street, Walcott
Area (ha): 4.43			Settlement Hierarchy Category: Small Villages
Site Capacity: 66			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			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 Centre in Walcott. The site is 220m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 220m from the nearest bus stop. The nearest railway station is in Metherringham (8km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Metherringham approximately 7 km from Walcott.	
14.2 Education, training and learning	-/?	The nearest primary school is located within the village approximately 450m from the site. The nearest secondary school is located in Ruskington approximately 4.8 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within Lincoln City Centre or a Town Centre.	

West Lindsey

Bigby

WL/BIG/001

Site Ref: WL/BIG/001		Site Address: Land to the north of 6 Smithy Lane, Bigby	
Area (ha): 5.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 88		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Barnetby, approximately 1.5 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Bigby Wood natural and semi-natural greenspace). The site is of a scale that could provide a small amount of new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/+?	The site is within 500m of Bigby Chalk Pit Local Geological Site. The Viking Way long distance footpath runs through this LGS and therefore provides public	Proposals should prioritise any Opportunity for Creation areas within the

Site Ref: WL/BIG/001		Site Address: Land to the north of 6 Smithy Lane, Bigby	
Area (ha): 5.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 88		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		access. The site falls within a BOM area: Ecological network opportunity for management and Opportunity for Creation.	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 falls within an 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. The site is adjacent to Grade I listed Church of All Saints and in close proximity to Grade II Low Farm House and White Hall.	Development should be sensitive to nearby heritage assets and their setting through appropriate use of design, materials, layout,

Site Ref: WL/BIG/001		Site Address: Land to the north of 6 Smithy Lane, Bigby	
Area (ha): 5.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 88		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		There is potential for adverse impacts on the rural setting of the Church.	boundary treatments and landscaping. Heritage impact assessment.
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.	
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	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			

Site Ref: WL/BIG/001		Site Address: Land to the north of 6 Smithy Lane, Bigby	
Area (ha): 5.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 88		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 Centre in Bigby. There is no bus stop in Bigby. There is a CallConnect bus service.	
13.2 Sustainable travel modes	--	There is no bus stop in Bigby. There is a CallConnect bus service. The nearest railway station is in Barnetby (2.4km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City or Town Centre. The nearest designated employment area is in Caistor approximately 7.5 km from Bigby.	
14.2 Education, training and learning	-/?	The nearest primary school is located in Barnetby 2285m from the site. The nearest secondary school is located in Brigg approximately 3.5 miles 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 a loss of employment land.	
15.2 Protect and enhance hierarchy	0	The site is not within Lincoln City Centre or a Town Centre.	

Site Ref: WL/BIG/001			Site Address: Land to the north of 6 Smithy Lane, Bigby		
Area (ha): 5.88			Settlement Hierarchy Category: Small Villages		
Site Capacity: 88			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives		Likely Effects	Commentary		Proposed Mitigation
of centres					

Fenton

WL/FEN/001

Site Ref: WL/FEN/001		Site Address: Land northeast of Maltkiln Lane, Fenton	
Area (ha): 1.04		Settlement Hierarchy Category: Small Villages	
Site Capacity: 18		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Torksey approximately 1.5 miles away.	
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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 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

Site Ref: WL/FEN/001		Site Address: Land northeast of Maltkiln Lane, Fenton	
Area (ha): 1.04		Settlement Hierarchy Category: Small Villages	
Site Capacity: 18		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is within 250m of Grade II listed 1 Maltkin Road, 7 Maltkin Road and Barn at rear of 7 Maltkin Road. However, development at the site is unlikely to cause adverse impacts on these heritage assets as there is existing built development between them.	
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.	

Site Ref: WL/FEN/001		Site Address: Land northeast of Maltkiln Lane, Fenton	
Area (ha): 1.04		Settlement Hierarchy Category: Small Villages	
Site Capacity: 18		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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 3 Agricultural land.	
9.2 Minerals Resource	--	The site falls within a Sand and Gravel Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is entirely within Flood Zone 2 with a small % along the western edge of the site in Flood Zone 3.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Fenton.</p> <p>The site is 170m from the nearest bus stop.</p>	
13.2 Sustainable travel modes	+	<p>The site is 170m from the nearest bus stop.</p> <p>The nearest railway station is in Saxilby (4.6km).</p>	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			

Site Ref: WL/FEN/001		Site Address: Land northeast of Maltkiln Lane, Fenton	
Area (ha): 1.04		Settlement Hierarchy Category: Small Villages	
Site Capacity: 18		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Saxilby approximately 6.5 km from Fenton.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Newton on Trent approximately 2735m from the site. The nearest secondary school is located in Tuxford approximately 7.1 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/FEN/002		Site Address: White House Farm, Rampers Lane, Fenton		
Area (ha): 1.11		Settlement Hierarchy Category: Small Villages		
Site Capacity: 19		Greenfield/Brownfield: Brownfield		
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives		Likely Effects	Commentary	Proposed Mitigation
Social				
1. Housing	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Torksey approximately 1.5 miles away.		
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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 partly 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

Site Ref: WL/FEN/002			Site Address: White House Farm, Rampers Lane, Fenton
Area (ha): 1.11			Settlement Hierarchy Category: Small Villages
Site Capacity: 19			Greenfield/Brownfield: Brownfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed 1 Maltkin Road, 7 Maltkin Road and Barn at rear of 7 Maltkin Road. However, development at the site is unlikely to cause adverse impacts on these heritage assets as there is existing built development between them.</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.	
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/FEN/002		Site Address: White House Farm, Rampers Lane, Fenton	
Area (ha): 1.11		Settlement Hierarchy Category: Small Villages	
Site Capacity: 19		Greenfield/Brownfield: Brownfield	
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 3 Agricultural land.	
9.2 Minerals Resource	--	The site falls within a Sand and Gravel Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is entirely within Flood Zone 2 with around 33% of the site in Flood Zone 3.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Fenton. The site is 350m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 350m from the nearest bus stop. The nearest railway station is in Saxilby (5km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre.	

Site Ref: WL/FEN/002		Site Address: White House Farm, Rampers Lane, Fenton	
Area (ha): 1.11		Settlement Hierarchy Category: Small Villages	
Site Capacity: 19		Greenfield/Brownfield: Brownfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest designated employment area is in Saxilby approximately 6.5 km from Fenton.	
14.2 Education, training and learning	--/?	<p>The nearest primary school is located in Newton on Trent approximately 2735m from the site.</p> <p>The nearest secondary school is located in Tuxford approximately 7.1 miles from the site.</p>	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Glenthams

WL/GLH/001

Site Ref: WL/GLH/001			Site Address: Land to West of Bishop Norton Road and north of Seggimore Farm Cottage, Glentham
Area (ha): 0.91			Settlement Hierarchy Category: Small Villages
Site Capacity: 23			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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Waddingham approximately 3.6 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Bishop Norton Road Play Area). The site is not of a scale that 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.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the

Site Ref: WL/GLH/001			Site Address: Land to West of Bishop Norton Road and north of Seggimore Farm Cottage, Glentham
Area (ha): 0.91			Settlement Hierarchy Category: Small Villages
Site Capacity: 23			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			wider area, ensuring connectivity of the ecological network is maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed Seggimoor Farm House and within 200m of Glentham Conservation Area.</p> <p>However, development at the site is unlikely to cause adverse impacts on this heritage asset as there is existing built development between them.</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.	
8.2 Noise Pollution	0/?	The site is not within close proximity to the strategic road	The extent of noise pollution

Site Ref: WL/GLH/001		Site Address: Land to West of Bishop Norton Road and north of Seggimore Farm Cottage, Glentham	
Area (ha): 0.91		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	resulting from the 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 entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Glentham. The site is 500m from the nearest bus stop.	
13.2 Sustainable travel modes	-	The site is 500m from the nearest bus stop. The nearest railway station is in Market Rasen (11km)	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			

Site Ref: WL/GLH/001		Site Address: Land to West of Bishop Norton Road and north of Seggimore Farm Cottage, Glentham	
Area (ha): 0.91		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Hemswell Cliff approximately 5.5 km from Glentham.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Normanby by Spital approximately 2500m from the site. The nearest secondary school is located in Kirton Lindsey approximately 6.2 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/GLH/002		Site Address: Land off Bishop Norton Road, Glenthams		
Area (ha): 2.29		Settlement Hierarchy Category: Small Villages		
Site Capacity: 34		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Waddingham approximately 3.6 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Bishop Norton Road Play Area). The site is not of a scale that 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.	Development should seek opportunities to improve overall biodiversity on the site, incorporate green infrastructure and improve habitat linkages with the wider area, ensuring connectivity of the

Site Ref: WL/GLH/002		Site Address: Land off Bishop Norton Road, Glentham	
Area (ha): 2.29		Settlement Hierarchy Category: Small Villages	
Site Capacity: 34		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			ecological network is maintained.
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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is adjacent to Glentham Conservation Area and Grade II listed Seggimoor Farm House.</p> <p>There is potential for adverse impacts on the setting of the listed building and 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>Heritage impact assessment.</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.	
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/GLH/002		Site Address: Land off Bishop Norton Road, Glentham	
Area (ha): 2.29		Settlement Hierarchy Category: Small Villages	
Site Capacity: 34		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.	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	--	Around 50% of the site is located within Flood Zone 3.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Glentham. The site is 160m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 160m from the nearest bus stop. The nearest railway station is in Market Rasen (11km)	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			

Site Ref: WL/GLH/002		Site Address: Land off Bishop Norton Road, Glentham	
Area (ha): 2.29		Settlement Hierarchy Category: Small Villages	
Site Capacity: 34		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Hemswell Cliff approximately 5.5 km from Glentham.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Normanby by Spital approximately 2400m from the site. The nearest secondary school is located in Kirton Lindsey approximately 6.3 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/GLH/003		Site Address: The Willows Garden Centre (site 2 Gainsborough Road, Glentham)	
Area (ha): 0.74		Settlement Hierarchy Category: Small Villages	
Site Capacity: 13		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Waddingham approximately 3.8 miles away.	
2.2 Opportunities for healthy lifestyles	-/?	The site is within not 400m of existing open space. The site is not of a scale that 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.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	Development should be

Site Ref: WL/GLH/003		Site Address: The Willows Garden Centre (site 2 Gainsborough Road, Glentham)	
Area (ha): 0.74		Settlement Hierarchy Category: Small Villages	
Site Capacity: 13		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is unlikely to cause adverse impacts on heritage assets and/or their settings.	
7. Natural Resources – Water	-/?	The site falls within Source Protection Zone 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	
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
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/GLH/003		Site Address: The Willows Garden Centre (site 2 Gainsborough Road, Glentham)	
Area (ha): 0.74		Settlement Hierarchy Category: Small Villages	
Site Capacity: 13		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
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	-	There is no designated Centre in Glentham. The site is 265m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 265m from the nearest bus stop. The nearest railway station is in Market Rasen (10.8km)	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles.
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Hemswell Cliff approximately 5.4 km from Glentham.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Normanby by Spital approximately 2400m from the site. The nearest secondary school is located in Kirton Lindsey approximately 6.3 miles from the site.	
15. Local Economy			

Site Ref: WL/GLH/003			Site Address: The Willows Garden Centre (site 2 Gainsborough Road, Glentham)
Area (ha): 0.74			Settlement Hierarchy Category: Small Villages
Site Capacity: 13			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/GLH/004		Site Address: Land adjacent Barff Farm/Barff Meadow, Barff Lane, Glentham	
Area (ha): 0.71		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Waddingham approximately 3.4 miles away.	
2.2 Opportunities for healthy lifestyles	-/?	The site is within not 400m of existing open space. The site is not of a scale that 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.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	Development should be

Site Ref: WL/GLH/004		Site Address: Land adjacent Barff Farm/Barff Meadow, Barff Lane, Glentham	
Area (ha): 0.71		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	Previous trial trench evaluation on this site revealed ditches and finds of 12-13th century, some of which indicated relatively high status activity. Subsequent watching briefs on the now completed development adjacent revealed further evidence.	Remains on this site could be dealt with by condition and a likely programme of rapid topsoil strip, map and record.
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.	
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.	

Site Ref: WL/GLH/004		Site Address: Land adjacent Barff Farm/Barff Meadow, Barff Lane, Glentham	
Area (ha): 0.71		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Glentham. The site is greater than 400m from the nearest bus stop.	
13.2 Sustainable travel modes	--	The site is greater than 400m from the nearest bus stop. The nearest railway station is in Market Rasen (10.8km)	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Hemswell Cliff approximately 5.5 km from Glentham.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Normanby by Spital approximately 2900m from the site. The nearest secondary school is located in Kirton Lindsey approximately 6 miles from the site.	

Site Ref: WL/GLH/004			Site Address: Land adjacent Barff Farm/Barff Meadow, Barff Lane, Glentham		
Area (ha): 0.71			Settlement Hierarchy Category: Small Villages		
Site Capacity: 15			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.		
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Site Ref: WL/GLH/005		Site Address: Land adjacent to the Old Chapel House, High Street, Glentham		
Area (ha): 1.36		Settlement Hierarchy Category: Small Villages		
Site Capacity: 23		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Waddingham approximately 3.8 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Bishop Norton Road Play Area). The site is not of a scale that 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.	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/GLH/005		Site Address: Land adjacent to the Old Chapel House, High Street, Glentham	
Area (ha): 1.36		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		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 an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is unlikely to cause adverse impacts on heritage assets and/or their settings.	
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.	
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
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.	

Site Ref: WL/GLH/005		Site Address: Land adjacent to the Old Chapel House, High Street, Glentham	
Area (ha): 1.36		Settlement Hierarchy Category: Small Villages	
Site Capacity: 23		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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	-	Around 20% of the site falls within Flood Zone 3.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Glentham. The site is 180m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 180m from the nearest bus stop. The nearest railway station is in Market Rasen (10.8km)	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Hemswell Cliff approximately 5.4 km from Glentham.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Normanby by Spital approximately 2000m from the site. The nearest secondary school is located in Kirton Lindsey approximately 6.4 miles from the site.	

Site Ref: WL/GLH/005			Site Address: Land adjacent to the Old Chapel House, High Street, Glentham
Area (ha): 1.36			Settlement Hierarchy Category: Small Villages
Site Capacity: 23			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/GLH/006		Site Address: Land to the east of Washdyke Lane, Glentham		
Area (ha): 2.88		Settlement Hierarchy Category: Small Villages		
Site Capacity: 43		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Waddingham approximately 3.8 miles away.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Bishop Norton Road Play Area). The site is not of a scale that 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.	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/GLH/006		Site Address: Land to the east of Washdyke Lane, Glentham	
Area (ha): 2.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		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 an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is adjacent to the Glentham Conservation Area. There is potential for adverse impacts on the setting of the listed building and Conservation Area.	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.	
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.	

Site Ref: WL/GLH/006		Site Address: Land to the east of Washdyke Lane, Glentham	
Area (ha): 2.88		Settlement Hierarchy Category: Small Villages	
Site Capacity: 43		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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	-	Around 5% of the site falls within Flood Zone 3.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Glentham. The site is 450m from the nearest bus stop.	
13.2 Sustainable travel modes	-	The site is 450m from the nearest bus stop. The nearest railway station is in Market Rasen (10.6km)	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Hemswell Cliff approximately 5.7 km from Glentham.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Normanby by Spital approximately 3,050m from the site. The nearest secondary school is located in Kirton Lindsey approximately 5.9 miles from the site.	

Site Ref: WL/GLH/006			Site Address: Land to the east of Washdyke Lane, Glentham
Area (ha): 2.88			Settlement Hierarchy Category: Small Villages
Site Capacity: 43			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/GLH/007		Site Address: Land to West of Bishop Norton Road and north of Seggimore Farm Cottage, Glentham		
Area (ha): 2.18		Settlement Hierarchy Category: Small Villages		
Site Capacity: 33		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Waddingham approximately 3.6 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Bishop Norton Road Play Area). The site is not of a scale that 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.	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/GLH/007		Site Address: Land to West of Bishop Norton Road and north of Seggimore Farm Cottage, Glentham	
Area (ha): 2.18		Settlement Hierarchy Category: Small Villages	
Site Capacity: 33		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 an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed Seggimoor Farm House and within 200m of Glentham Conservation Area. However, development at the site is unlikely to cause adverse impacts on this heritage asset as there is existing built development between them.</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.	
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			

Site Ref: WL/GLH/007			Site Address: Land to West of Bishop Norton Road and north of Seggimore Farm Cottage, Glentham
Area (ha): 2.18			Settlement Hierarchy Category: Small Villages
Site Capacity: 33			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
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 entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Glentham. The site is 560m from the nearest bus stop.	
13.2 Sustainable travel modes	-	The site is 560m from the nearest bus stop. The nearest railway station is in Market Rasen (11km)	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Hemswell Cliff approximately 5.5 km from Glentham.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Normanby by	

Site Ref: WL/GLH/007		Site Address: Land to West of Bishop Norton Road and north of Seggimore Farm Cottage, Glentham	
Area (ha): 2.18		Settlement Hierarchy Category: Small Villages	
Site Capacity: 33		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		Spital approximately 2500m from the site. The nearest secondary school is located in Kirton Lindsey approximately 6.2 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Great Limber

WL/GLIM/002

Site Ref: WL/GLIM/002		Site Address: High Street, Great Limber	
Area (ha): 0.89		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Keelby approximately 1.8 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Village Hall Recreation Area). The site is not of a scale that is likely to provide new open space on-site.	
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	--/?	Natural England has identified the following priority habitats on the site (listed in Section 41 of the NERC Act): Deciduous Woodland. However there is some uncertainty of this due to lack of habitat data. The site is adjacent to Mausoleum Woods LWS.	Parts of the site could be of high environmental value due to the potential presence of priority habitats. Ecological surveys and assessments should be undertaken prior to

Site Ref: WL/GLIM/002		Site Address: High Street, Great Limber	
Area (ha): 0.89		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The site falls within a BOM area: Ecological network - high quality and ecological network - opportunity for management.	development and should be used to inform development proposals. 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 an 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	-/?	The site is within the Great Limber Conservation Area and adjacent to Brocklesby Park Registered Historic Park and Garden.	Development should be sensitive to nearby heritage assets and their setting

Site Ref: WL/GLIM/002		Site Address: High Street, Great Limber	
Area (ha): 0.89		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		<p>The site is within 250m of Camera of The Knights Hospitallers, Medieval Settlement and Cultivation Remains, Post-Medieval House and Gardens Scheduled Monument, Grade 1 listed Mausoleum, Wall and Screen and Church of St Peter and a number of Grade II listed buildings.</p> <p>This site has the potential to cause harm to these heritage assets and/or their settings.</p>	<p>through appropriate use of design, materials, layout, boundary treatments and landscaping.</p> <p>Heritage impact assessment.</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.	
8.2 Noise Pollution	--/?	<p>The site is adjacent to the A18.</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 in non-agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation	+	The site is entirely within Flood Zone 1.	

Site Ref: WL/GLIM/002		Site Address: High Street, Great Limber	
Area (ha): 0.89		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives and Flood Risk	Likely Effects	Commentary	Proposed Mitigation
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Great Limber. The site is less than 50m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is less than 50m from the nearest bus stop. The nearest railway station is in Habrough (5km)	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Caistor approximately 8 km from Great Limber.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Keelby approximately 3500m from the site. The nearest secondary school is located in Caistor approximately 4.6 miles from the site.	
15. Local Economy			
15.1 Encourage and support local	0	The site would not result in a loss of employment land.	

Site Ref: WL/GLIM/002		Site Address: High Street, Great Limber	
Area (ha): 0.89		Settlement Hierarchy Category: Small Villages	
Site Capacity: 15		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
economy			
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Grasby

WL/GRA/001

Site Ref: WL/GRA/001		Site Address: Land West of Station Road, Grasby		
Area (ha): 1.47		Settlement Hierarchy Category: Small Villages		
Site Capacity: 25		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Caistor approximately 2.9 miles away.		
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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.	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/GRA/001		Site Address: Land West of Station Road, Grasby	
Area (ha): 1.47		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is unlikely to cause adverse impacts on heritage assets and/or their settings.	
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.	
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.	

Site Ref: WL/GRA/001		Site Address: Land West of Station Road, Grasby	
Area (ha): 1.47		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Grasby. The site is 250m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 250m from the nearest bus stop. The nearest railway station is in Barnetby (6km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is within 5km from Caistor Town Centre The nearest designated employment area is in Caistor approximately 3.7 km from Grasby.	
14.2 Education, training and learning	-/?	The nearest primary school is located in the village approximately 480m from the site. The nearest secondary school is located in Caistor approximately 2.6 miles from the site.	

Site Ref: WL/GRA/001		Site Address: Land West of Station Road, Grasby	
Area (ha): 1.47		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Holton le Moor

WL/HOLT/001

Site Ref: WL/HOLT/001		Site Address: Land east of Holton Road, Holton le Moor	
Area (ha): 5.41		Settlement Hierarchy Category: Small Villages	
Site Capacity: 81		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Caistor approximately 3.1 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is not within 400m of existing open space. The site is of a scale that could provide a small amount of new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Holton le Moor Park LWS. 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

Site Ref: WL/HOLT/001		Site Address: Land east of Holton Road, Holton le Moor	
Area (ha): 5.41		Settlement Hierarchy Category: Small Villages	
Site Capacity: 81		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			such parts.
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.	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>The site is adjacent to Holton le Moor Conservation area.</p> <p>The site is within 250m of Grade II* Holton Hall, and Grade II listed Church of Saint Luke, Broughton Farmhouse and Stables at Holton Hall.</p> <p>This site has the potential to cause harm to these heritage assets and/or their settings.</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.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	
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</p>	The extent of noise pollution resulting from the proposal could be minimised through careful design and construction management methods

Site Ref: WL/HOLT/001		Site Address: Land east of Holton Road, Holton le Moor	
Area (ha): 5.41		Settlement Hierarchy Category: Small Villages	
Site Capacity: 81		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Holton le Moor. The site is 250m 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 250m from the nearest bus stop. The nearest railway station is in Market Rasen (9.6km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is within 5km from Caistor Town Centre The nearest designated employment area is in Nettleton approximately 4.1 km from Holton le Moor.	

Site Ref: WL/HOLT/001		Site Address: Land east of Holton Road, Holton le Moor	
Area (ha): 5.41		Settlement Hierarchy Category: Small Villages	
Site Capacity: 81		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	-/?	<p>The nearest primary school is located in the village approximately 3300m from the site.</p> <p>The nearest secondary school is located in Caistor approximately 2.9 miles from the site.</p>	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Ingham

WL/ING/001

Site Ref: WL/ING/003C		Site Address: Land off Grange Lane, Ingham	
Area (ha): 3.38		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 60		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	The nearest GP surgery is located in the village 645m away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Ingham Playing Fields). The site is of a scale that could provide a small amount of new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	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/003C		Site Address: Land off Grange Lane, Ingham	
Area (ha): 3.38		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 60		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 falls within an 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	-/?	The site contains Grade II listed Grange Farmhouse. The site is within 250m of Ingham Conservation Area.	Heritage impact assessment
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.	
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	

Site Ref: WL/ING/003C		Site Address: Land off Grange Lane, Ingham	
Area (ha): 3.38		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 60		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Ingham. The site is 85m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 85m from the nearest bus stop. The nearest railway station is in Saxilby (9.5km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is at the Lincolnshire Showground approximately 5 km from Ingham.	
14.2 Education, training and learning	-/?	The nearest primary school is located in the village approximately 480m from the site. The nearest secondary school is located in Welton	

Site Ref: WL/ING/003C			Site Address: Land off Grange Lane, Ingham		
Area (ha): 3.38			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 60			Greenfield/Brownfield: Mixed		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages		
SA Objectives		Likely Effects	Commentary		Proposed Mitigation
			approximately 4.5 miles from the site.		
15. Local Economy					
15.1 Encourage and support local economy		0	The site would not result in a loss of employment land.		
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Site Ref: WL/ING/002		Site Address: Land off Church Hill, Ingham		
Area (ha): 7.21		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 108		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		++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		+	The nearest GP surgery is located in the village 320m away.	
2.2 Opportunities for healthy lifestyles		++	The site is not within 400m of existing open space. The site is of a scale that could provide new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green 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/ING/002		Site Address: Land off Church Hill, Ingham	
Area (ha): 7.21		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 108		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 falls within an 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	0/?	<p>The site is in close proximity to Ingham Conservation Area.</p> <p>The site is within 250m of Grade II listed Church of All Saints, Grange Farmhouse and Jubilee Terrace Cottages.</p> <p>However, development at the site is unlikely to cause adverse impacts on these 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.	
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			

Site Ref: WL/ING/002		Site Address: Land off Church Hill, Ingham	
Area (ha): 7.21		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 108		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
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	--	The site falls within a Limestone Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Ingham. The site is 560m 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 560m from the nearest bus stop. The nearest railway station is in Saxilby (10.1km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is at the Lincolnshire Showground approximately 5 km from Ingham.	

Site Ref: WL/ING/002		Site Address: Land off Church Hill, Ingham	
Area (ha): 7.21		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 108		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	-/?	<p>The nearest primary school is located in the village approximately 500m from the site.</p> <p>The nearest secondary school is located in Welton approximately 4.6 miles 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 a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/ING/003		Site Address: Land east of Lincoln Road, Ingham		
Area (ha): 8.25		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		++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		++	The nearest GP surgery is located in the village 160m away.	
2.2 Opportunities for healthy lifestyles		++	The site is within 400m of existing open space (Ingham Playing Fields). The site is of a scale that could provide new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green 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/ING/003		Site Address: Land east of Lincoln Road, Ingham	
Area (ha): 8.25		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
5. Landscape and Townscape	--/?	The site falls within an 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	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Ingham Conservation Area.</p> <p>The site adjacent to the east has been surveyed and found to contain upstanding earthworks of medieval settlement, and similar remains may have once existed here that have since been levelled.</p> <p>However, the site is unlikely to cause adverse impacts on the setting of the Conservation Area, as it is well screened by existing development.</p>	Archaeological evaluation prior to determination of 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.	
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

Site Ref: WL/ING/003		Site Address: Land east of Lincoln Road, Ingham	
Area (ha): 8.25		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
		noise pollution would be limited to normal residential activities.	methods
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	The site is greenfield 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Ingham. The site is 85m 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 85m from the nearest bus stop. The nearest railway station is in Saxilby (9.5km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is at the	

Site Ref: WL/ING/003		Site Address: Land east of Lincoln Road, Ingham	
Area (ha): 8.25		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
		Lincolnshire Showground approximately 5 km from Ingham.	
14.2 Education, training and learning	-/?	The nearest primary school is located in the village approximately 480m from the site. The nearest secondary school is located in Welton approximately 4.5 miles 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 a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/ING/003C		Site Address: Site C, Land east of Lincoln Road, Ingham		
Area (ha): 3.39		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 51		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		++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		++	The nearest GP surgery is located in the village 160m away.	
2.2 Opportunities for healthy lifestyles		++	The site is within 400m of existing open space (Ingham Playing Fields). The site is of a scale that could provide a small amount of new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental				
4. Biodiversity and Green Infrastructure				
4.1 Conserve and enhance biodiversity and geodiversity		0/?	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/ING/003C		Site Address: Site C, Land east of Lincoln Road, Ingham	
Area (ha): 3.39		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 51		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 falls within an 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	0/?	There are no heritage assets within the site boundary. The site is within 250m of Ingham Conservation Area. However, the site is unlikely to cause adverse impacts on the setting of the Conservation Area, as it is well screened by existing 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.	
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.	

Site Ref: WL/ING/003C		Site Address: Site C, Land east of Lincoln Road, Ingham	
Area (ha): 3.39		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 51		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Ingham. The site is 85m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 85m from the nearest bus stop. The nearest railway station is in Saxilby (9.5km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is at the Lincolnshire Showground approximately 5 km from Ingham.	
14.2 Education, training and learning	-/?	The nearest primary school is located in the village approximately 480m from the site. The nearest secondary school is located in Welton approximately 4.5 miles from the site.	

Site Ref: WL/ING/003C			Site Address: Site C, Land east of Lincoln Road, Ingham		
Area (ha): 3.39			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 51			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium 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.		
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Site Ref: WL/ING/003D		Site Address: Land at Ingham Road, Ingham	
Area (ha): 4.35		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 65		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++	The nearest GP surgery is located in the village 160m away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Ingham Playing Fields). The site is of a scale that could provide a small amount of new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	0/?	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/ING/003D		Site Address: Land at Ingham Road, Ingham	
Area (ha): 4.35		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 65		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 falls within an 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	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Ingham Conservation Area.</p> <p>The site adjacent to the east has been surveyed and found to contain upstanding earthworks of medieval settlement, and similar remains may have once existed here that have since been levelled.</p> <p>However, the site is unlikely to cause adverse impacts on the setting of the Conservation Area, as it is well screened by existing development.</p>	Archaeological evaluation prior to determination of 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.	
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

Site Ref: WL/ING/003D		Site Address: Land at Ingham Road, Ingham	
Area (ha): 4.35		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 65		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.	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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Ingham. The site is 85m 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 85m from the nearest bus stop. The nearest railway station is in Saxilby (9.5km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is at the	

Site Ref: WL/ING/003D		Site Address: Land at Ingham Road, Ingham	
Area (ha): 4.35		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 65		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		Lincolnshire Showground approximately 5 km from Ingham.	
14.2 Education, training and learning	-/?	<p>The nearest primary school is located in the village approximately 480m from the site.</p> <p>The nearest secondary school is located in Welton approximately 4.5 miles from the site.</p>	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/ING/004		Site Address: Stow Road, Ingham	
Area (ha): 7.75		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 116		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++	The nearest GP surgery is located in the village 100m away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (adjacent to Ingham Playing Fields). The site is of a scale that could provide new open space provision on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green 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/ING/004		Site Address: Stow Road, Ingham	
Area (ha): 7.75		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 116		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 within 200m of an 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	0/?	There are no heritage assets within the site boundary. The site is within 250m of Ingham Conservation Area. The site is within 250m of Grade II Ingham School.	
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.	
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.	

Site Ref: WL/ING/004		Site Address: Stow Road, Ingham	
Area (ha): 7.75		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 116		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Ingham. The site is 100m 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 100m from the nearest bus stop. The nearest railway station is in Saxilby (9.5km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is at the Lincolnshire Showground approximately 5 km from Ingham.	
14.2 Education, training and learning	+/?	The nearest primary school is located in the village approximately 280m from the site. The nearest secondary school is located in Welton approximately 4.7 miles from the site.	New development should seek to provide improved cycling, pedestrian and bus routes to facilitate sustainable access to

Site Ref: WL/ING/004			Site Address: Stow Road, Ingham		
Area (ha): 7.75			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 116			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages		
SA Objectives		Likely Effects	Commentary		Proposed Mitigation
					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.		
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Site Ref: WL/ING/005		Site Address: Land east of Saxon Way, Ingham	
Area (ha): 1.05		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 18		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++	The nearest GP surgery is located in the village 330m away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Ingham Playing Fields). The site is not of a scale that 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.	
5. Landscape and Townscape	--/?	The site falls within an AGLV.	Development should seek to ensure appropriate

Site Ref: WL/ING/005		Site Address: Land east of Saxon Way, Ingham	
Area (ha): 1.05		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 18		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is adjacent to Ingham Conservation Area.</p> <p>The site is within 250m of Grade II Church of All Saints and Jubilee Terrace Cottages.</p> <p>However, the site is unlikely to cause adverse impacts on the setting of the Conservation Area, or the church, as it is well screened by existing development and vegetation.</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.	
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			

Site Ref: WL/ING/005		Site Address: Land east of Saxon Way, Ingham	
Area (ha): 1.05		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 18		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
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	--	The site falls within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	Development should minimise the risk of surface water flooding through use of layout, drainage strategies and SuDs.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Ingham. The site is 300m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 300m from the nearest bus stop. The nearest railway station is in Saxilby (10km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is at the Lincolnshire Showground approximately 5 km from Ingham.	

Site Ref: WL/ING/005		Site Address: Land east of Saxon Way, Ingham	
Area (ha): 1.05		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 18		Greenfield/Brownfield: Mixed	
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	-/?	<p>The nearest primary school is located in the village approximately 275m from the site.</p> <p>The nearest secondary school is located in Welton approximately 4.6 miles from the site.</p>	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Laughterton

WL/KET/001

Site Ref: WL/KET/001		Site Address: Rear of Bredon, Sallie Bank Lane, Laughterton		
Area (ha): 1.20		Settlement Hierarchy Category: Small Villages		
Site Capacity: 20		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Torksey approximately 2 miles away.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Farm Close Play Area). The site is not of a scale that 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/KET/001		Site Address: Rear of Bredon, Sallie Bank Lane, Laughterton	
Area (ha): 1.20		Settlement Hierarchy Category: Small Villages	
Site Capacity: 20		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 an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary or within the village.	
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.	
8.2 Noise Pollution	-/?	The site is less than 100m from the A1133. 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	--	The site falls within a Sand and Gravel Mineral Safeguarding Area.	

Site Ref: WL/KET/001		Site Address: Rear of Bredon, Sallie Bank Lane, Laughterton	
Area (ha): 1.20		Settlement Hierarchy Category: Small Villages	
Site Capacity: 20		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
12. Climate Change Adaptation and Flood Risk	-	The site is entirely within Flood Zone 2 with approximately 35% of the site in Flood Zone 3.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Laughterton. The site is 180m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 180m from the nearest bus stop. The nearest railway station is in Saxilby (5.4km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Saxilby approximately 7.4 km from Laughterton.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Newton on Trent approximately 1400m from the site. The nearest secondary school is located in Tuxford approximately 6.4 miles from the site.	
15. Local Economy			
15.1 Encourage and support local	0	The site would not result in a loss of employment land.	

Site Ref: WL/KET/001			Site Address: Rear of Bredon, Sallie Bank Lane, Laughterton		
Area (ha): 1.20			Settlement Hierarchy Category: Small Villages		
Site Capacity: 20			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives		Likely Effects	Commentary		Proposed Mitigation
economy					
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Site Ref: WL/KET/005		Site Address: Land west of A1133, Laughterton		
Area (ha): 3.28		Settlement Hierarchy Category: Small Villages		
Site Capacity: 49		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Torksey approximately 2 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Farm Close Play Area). The site is not of a scale that 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 not within 500m of a designated wildlife site. The site is mainly 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

Site Ref: WL/KET/005		Site Address: Land west of A1133, Laughterton	
Area (ha): 3.28		Settlement Hierarchy Category: Small Villages	
Site Capacity: 49		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary or within the village.	
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.	
8.2 Noise Pollution	--/?	The site is immediately adjacent to the A1133. 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 in Grade 3	

Site Ref: WL/KET/005		Site Address: Land west of A1133, Laughterton	
Area (ha): 3.28		Settlement Hierarchy Category: Small Villages	
Site Capacity: 49		Greenfield/Brownfield: Mixed	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		Agricultural land.	
9.2 Minerals Resource	--	The site falls within a Sand and Gravel Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site is entirely within Flood Zone 2.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Laughterton. The site is 430m from the nearest bus stop.	
13.2 Sustainable travel modes	-	The site is 430m from the nearest bus stop. The nearest railway station is in Saxilby (5.7km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Saxilby approximately 7.4 km from Laughterton.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Newton on Trent approximately 1160m from the site. The nearest secondary school is located in Tuxford	

Site Ref: WL/KET/005			Site Address: Land west of A1133, Laughterton		
Area (ha): 3.28			Settlement Hierarchy Category: Small Villages		
Site Capacity: 49			Greenfield/Brownfield: Mixed		
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages		
SA Objectives		Likely Effects	Commentary		Proposed Mitigation
			approximately 6.2 miles from the site.		
15. Local Economy					
15.1 Encourage and support local economy		0	The site would not result in a loss of employment land.		
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Kexby

WL/KEX/001

Site Ref: WL/KEX/001		Site Address: Land north of Westgate, Kexby		
Area (ha): 0.72		Settlement Hierarchy Category: Small Villages		
Site Capacity: 12		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Scotter approximately 0.8 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Upton and Kexby Playing Fields and Upton Road Play Area). The site is not of a scale that 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/KEX/001		Site Address: Land north of Westgate, Kexby	
Area (ha): 0.72		Settlement Hierarchy Category: Small Villages	
Site Capacity: 12		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 located within the Upton and Kexby 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 unlikely to result in adverse impacts on heritage assets and/or their settings.	
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.	
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	--	The site falls within a Sand and Gravel Mineral Safeguarding Area.	

Site Ref: WL/KEX/001		Site Address: Land north of Westgate, Kexby	
Area (ha): 0.72		Settlement Hierarchy Category: Small Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Kexby. The site is within 50m of the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is within 50m of the nearest bus stop. The nearest railway station is in Gainsborough (5.8km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Gainsborough approximately 4.7km from Kexby.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Scotter approximately 1480m from the site. The nearest secondary school is located in Kirton In Lindsey approximately 3.3 miles from the site.	
15. Local Economy			

Site Ref: WL/KEX/001		Site Address: Land north of Westgate, Kexby	
Area (ha): 0.72		Settlement Hierarchy Category: Small Villages	
Site Capacity: 12		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Newton on Trent

WL/NOT/001

Site Ref: WL/NOT/001		Site Address: Land West of High Street, Newton on Trent		
Area (ha): 16.87		Settlement Hierarchy Category: Small Villages		
Site Capacity: 253		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		++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Torksey approximately 2.8 miles away.	
2.2 Opportunities for healthy lifestyles		++	The site is within 400m of existing open space (Dunham Road Play Area and Newton on Trent Playing Fields). The site is of a scale that is 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 wholly within a BOM area: Ecological network - opportunity for management.	Proposals should avoid development on BOM Opportunity for Management Areas where possible.

Site Ref: WL/NOT/001		Site Address: Land West of High Street, Newton on Trent	
Area (ha): 16.87		Settlement Hierarchy Category: Small Villages	
Site Capacity: 253		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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 not within an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II* Church of St Peter.</p> <p>The site is unlikely to result in adverse impacts on heritage assets and/or their settings as there is existing built development between the site and this heritage asset.</p>	
7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			

Site Ref: WL/NOT/001		Site Address: Land West of High Street, Newton on Trent	
Area (ha): 16.87		Settlement Hierarchy Category: Small Villages	
Site Capacity: 253		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	
8.2 Noise Pollution	-/?	<p>The site is within close proximity to the A1133.</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 Grade 3 Agricultural land.	
9.2 Minerals Resource	--	The site falls within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	-	The site falls entirely within Flood Zone 2, with around 31% within Flood Zone 3.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	<p>There is no designated Centre in Newton on Trent.</p> <p>The site is 520m from the nearest bus stop.</p>	<p>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 520m from the nearest bus stop.</p> <p>The nearest railway station is in Saxilby (6.2km).</p>	<p>New development should seek to maximise used of sustainable modes of transport and reduce</p>

Site Ref: WL/NOT/001			Site Address: Land West of High Street, Newton on Trent
Area (ha): 16.87			Settlement Hierarchy Category: Small Villages
Site Capacity: 253			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Saxilby approximately 8km from Newton on Trent.	
14.2 Education, training and learning	+/?	The nearest primary school is located in the village approximately 180m from the site. The nearest secondary school is located in Tuxford approximately 5.8 miles 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 a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Nettleton

WL/NTON/002

Site Ref: WL/NTON/002		Site Address: Land to the north of Nettleton village, Nettleton	
Area (ha): 21.76		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 261		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Caistor approximately 0.8 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Draycot Amenity Space, Draycot Play Area). The site is of a scale that is 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 within 500m of Nettleton Hill, West and Nettleton Wold Pasture Local Wildlife Site and Fonaby Sand Pit Local Geological Site. The site is mainly within a BOM area: Opportunity for	Proposals should prioritise any Opportunity for Creation areas within the development site for habitat creation.

Site Ref: WL/NTON/002		Site Address: Land to the north of Nettleton village, Nettleton	
Area (ha): 21.76		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 261		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		Creation.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.
4.2 Local Green Space	0	The site is not within a designated Local Green Space.	
5. Landscape and Townscape	--/?	<p>The site is partly within an AGLV and the Caistor and Nettleton Green Wedge.</p> <p>The site is located within 200m of the Lincolnshire Wolds AONB.</p>	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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed Nettleton House and Pelham House.</p> <p>The site is unlikely to result in adverse impacts on heritage assets and/or their settings.</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.	
8.2 Noise Pollution	--/?	The site is immediately adjacent to the A46.	The extent of noise pollution

Site Ref: WL/NTON/002		Site Address: Land to the north of Nettleton village, Nettleton	
Area (ha): 21.76		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 261		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.	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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Nettleton. The site is 200m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 200m from the nearest bus stop. The nearest railway station is in Barnetby (10km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	++	The site is 1,200m from Caistor Town Centre.	

Site Ref: WL/NTON/002			Site Address: Land to the north of Nettleton village, Nettleton
Area (ha): 21.76			Settlement Hierarchy Category: Medium Villages
Site Capacity: 261			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest designated employment area is in Caistor approximately 660m from Nettleton.	
14.2 Education, training and learning	+/?	<p>The nearest primary school is located in the village approximately 275m from the site.</p> <p>The nearest secondary school is located in Market Rasen approximately 3.6 miles from the site.</p>	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

North Greetwell

WL/NHAM/029

Site Ref: WL/NHAM/029			Site Address: Land rear of Lodge Farmhouse, Lodge Lane, North Greetwell		
Area (ha): 5.13			Settlement Hierarchy Category: Small Villages		
Site Capacity: 96			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		++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.		
2. Health and Wellbeing					
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Nettleham approximately 0.4 miles away.		
2.2 Opportunities for healthy lifestyles		++	The site is within 400m of existing open space (Mulsanne Park Playing Fields). The site is of a scale that is 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

Site Ref: WL/NHAM/029			Site Address: Land rear of Lodge Farmhouse, Lodge Lane, North Greetwell
Area (ha): 5.13			Settlement Hierarchy Category: Small Villages
Site Capacity: 96			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.	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 unlikely to result in adverse impacts on heritage assets and/or their settings.	
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.	
8.2 Noise Pollution	0/?	The site is immediately adjacent to the A46. 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 construction management methods
9. Natural Resources – Land Use and Soils			

Site Ref: WL/NHAM/029		Site Address: Land rear of Lodge Farmhouse, Lodge Lane, North Greetwell	
Area (ha): 5.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 96		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land	--	The site is greenfield located mainly in Grade 2 Agricultural land, with a small proportion in 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in North Greetwell. The site is 430m from the nearest bus stop. This would only be accessible through the adjoining site WL/NHAM/016.	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 430m from the nearest bus stop. The nearest railway station is in Lincoln (5.5 km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Lincoln approximately 3 km from North Greetwell.	

Site Ref: WL/NHAM/029		Site Address: Land rear of Lodge Farmhouse, Lodge Lane, North Greetwell	
Area (ha): 5.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 96		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	--/?	<p>The nearest primary school is located in Nettleham approximately 1223m from the site.</p> <p>The nearest secondary school is located in Cherry Willingham approximately 1.1 miles 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	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

North Kelsey

WL/NKEL/001

Site Ref: WL/NKEL/001		Site Address: Land west of Little London Lane, north of Little London House, North Kelsey		
Area (ha): 2.37		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 36		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Brigg approximately 4 miles away.		
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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 not within 500m of a designated wildlife site. The site is not within a BOM area but is immediately adjacent to 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.		

Site Ref: WL/NKEL/001		Site Address: Land west of Little London Lane, north of Little London House, North Kelsey	
Area (ha): 2.37		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 36		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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is unlikely to result in adverse impacts on heritage assets and/or their settings.	
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.	
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.	

Site Ref: WL/NKEL/001			Site Address: Land west of Little London Lane, north of Little London House, North Kelsey
Area (ha): 2.37			Settlement Hierarchy Category: Medium Villages
Site Capacity: 36			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in North Kelsey. The site is 580m from the nearest bus stop.	
13.2 Sustainable travel modes	-	The site is 580m from the nearest bus stop. The nearest railway station is in Brigg (6km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Caistor approximately 6km from North Kelsey.	
14.2 Education, training and learning	+/?	The nearest primary school is located in the village approximately 320m from the site. The nearest secondary school is located in Brigg	

Site Ref: WL/NKEL/001		Site Address: Land west of Little London Lane, north of Little London House, North Kelsey	
Area (ha): 2.37		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 36		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		approximately 4.2 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/NKEL/004		Site Address: Land east of Cemetery Lane, north of Cemetery, North Kelsey		
Area (ha): 3.78		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 57		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		++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Caistor approximately 4.1 miles away.	
2.2 Opportunities for healthy lifestyles		++	The site is not within 400m of existing open space. The site is of a scale that could provide a small amount of 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/NKEL/004		Site Address: Land east of Cemetery Lane, north of Cemetery, North Kelsey	
Area (ha): 3.78		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 57		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.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is unlikely to result in adverse impacts on heritage assets and/or their settings.	
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.	
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.	

Site Ref: WL/NKEL/004		Site Address: Land east of Cemetery Lane, north of Cemetery, North Kelsey	
Area (ha): 3.78		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 57		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in North Kelsey. The site is 470m from the nearest bus stop.	
13.2 Sustainable travel modes	-	The site is 470m from the nearest bus stop. The nearest railway station is in Brigg (6.4km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Caistor approximately 6km from North Kelsey.	
14.2 Education, training and learning	+/?	The nearest primary school is located in the village approximately 390m from the site. The nearest secondary school is located in Brigg approximately 4.2 miles from the site.	

Site Ref: WL/NKEL/004		Site Address: Land east of Cemetery Lane, north of Cemetery, North Kelsey	
Area (ha): 3.78		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 57		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Osgodby

WL/OSG/006

Site Ref: WL/OSG/006		Site Address: Land bordering east of Washdyke Lane, Osgodby	
Area (ha): 2.09		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Market Rasen approximately 3.2 miles away.	
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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.	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/OSG/006		Site Address: Land bordering east of Washdyke Lane, Osgodby	
Area (ha): 2.09		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		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 an AONB, AGLV or Green Wedge.	Development should be sensitive to the rural character of the area and enhance the sense of place through appropriate layout, design, scale and landscaping.
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is unlikely to result in adverse impacts on heritage assets and/or their settings.	
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.	
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.	

Site Ref: WL/OSG/006		Site Address: Land bordering east of Washdyke Lane, Osgodby	
Area (ha): 2.09		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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 mainly within Flood Zone 2 with around 48% of the site in Flood Zone 3.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Osgodby. The site is 620m from the nearest bus stop.	
13.2 Sustainable travel modes	-	The site is 620m from the nearest bus stop. The nearest railway station is in Market Rasen (5.2km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is 4.8km from Market Rasen Town Centre. The nearest designated employment area is in Market Rasen approximately 4.2km from Osgodby.	
14.2 Education, training and learning	+/?	The nearest primary school is located in the village approximately 275m from the site. The nearest secondary school is located in Market Rasen approximately 3.6 miles from the site.	

Site Ref: WL/OSG/006			Site Address: Land bordering east of Washdyke Lane, Osgodby		
Area (ha): 2.09			Settlement Hierarchy Category: Small Villages		
Site Capacity: 31			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.		
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Owmby by Spital

WL/OWM/001

Site Ref: WL/OWM/001		Site Address: Vicarage Field, Owmbly by Spital		
Area (ha): 5.86		Settlement Hierarchy Category: Small Villages		
Site Capacity: 88		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		++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Ingham approximately 4.2 miles away.	
2.2 Opportunities for healthy lifestyles		++	The site is not within 400m of existing open space. The site is of a scale that 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 Brightwater Green Burial Meadow and Highgate Lane Verges LWSs. 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

Site Ref: WL/OWM/001		Site Address: Vicarage Field, Owmbly by Spital	
Area (ha): 5.86		Settlement Hierarchy Category: Small Villages	
Site Capacity: 88		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			such parts.
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 Owmbly-by-Spital/Normanby-by-Spital 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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade 1 listed Church of St Peter and St Paul and Grade II listed Manor House.</p> <p>However, the site is unlikely to result in adverse impacts on heritage assets and/or their settings as there is existing built development between the site and these 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.	
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

Site Ref: WL/OWM/001		Site Address: Vicarage Field, Owmbly by Spital	
Area (ha): 5.86		Settlement Hierarchy Category: Small Villages	
Site Capacity: 88		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		noise pollution would be limited to normal residential activities.	methods
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	--	The site is greenfield 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Owmbly by Spital. The site is 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 300m from the nearest bus stop. The nearest railway station is in Market Rasen (11km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Hemswell	

Site Ref: WL/OWM/001		Site Address: Vicarage Field, Owmbly by Spital	
Area (ha): 5.86		Settlement Hierarchy Category: Small Villages	
Site Capacity: 88		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		Cliff approximately 6km from Owmbly by Spital.	
14.2 Education, training and learning	-/?	The nearest primary school is located in Normanby by Spital approximately 600m from the site. The nearest secondary school is located in Welton approximately 5 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Reepham

WL/REEP/007

Site Ref: WL/REEP/007		Site Address: Land to the west of Kennel Lane, Reepham	
Area (ha): 40.09		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 481		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	+	The nearest GP surgery is located in Cherry Willingham 0.8 approximately miles away.	
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, Reepham playing field, Manor Rise play area and Cherry Willingham Community School playing fields).</p> <p>The site is of a scale which is 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>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 design of buildings, such as through bat roosting and/or

Site Ref: WL/REEP/007			Site Address: Land to the west of Kennel Lane, Reepham
Area (ha): 40.09			Settlement Hierarchy Category: Medium Villages
Site Capacity: 481			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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 partly within the Cherry Willingham/Reepham 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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 100m of Reepham Conservation Area and 250m of Grade II listed The Old Manor House and Lawris Cottage.</p> <p>The site is unlikely to result in adverse impacts on heritage assets and/or their settings.</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.</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/?	The site is not within close proximity to the strategic road	The extent of noise pollution

Site Ref: WL/REEP/007		Site Address: Land to the west of Kennel Lane, Reepham	
Area (ha): 40.09		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 481		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		network or a railway line. New development would create short term noise pollution during the construction phases. Once built noise pollution would be limited to normal residential activities.	resulting from the 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 mainly within Flood Zone 1, with a small area in Flood Zone 2 and 3.	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 the nearest designated Centre (Cherry Willingham Village Centre). The site is within 50m 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 50m of the nearest bus stop. The nearest railway station is in Lincoln, approximately 6.2 km away.	New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.

Site Ref: WL/REEP/007			Site Address: Land to the west of Kennel Lane, Reepham		
Area (ha): 40.09			Settlement Hierarchy Category: Medium Villages		
Site Capacity: 481			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 nearest designated employment area is in Lincoln approximately 3.5 km from Reepham.		
14.2 Education, training and learning		+/?	The nearest primary school is located within the village approximately 580m from the site. The nearest secondary school is located in Cherry Willingham approximately 0.2 miles 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.		
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Rothwell

WL/ROTH/002

Site Ref: WL/ROTH/002		Site Address: Land at Villa Offices, Rothwell		
Area (ha): 0/83		Settlement Hierarchy Category: Small Villages		
Site Capacity: 14		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Caistor approximately 2.2 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Partridge Drive Play Area). The site is not of a scale that 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/ROTH/002		Site Address: Land at Villa Offices, Rothwell	
Area (ha): 0/83		Settlement Hierarchy Category: Small Villages	
Site Capacity: 14		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 an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is adjacent to Grade II listed Rothwell Villa. There is potential for adverse impacts on the setting of this listed building.	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	-/?	The site falls within Source Protection Zone 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	
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	+	The site falls entirely within Flood Zone 1.	

Site Ref: WL/ROTH/002		Site Address: Land at Villa Offices, Rothwell	
Area (ha): 0/83		Settlement Hierarchy Category: Small Villages	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives and Flood Risk	Likely Effects	Commentary	Proposed Mitigation
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Rothwell. There is no bus stop in Rothwell. There is a CallConnect bus service.	
13.2 Sustainable travel modes	--	There is no bus stop in Rothwell. There is a CallConnect bus service. The nearest railway station is in Market Rasen (12km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is within 5km of Caistor Town Centre. The nearest designated employment area is in Caistor approximately 4.8km from Rothwell.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Caistor approximately 3770m from the site. The nearest secondary school is located in Caistor approximately 2.1 miles from the site.	
15. Local Economy			

Site Ref: WL/ROTH/002		Site Address: Land at Villa Offices, Rothwell	
Area (ha): 0/83		Settlement Hierarchy Category: Small Villages	
Site Capacity: 14		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/ROTH/003		Site Address: Land at Villa Paddock, Partridge Drive, Rothwell		
Area (ha): 1.46		Settlement Hierarchy Category: Small Villages		
Site Capacity: 25		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Caistor approximately 2.2 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Partridge Drive Play Area). The site is not of a scale that 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.	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/ROTH/003		Site Address: Land at Villa Paddock, Partridge Drive, Rothwell	
Area (ha): 1.46		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		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 an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	-/?	There are no heritage assets within the site boundary. The site is in close proximity (less than 50m) to Grade II listed Rothwell Villa and within 250m of Grade II listed Blacksmiths Arms. There is potential for adverse impacts on the setting of these listed buildings.	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	-/?	The site falls within Source Protection Zone 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	
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.	

Site Ref: WL/ROTH/003		Site Address: Land at Villa Paddock, Partridge Drive, Rothwell	
Area (ha): 1.46		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
12. Climate Change Adaptation and Flood Risk	+	The site is mainly within Flood Zone 1, with a very small percentage in Flood Zone 3 along the southern boundary of the site.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Rothwell. There is no bus stop in Rothwell. There is a CallConnect bus service.	
13.2 Sustainable travel modes	--	There is no bus stop in Rothwell. There is a CallConnect bus service. The nearest railway station is in Market Rasen (12km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is within 5km of Caistor Town Centre. The nearest designated employment area is in Caistor approximately 4.8km from Rothwell.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Caistor approximately 3770m from the site. The nearest secondary school is located in Caistor approximately 2.1 miles from the site.	

Site Ref: WL/ROTH/003		Site Address: Land at Villa Paddock, Partridge Drive, Rothwell	
Area (ha): 1.46		Settlement Hierarchy Category: Small Villages	
Site Capacity: 25		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Scampton

WL/SCAM/001

Site Ref: WL/SCAM/001		Site Address: Land to the South West of Scampton Village	
Area (ha): 79.78		Settlement Hierarchy Category: Small Villages	
Site Capacity: 957		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Ingham 2.4 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is not within 400m of existing open space. The site is of a scale that is 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/SCAM/001			Site Address: Land to the South West of Scampton Village
Area (ha): 79.78			Settlement Hierarchy Category: Small Villages
Site Capacity: 957			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.	
5. Landscape and Townscape	--/?	The majority of the site falls within an 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	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is in close proximity (less than 50m) to Roman villa W of Scampton Cliff Farm Scheduled Monument.</p> <p>The site is within 250m of Grade II* Church of St John the Baptist, and Grade II 14 High Street and Old Rectory and Faggots End.</p> <p>However, the site is unlikely to result in adverse impacts on heritage assets and/or their settings as there is existing built development between the site and the listed buildings. The site is separated from the Scheduled Monument by the B1398 and hedgerows.</p>	
7. Natural Resources – Water	-/?	The site partly falls within Source Protection Zone 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	

Site Ref: WL/SCAM/001		Site Address: Land to the South West of Scampton Village	
Area (ha): 79.78		Settlement Hierarchy Category: Small Villages	
Site Capacity: 957		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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>
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	<p>The site is greenfield located in Grade 2 and 3 Agricultural land.</p>	
9.2 Minerals Resource	--	<p>The site falls within a Limestone Minerals Safeguarding Area.</p>	
12. Climate Change Adaptation and Flood Risk	+	<p>The site falls entirely within Flood Zone 1.</p>	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	<p>There is no designated Centre in Scampton.</p> <p>The site is 95m from the nearest bus stop.</p>	<p>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 95m from the nearest bus stop.</p> <p>The nearest railway station is in Saxilby (6.7km).</p>	<p>New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles</p>
Economic			

Site Ref: WL/SCAM/001		Site Address: Land to the South West of Scampton Village	
Area (ha): 79.78		Settlement Hierarchy Category: Small Villages	
Site Capacity: 957		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14. Employment			
14.1 Employment	+	<p>The site is further than 5km from a City or Town Centre.</p> <p>The nearest designated employment area is at the Lincolnshire Showground approximately 1.5km from Scampton.</p>	
14.2 Education, training and learning	+/?	<p>The nearest primary school is located in the village approximately 225m from the site.</p> <p>The nearest secondary school is located in Welton approximately 3.7 miles 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 a loss of employment land.</p>	
15.2 Protect and enhance hierarchy of centres	0	<p>The site is not within a Lincoln City Centre or a Town Centre.</p>	

Site Ref: WL/SCAM/005		Site Address: Land at corner of High Street, Scampton	
Area (ha): 0.91		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Ingham 2.4 miles away.	
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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.	
5. Landscape and Townscape	--/?	The majority of the site falls within an AGLV.	Development should seek to ensure appropriate design, layout and scale of buildings to minimise

Site Ref: WL/SCAM/005		Site Address: Land at corner of High Street, Scampton	
Area (ha): 0.91		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			impacts on nearby open landscapes.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is in close proximity (less than 50m) Grade II listed Old Rectory and Faggots End and less than 100m from Grade II* listed Church of St John the Baptist.</p> <p>However, the site is unlikely to cause adverse impacts on the setting of the Old Rectory listed buildings as it is well screened by vegetation.</p>	
7. Natural Resources – Water	-/?	The site partly falls within Source Protection Zone 2 and 3.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	
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.	

Site Ref: WL/SCAM/005		Site Address: Land at corner of High Street, Scampton	
Area (ha): 0.91		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Scampton. The site is 95m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 95m from the nearest bus stop. The nearest railway station is in Saxilby (7km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is at the Lincolnshire Showground approximately 1.8km from Scampton.	
14.2 Education, training and learning	+/?	The nearest primary school is located in the village approximately 100m from the site. The nearest secondary school is located in Welton approximately 3.7 miles from the site.	

Site Ref: WL/SCAM/005			Site Address: Land at corner of High Street, Scampton
Area (ha): 0.91			Settlement Hierarchy Category: Small Villages
Site Capacity: 16			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Scotton

WL/SCOT/001

Site Ref: WL/SCOT/01		Site Address: Land west of Westfield, Scotton	
Area (ha): 1.02		Settlement Hierarchy Category: Small Villages	
Site Capacity: 17		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Scotter 0.9 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Scotton Common East natural and semi-natural greenspace). The site is not of a scale that 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 Scotton Common East LWS. The site is wholly within a BOM area: Opportunity for creation.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts. Proposals should prioritise any Opportunity for creation

Site Ref: WL/SCOT/01		Site Address: Land west of Westfield, Scotton	
Area (ha): 1.02		Settlement Hierarchy Category: Small Villages	
Site Capacity: 17		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			areas within the development site for habitat creation.
4.2 Local Green Space	0	The site is not within a designated Local Green Space. The site is adjacent to Westfield Pond LGS.	
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 unlikely to result in adverse impacts on heritage assets and/or their settings.	Archaeological evaluation.
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.	
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.	

Site Ref: WL/SCOT/01		Site Address: Land west of Westfield, Scotton	
Area (ha): 1.02		Settlement Hierarchy Category: Small Villages	
Site Capacity: 17		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.2 Minerals Resource	--	The site falls within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Scotton. The site is 200m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 200m from the nearest bus stop. The nearest railway station is in Kirton Lindsey (4.8km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Scunthorpe approximately 8 km from Scotton.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Scotter approximately 1770m from the site. The nearest secondary school is located in Kirton In Lindsey approximately 3.4 miles from the site.	

Site Ref: WL/SCOT/01		Site Address: Land west of Westfield, Scotton	
Area (ha): 1.02		Settlement Hierarchy Category: Small Villages	
Site Capacity: 17		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

South Kelsey

WL/SKE/001

Site Ref: WL/SKE/001		Site Address: Land at Caistor Road, South Kelsey		
Area (ha): 2.10		Settlement Hierarchy Category: Small Villages		
Site Capacity: 31		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Waddingham 3.8 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (South Kelsey Playing Fields and Waddingham Road Play Area). The site is not of a scale that 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.	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/SKE/001		Site Address: Land at Caistor Road, South Kelsey	
Area (ha): 2.10		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		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 an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>Iron Age ditches were found on the adjacent site to the west, and there is potential for similar remains to also exist unrecorded on this site.</p> <p>The site is unlikely to result in adverse impacts on heritage assets and/or their settings.</p>	Archaeological evaluation.
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.	
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>	
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	The site is greenfield located in Grade 3 Agricultural land.	

Site Ref: WL/SKE/001		Site Address: Land at Caistor Road, South Kelsey	
Area (ha): 2.10		Settlement Hierarchy Category: Small Villages	
Site Capacity: 31		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in South Kelsey. The site is 190m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 190m from the nearest bus stop. The nearest railway station is in Market Rasen (11km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Caistor approximately 7 km from South Kelsey.	
14.2 Education, training and learning	--/?	The nearest primary school is located in North Kelsey approximately 3580m from the site. The nearest secondary school is located in Caistor approximately 4.8 miles from the site.	

Site Ref: WL/SKE/001			Site Address: Land at Caistor Road, South Kelsey
Area (ha): 2.10			Settlement Hierarchy Category: Small Villages
Site Capacity: 31			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/SKE/002		Site Address: Land at Skipworth Ridge, north of Waddingham Road, South Kelsey	
Area (ha): 0.62		Settlement Hierarchy Category: Small Villages	
Site Capacity: 11		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Waddingham 3.6 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (South Kelsey Playing Fields and Waddingham Road Play Area). The site is not of a scale that 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.	
5. Landscape and Townscape	+/?	The site is not within an AONB, AGLV or Green Wedge.	

Site Ref: WL/SKE/002		Site Address: Land at Skipworth Ridge, north of Waddingham Road, South Kelsey	
Area (ha): 0.62		Settlement Hierarchy Category: Small Villages	
Site Capacity: 11		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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 unlikely to result in adverse impacts on heritage assets and/or their settings.	
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.	
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	+	The site falls entirely within Flood Zone 1.	

Site Ref: WL/SKE/002			Site Address: Land at Skipworth Ridge, north of Waddingham Road, South Kelsey
Area (ha): 0.62			Settlement Hierarchy Category: Small Villages
Site Capacity: 11			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in South Kelsey. The site is 280m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 280m from the nearest bus stop. The nearest railway station is in Market Rasen (11km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Caistor approximately 7 km from South Kelsey.	
14.2 Education, training and learning	--/?	The nearest primary school is located in North Kelsey approximately 3540m from the site. The nearest secondary school is located in Caistor approximately 5 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	

Site Ref: WL/SKE/002			Site Address: Land at Skipworth Ridge, north of Waddingham Road, South Kelsey
Area (ha): 0.62			Settlement Hierarchy Category: Small Villages
Site Capacity: 11			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			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 Lincoln City Centre or a Town Centre.	

Snitterby

WL/SNIT/001

Site Ref: WL/SNIT/001		Site Address: Land south of Moor Road, Snitterby		
Area (ha): 1.89		Settlement Hierarchy Category: Small Villages		
Site Capacity: 32		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Waddingham, 0.9 miles away.		
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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.		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/SNIT/001		Site Address: Land south of Moor Road, Snitterby	
Area (ha): 1.89		Settlement Hierarchy Category: Small Villages	
Site Capacity: 32		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 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 close proximity (less than 50m) to Grade II listed Church of St Nicholas.</p> <p>The site is within 250m of Grade II listed Manor House and Garden Wall, Acorn House and Gateway, and Hillside House.</p> <p>There is potential for adverse impacts on the rural setting of the Church of St Nicholas.</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.	
8. Pollution			
8.1 Air Pollution	+	The site is further than 1km from an AQMA.	
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			

Site Ref: WL/SNIT/001		Site Address: Land south of Moor Road, Snitterby	
Area (ha): 1.89		Settlement Hierarchy Category: Small Villages	
Site Capacity: 32		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land	--	The site is greenfield located wholly within Grade 2 Agricultural land.	
9.2 Minerals Resource	--	The site falls within a Limestone Mineral Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Snitterby. The site is 100m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 100m from the nearest bus stop. The nearest railway station is in Kirton Lindsey (7.3km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Hemswell Cliff approximately 5.3 km from South Kelsey.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Waddingham approximately 1350m from the site.	

Site Ref: WL/SNIT/001		Site Address: Land south of Moor Road, Snitterby	
Area (ha): 1.89		Settlement Hierarchy Category: Small Villages	
Site Capacity: 32		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest secondary school is located in Kirton Lindsey approximately 3.7 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Stow

WL/STOW/001

Site Ref: WL/STOW/001		Site Address: Land east of School Lane, north of Ingham Road, Stow		
Area (ha): 0.95		Settlement Hierarchy Category: Small Villages		
Site Capacity: 16		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Willingham By Stow 1.7 miles away.		
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Stow Park Road Play Area). The site is not of a scale that 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/STOW/001		Site Address: Land east of School Lane, north of Ingham Road, Stow	
Area (ha): 0.95		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		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 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 within close proximity (less than 75m) to Grade II listed 9 Ingham Road.</p> <p>The site is within 250m of Site of a College and Benedictine Abbey, St Mary's Church Scheduled Monument and Grade I listed Church of St Mary.</p> <p>However, development at the site is unlikely to cause adverse impacts on the church and/or the setting of the church as there is existing built development between the site and the church.</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.	
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			

Site Ref: WL/STOW/001			Site Address: Land east of School Lane, north of Ingham Road, Stow
Area (ha): 0.95			Settlement Hierarchy Category: Small Villages
Site Capacity: 16			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land	-	The site is greenfield located wholly 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Stow. The site is 215m from the nearest bus stop.	
13.2 Sustainable travel modes	+	The site is 215m from the nearest bus stop. The nearest railway station is in Saxilby (6.7km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area in Saxilby approximately 7.5 km from Stow.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Sturton by Stow	

Site Ref: WL/STOW/001		Site Address: Land east of School Lane, north of Ingham Road, Stow	
Area (ha): 0.95		Settlement Hierarchy Category: Small Villages	
Site Capacity: 16		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		approximately 1160m from the site. The nearest secondary school is located in Gainsborough approximately 6.5 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Sudbrooke

WL/SUD/001

Site Ref: WL/SUD/001		Site Address: Land South of Church Lane, Sudbrooke	
Area (ha): 22.76		Settlement Hierarchy Category: Countryside	
Site Capacity: 410		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref:	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Nettleham 1.1 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Sudbrooke Village Hall Recreation Ground, Scothern Lane Play Area and West Drive Amenity Space). The site is of a scale that is 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/SUD/001		Site Address: Land South of Church Lane, Sudbrooke	
Area (ha): 22.76		Settlement Hierarchy Category: Countryside	
Site Capacity: 410		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref:	
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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II* listed Church of St Edward, and Grade II listed cross base and gate piers at the Church of St Edward.</p> <p>However, development at the site is unlikely to cause adverse impacts on the church and/or the setting of the church as there is existing built development and vegetation acting as a screen between the site and the church.</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.	
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/SUD/001		Site Address: Land South of Church Lane, Sudbrooke	
Area (ha): 22.76		Settlement Hierarchy Category: Countryside	
Site Capacity: 410		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref:	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
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	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls mainly within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Sudbrooke. The site is 75m 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 75m from the nearest bus stop. The nearest railway station is in Lincoln (7.2km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area in Lincoln approximately 4.7 km from Sudbrooke.	

Site Ref: WL/SUD/001		Site Address: Land South of Church Lane, Sudbrooke	
Area (ha): 22.76		Settlement Hierarchy Category: Countryside	
Site Capacity: 410		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref:	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.2 Education, training and learning	--/?	<p>The nearest primary school is located in Scothern approximately 1200m from the site.</p> <p>The nearest secondary school is located in Cherry Willingham approximately 1.7 miles 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 a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/SUD/003		Site Address: Land west of Scothern Lane, Sudbrooke	
Area (ha): 6.45		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 97		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Nettleham 1.2 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Sudbrooke Village Hall Recreation Ground, Scothern Lane Play Area, West Drive Amenity Space, Beresford Drive Amenity Space and Beresford Drive Play Area). The site is of a scale that is 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/SUD/003		Site Address: Land west of Scothern Lane, Sudbrooke	
Area (ha): 6.45		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 97		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	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II* listed Church of St Edward, and Grade II listed cross base and gate piers at the Church of St Edward.</p> <p>However, development at the site is unlikely to cause adverse impacts on the church and/or the setting of the church as there is existing built development and vegetation acting as a screen between the site and the church.</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.	
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/SUD/003		Site Address: Land west of Scothern Lane, Sudbrooke	
Area (ha): 6.45		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 97		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land	-	The site is greenfield located wholly 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 falls mainly within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Sudbrooke. The site is less than 50m 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 less than 50m from the nearest bus stop. The nearest railway station is in Lincoln (7.5km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area in Lincoln approximately 4.7 km from Sudbrooke.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Scothern approximately 1290m from the site.	New development should seek to provide improved cycling, pedestrian and bus

Site Ref: WL/SUD/003		Site Address: Land west of Scothern Lane, Sudbrooke	
Area (ha): 6.45		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 97		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest secondary school is located in Cherry Willingham approximately 1.7 miles from the site.	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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/SUD/004		Site Address: Land off Sudbrooke Lane, Sudbrooke	
Area (ha): 16.30		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 244		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Nettleham 1.2 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Sudbrooke Village Hall Recreation Ground, Scothern Lane Play Area, West Drive Amenity Space, Beresford Drive Amenity Space and Beresford Drive Play Area). The site is of a scale that is 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/SUD/004		Site Address: Land off Sudbrooke Lane, Sudbrooke	
Area (ha): 16.30		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 244		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	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II* listed Church of St Edward, and Grade II listed cross base and gate piers at the Church of St Edward.</p> <p>However, development at the site is unlikely to cause adverse impacts on the church and/or the setting of the church as there is existing built development and vegetation acting as a screen between the site and the church.</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.	
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/SUD/004		Site Address: Land off Sudbrooke Lane, Sudbrooke	
Area (ha): 16.30		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 244		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land	-	The site is greenfield located wholly 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 falls mainly within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Sudbrooke. The site is less than 50m 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 less than 50m from the nearest bus stop. The nearest railway station is in Lincoln (7.5km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area in Lincoln approximately 4.7 km from Sudbrooke.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Scothern approximately 1290m from the site.	New development should seek to provide improved cycling, pedestrian and bus

Site Ref: WL/SUD/004		Site Address: Land off Sudbrooke Lane, Sudbrooke	
Area (ha): 16.30		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 244		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S81 Housing Sites in Medium Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest secondary school is located in Cherry Willingham approximately 1.7 miles from the site.	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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/SUD/005		Site Address: Land north of Sudbrooke Lane, Sudbrooke		
Area (ha): 2.76		Settlement Hierarchy Category: Medium Villages		
Site Capacity: 41		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Nettleham 1.1 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (West Drive Amenity Space). The site is not of a scale that 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.	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/SUD/005		Site Address: Land north of Sudbrooke Lane, Sudbrooke	
Area (ha): 2.76		Settlement Hierarchy Category: Medium Villages	
Site Capacity: 41		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	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 75m of Grade II* listed Church of St Edward, and Grade II listed cross base and gate piers at the Church of St Edward.</p> <p>However, development at the site is unlikely to cause adverse impacts on the church and/or the setting of the church as there is existing built development and vegetation acting as a screen between the site and the church.</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.	
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			

Site Ref: WL/SUD/005			Site Address: Land north of Sudbrooke Lane, Sudbrooke
Area (ha): 2.76			Settlement Hierarchy Category: Medium Villages
Site Capacity: 41			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
9.1 Agricultural Land	-	The site is greenfield located wholly 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Sudbrooke. The site is 700m from the nearest bus stop.	
13.2 Sustainable travel modes	-	The site is less than 700m from the nearest bus stop. The nearest railway station is in Lincoln (7.5km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area in Lincoln approximately 4.8 km from Sudbrooke.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Scothern	

Site Ref: WL/SUD/005			Site Address: Land north of Sudbrooke Lane, Sudbrooke
Area (ha): 2.76			Settlement Hierarchy Category: Medium Villages
Site Capacity: 41			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S81 Housing Sites in Medium Villages
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		approximately 1200m from the site. The nearest secondary school is located in Cherry Willingham approximately 1.7 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Newtoft

WL/TOFT/002

Site Ref: WL/TOFT/002		Site Address: Land south of Alexandria Road, New Toft		
Area (ha): 4.96		Settlement Hierarchy Category: Small Villages		
Site Capacity: 111		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.		
2. Health and Wellbeing				
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Market Rasen 4 miles away.		
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Newtoft Playing Fields and Play Area). The site is of a scale that is 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

Site Ref: WL/TOFT/002		Site Address: Land south of Alexandria Road, New Toft	
Area (ha): 4.96		Settlement Hierarchy Category: Small Villages	
Site Capacity: 111		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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 unlikely to cause adverse impacts on heritage assets and/or their settings.	
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.	
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 wholly within Grade 3	

Site Ref: WL/TOFT/002		Site Address: Land south of Alexandria Road, New Toft	
Area (ha): 4.96		Settlement Hierarchy Category: Small Villages	
Site Capacity: 111		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Newtoft. There is no bus stop in Newtoft. There is a CallConnect bus service.	Provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	--	There is no bus stop in Newtoft. There is a CallConnect bus service. The nearest railway station is in Market Rasen (6.7km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Market Rasen approximately 6.5 km from Newtoft.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Faldingworth approximately 2655m from the site.	New development should seek to provide improved cycling, pedestrian and bus

Site Ref: WL/TOFT/002		Site Address: Land south of Alexandria Road, New Toft	
Area (ha): 4.96		Settlement Hierarchy Category: Small Villages	
Site Capacity: 111		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest secondary school is located in Market Rasen approximately 4.5 miles from the site.	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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/TOFT/003		Site Address: Land to the south of Alexandria Road and east of Washington Drive, Newtoft		
Area (ha): 1.53		Settlement Hierarchy Category: Small Villages		
Site Capacity: 39		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Market Rasen 4 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Newtoft Playing Fields and Play Area). The site is not of a scale that 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.	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/TOFT/003		Site Address: Land to the south of Alexandria Road and east of Washington Drive, Newtoft	
Area (ha): 1.53		Settlement Hierarchy Category: Small Villages	
Site Capacity: 39		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 an AONB, AGLV or Green Wedge.	
6. Built and Historic Environment	0/?	There are no heritage assets within the site boundary. The site is unlikely to cause adverse impacts on heritage assets and/or their settings.	
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.	
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 wholly 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 falls entirely within Flood Zone 1.	

Site Ref: WL/TOFT/003		Site Address: Land to the south of Alexandria Road and east of Washington Drive, Newtoft	
Area (ha): 1.53		Settlement Hierarchy Category: Small Villages	
Site Capacity: 39		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Newtoft. There is no bus stop in Newtoft. There is a CallConnect bus service.	
13.2 Sustainable travel modes	--	There is no bus stop in Newtoft. There is a CallConnect bus service. The nearest railway station is in Market Rasen (6.7km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	--	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Market Rasen approximately 6.1 km from Newtoft.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Faldingworth approximately 2655m from the site. The nearest secondary school is located in Market Rasen approximately 4.5 miles from the site.	
15. Local Economy			

Site Ref: WL/TOFT/003			Site Address: Land to the south of Alexandria Road and east of Washington Drive, Newtoft
Area (ha): 1.53			Settlement Hierarchy Category: Small Villages
Site Capacity: 39			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Upton

WL/UP/001

Site Ref: WL/UP/001		Site Address: Church Road, Upton	
Area (ha): 5.81		Settlement Hierarchy Category: Small Villages	
Site Capacity: 87		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	++	Site capacity is for over 50 dwellings and therefore expected to have a major positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Willingham By Stow 1.3 miles away.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space (Upton and Kexby Playing Fields and Play Area). The site is of a scale that could provide new open space on-site.	Development should seek to provide new, and/or improve links to, existing open space, taking into account open space deficiencies in the Central Lincolnshire Open Space Audit and Assessment 2021.
Environmental			
4. Biodiversity and Green 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/UP/001			Site Address: Church Road, Upton
Area (ha): 5.81			Settlement Hierarchy Category: Small Villages
Site Capacity: 87			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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 adjacent to Upton and Kexby 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/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed: Hall Farmhouse and Garden Wall, Barn at Hall Farm and 37 High Street.</p> <p>However, development at the site is unlikely to cause adverse impacts on these heritage assets and/or their settings.</p>	Archaeological evaluation
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.	
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</p>	The extent of noise pollution resulting from the proposal could be minimised through careful design and

Site Ref: WL/UP/001		Site Address: Church Road, Upton	
Area (ha): 5.81		Settlement Hierarchy Category: Small Villages	
Site Capacity: 87		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		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 wholly within Grade 3 Agricultural land.	
9.2 Minerals Resource	--	The site falls within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Upton. There nearest bus stop is 410m from the site.	Provide new linkages for walking and cycling between new development and facilities outside of the site area.
13.2 Sustainable travel modes	-	There nearest bus stop is 410m from the site. The nearest railway station is in Gainsborough (5.2km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre.	

Site Ref: WL/UP/001		Site Address: Church Road, Upton	
Area (ha): 5.81		Settlement Hierarchy Category: Small Villages	
Site Capacity: 87		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
		The nearest designated employment area is in Gainsborough approximately 4 km from Upton.	
14.2 Education, training and learning	--/?	<p>The nearest primary school is located in Lea approximately 3600m from the site.</p> <p>The nearest secondary school is located in Gainsborough approximately 3.8 miles 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 a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Site Ref: WL/UP/002		Site Address: Land at High Street, Upton	
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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Willingham By Stow 1.3 miles away.	
2.2 Opportunities for healthy lifestyles	+	The site is within 400m of existing open space (Upton and Kexby Playing Fields and Play Area). The site is not of a scale that 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.	
5. Landscape and Townscape	-/?	The site is adjacent to Upton and Kexby Green Wedge.	Development should seek to ensure appropriate

Site Ref: WL/UP/002		Site Address: Land at High Street, Upton	
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, layout and scale of buildings to minimise impacts on nearby open landscapes.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II listed: Hall Farmhouse and Garden Wall, Barn at Hall Farm, 37 High Street and 28 High Street.</p> <p>However, development at the site is unlikely to cause adverse impacts on these heritage assets and/or their settings.</p>	Archaeological evaluation
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.	
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 3 Agricultural land.	

Site Ref: WL/UP/002		Site Address: Land at High Street, Upton	
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
9.2 Minerals Resource	--	The site falls within a Sand and Gravel Minerals Safeguarding Area.	
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Upton. There nearest bus stop is 300m from the site.	
13.2 Sustainable travel modes	+	There nearest bus stop is 300m from the site. The nearest railway station is in Gainsborough (5.2km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Gainsborough approximately 4 km from Upton.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Lea approximately 3380m from the site. The nearest secondary school is located in Gainsborough approximately 3.7 miles from the site.	

Site Ref: WL/UP/002			Site Address: Land at High Street, Upton		
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
15. Local Economy					
15.1 Encourage and support local economy		0	The site would not result in a loss of employment land.		
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Site Ref: WL/UP/003		Site Address: Land north of Padmoor Lane, west of The Glebe, Upton	
Area (ha): 2.01		Settlement Hierarchy Category: Small Villages	
Site Capacity: 30		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	+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	The nearest GP surgery is located in Willingham By Stow 1.5 miles away.	
2.2 Opportunities for healthy lifestyles	-/?	The site is not within 400m of existing open space. The site is not of a scale that 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.	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/UP/003		Site Address: Land north of Padmoor Lane, west of The Glebe, Upton	
Area (ha): 2.01		Settlement Hierarchy Category: Small Villages	
Site Capacity: 30		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small 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 within 250m of Grade II listed 28 High Street. However, development at the site is unlikely to cause adverse impacts on these heritage assets and/or their settings.	Archaeological evaluation
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.	
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 wholly within Grade 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	
12. Climate Change Adaptation	+	The site falls entirely within Flood Zone 1.	

Site Ref: WL/UP/003		Site Address: Land north of Padmoor Lane, west of The Glebe, Upton	
Area (ha): 2.01		Settlement Hierarchy Category: Small Villages	
Site Capacity: 30		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives and Flood Risk	Likely Effects	Commentary	Proposed Mitigation
13. Transport and Accessibility			
13.1 Access to services and facilities	-	There is no designated Centre in Upton. There nearest bus stop is 285m from the site.	
13.2 Sustainable travel modes	+	There nearest bus stop is 285m from the site. The nearest railway station is in Gainsborough (4.7km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is further than 5km from a City of Town Centre. The nearest designated employment area is in Gainsborough approximately 3.6 km from Upton.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Lea approximately 3260m from the site. The nearest secondary school is located in Gainsborough approximately 3.5 miles from the site.	
15. Local Economy			

Site Ref: WL/UP/003			Site Address: Land north of Padmoor Lane, west of The Glebe, Upton
Area (ha): 2.01			Settlement Hierarchy Category: Small Villages
Site Capacity: 30			Greenfield/Brownfield: Greenfield
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	

Walesby

WL/WALE/001

Site Ref: WL/WALE/001		Site Address: Walesby Village Paddocks, Walesby		
Area (ha): 1.13		Settlement Hierarchy Category: Small Villages		
Site Capacity: 19		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Market Rasen 2.8 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Catskin Lane Grassland natural and semi-natural greenspace). The site is not of a scale that is likely to provide new open space on-site.	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.
Environmental				

Site Ref: WL/WALE/001		Site Address: Walesby Village Paddocks, Walesby	
Area (ha): 1.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 19		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		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	-/?	<p>The site is within 500m of Catskin Lane Grassland LWS.</p> <p>The site wholly within a BOM area: 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 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	--/?	<p>The site falls within an AGLV.</p> <p>The site is also within 200m of the Lincolnshire Wolds AONB.</p>	Development should seek to ensure appropriate design, layout and scale of buildings to minimise impacts on nearby open

Site Ref: WL/WALE/001		Site Address: Walesby Village Paddocks, Walesby	
Area (ha): 1.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 19		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			landscapes.
6. Built and Historic Environment	0/?	<p>There are no heritage assets within the site boundary.</p> <p>The site is within 250m of Grade II* listed Church of St Mary and Grade II listed The Row and Walesby Farmhouse and Barn.</p> <p>However, development at the site is unlikely to cause adverse impacts on these heritage assets and/or their settings.</p>	Archaeological evaluation
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.	
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 3 Agricultural land.	
9.2 Minerals Resource	0	The site is not within a Minerals Safeguarding Area.	

Site Ref: WL/WALE/001		Site Address: Walesby Village Paddocks, Walesby	
Area (ha): 1.13		Settlement Hierarchy Category: Small Villages	
Site Capacity: 19		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
12. Climate Change Adaptation and Flood Risk	+	The site falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Walesby. There is no bus stop in Walesby. There is a CallConnect bus service.	
13.2 Sustainable travel modes	--	There is no bus stop in Walesby. There is a CallConnect bus service. The nearest railway station is in Market Rasen (4.3km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			
14.1 Employment	-	The site is within 5km of Market Rasen Town Centre. The nearest designated employment area is in Market Rasen approximately 3.7 km from Walesby.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Tealby approximately 2300m from the site. The nearest secondary school is located in Market Rasen approximately 2.5 miles from the site.	
15. Local Economy			

Site Ref: WL/WALE/001			Site Address: Walesby Village Paddocks, Walesby		
Area (ha): 1.13			Settlement Hierarchy Category: Small Villages		
Site Capacity: 19			Greenfield/Brownfield: Greenfield		
Site Status: Reasonable alternative			Policy Ref: S82 Housing Sites in Small 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.		
15.2 Protect and enhance hierarchy of centres		0	The site is not within a Lincoln City Centre or a Town Centre.		

Site Ref: WL/WALE/002		Site Address: Old Post Office, Rasen Road, Walesby		
Area (ha): 1.53		Settlement Hierarchy Category: Small Villages		
Site Capacity: 26		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		+	Site capacity is under 50 dwellings and therefore expected to have a minor positive effect on this objective.	
2. Health and Wellbeing				
2.1 Access to healthcare facilities		-	The nearest GP surgery is located in Market Rasen 2.8 miles away.	
2.2 Opportunities for healthy lifestyles		+	The site is within 400m of existing open space (Catskin Lane Grassland natural and semi-natural greenspace). The site is not of a scale that 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 adjacent to Catskin Lane Grassland LWS. The site 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

Site Ref: WL/WALE/002		Site Address: Old Post Office, Rasen Road, Walesby	
Area (ha): 1.53		Settlement Hierarchy Category: Small Villages	
Site Capacity: 26		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
			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 the Lincolnshire Wolds AONB. The site is adjacent to an 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	0/?	There are no heritage assets within the site boundary. The site is adjacent to the Grade II listed The Row. The site is within 250m of Grade II* listed Church of St Mary and Grade II listed Old Rectory and Walesby Farmhouse and Barn. Development could have an adverse impact on the setting of The Row.	Archaeological evaluation
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.	
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/WALE/002		Site Address: Old Post Office, Rasen Road, Walesby	
Area (ha): 1.53		Settlement Hierarchy Category: Small Villages	
Site Capacity: 26		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.	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 around 50% 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 falls entirely within Flood Zone 1.	
13. Transport and Accessibility			
13.1 Access to services and facilities	--	There is no designated Centre in Walesby. There is no bus stop in Walesby. There is a CallConnect bus service.	
13.2 Sustainable travel modes	--	There is no bus stop in Walesby. There is a CallConnect bus service. The nearest railway station is in Market Rasen (4.3km).	New development should seek to maximise used of sustainable modes of transport and reduce reliance on private vehicles
Economic			
14. Employment			

Site Ref: WL/WALE/002		Site Address: Old Post Office, Rasen Road, Walesby	
Area (ha): 1.53		Settlement Hierarchy Category: Small Villages	
Site Capacity: 26		Greenfield/Brownfield: Greenfield	
Site Status: Reasonable alternative		Policy Ref: S82 Housing Sites in Small Villages	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
14.1 Employment	-	The site is within 5km of Market Rasen Town Centre. The nearest designated employment area is in Market Rasen approximately 3.8 km from Walesby.	
14.2 Education, training and learning	--/?	The nearest primary school is located in Tealby approximately 2300m from the site. The nearest secondary school is located in Market Rasen approximately 2.5 miles from the site.	
15. Local Economy			
15.1 Encourage and support local economy	0	The site would not result in a loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	The site is not within a Lincoln City Centre or a Town Centre.	