

Residential Allocations
Evidence Report
2021

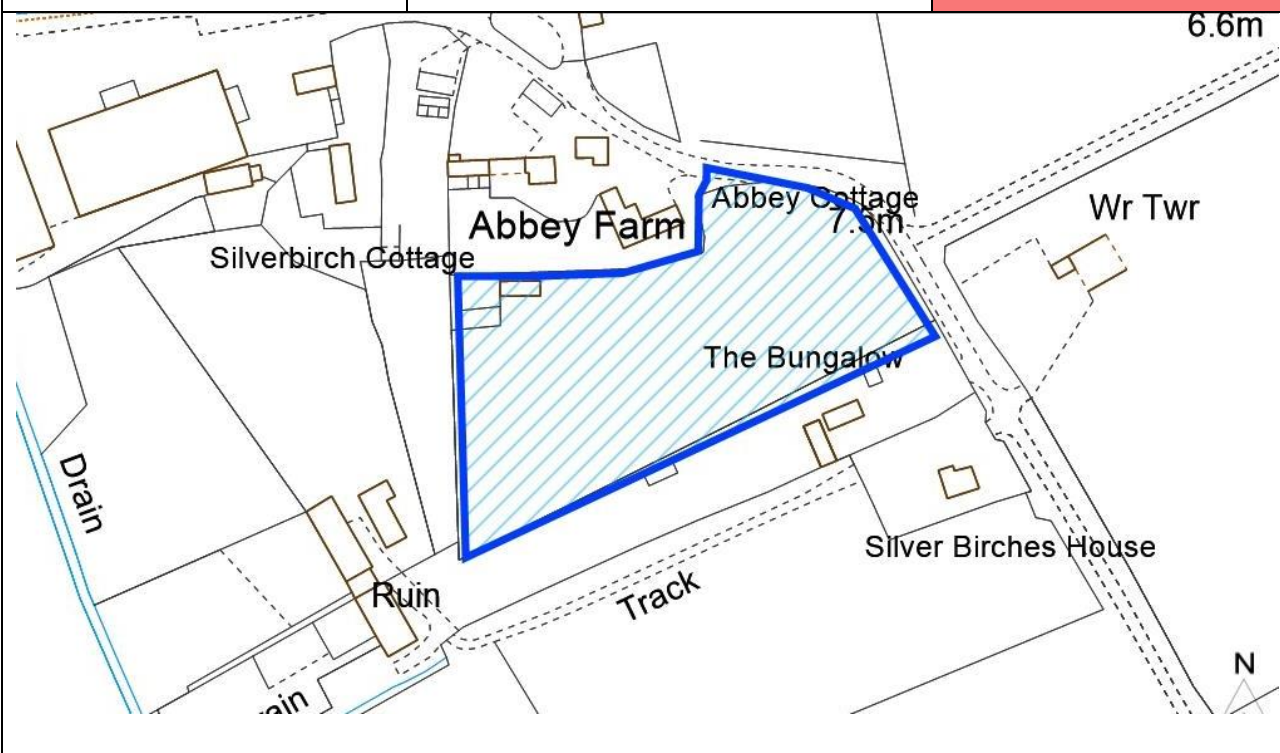
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West Lindsey District

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Bardney

Ref: WL/BARD/001	Site Address: Field at Abbey Road, Bardney	Status: Rejected
		
Size(ha): 0.71	Current use: Paddock	
Indicative capacity: 18	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is located to the south of Abbey Farm. There are fields to the east and south and Bardney Abbey (Scheduled Ancient Monument) to the north. There is a listed building to the north of the site.</p> <p>Conclusion:</p> <p>The site is constrained by the listed building and Scheduled Ancient Monument and is detached from the main built footprint of the settlement.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Partial brownfield site, history of flooding in wider vicinity with onward flow into flood zones			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

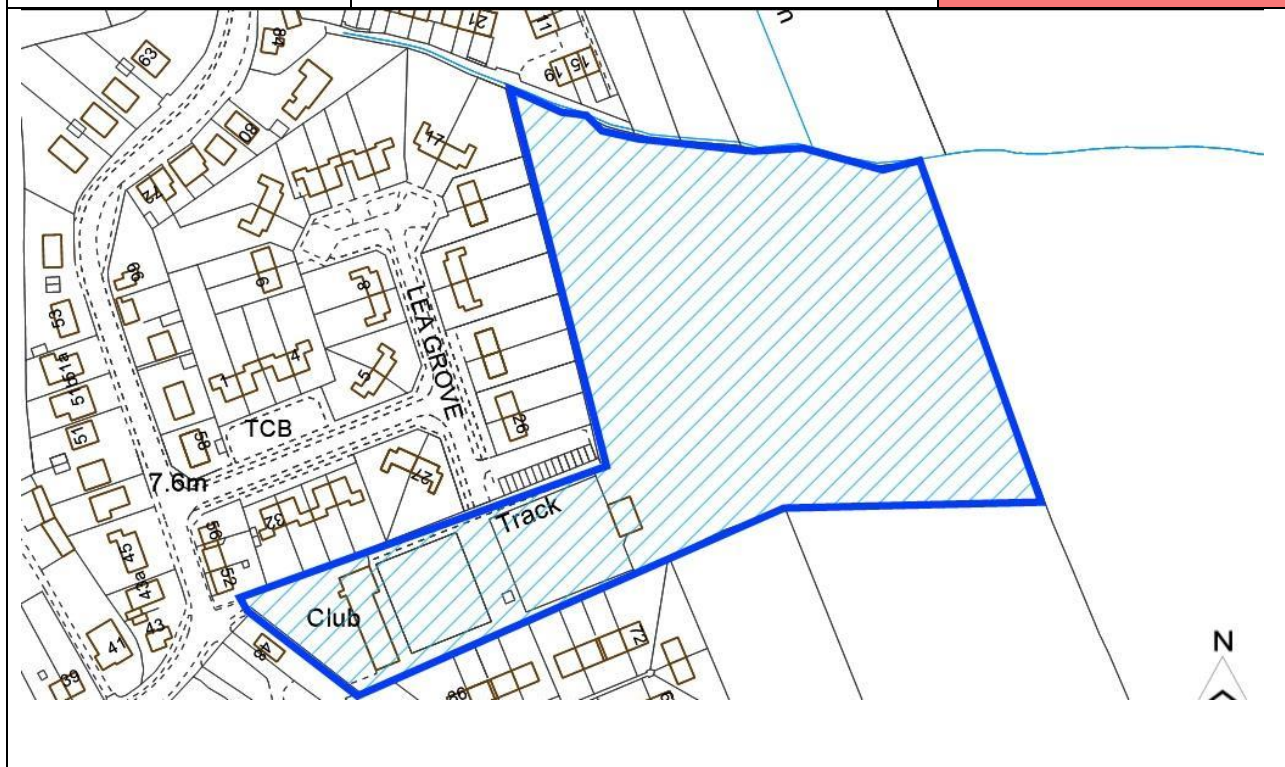
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BARD/002	Site Address: Former Social Club and Sports Facilities, Wragby Road, Bardney	Status: Rejected
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Size(ha): 2.38	Current use: Vacant
Indicative capacity: 45	Brownfield/Greenfield: Mixed
Hierarchy (new): Large Villages	

Summary:

A former social club which includes 2 derelict single storey buildings and hardstanding in the western part and a grassy area at the eastern part of the site. The site slopes down slightly from the south. There are semi-detached homes to the west, houses and gardens to the north, arable farm land to the east, and houses and a grassy area to the south.

Conclusion:

The site has some planning history planning app 137950 (20 dwellings) received committee resolution to grant. However, app withdrawn during S106 negotiations citing viability. Includes playing fields. Parish Council & Neighbours concerned with site access. Other sites preferable.

Constraints

Environmental

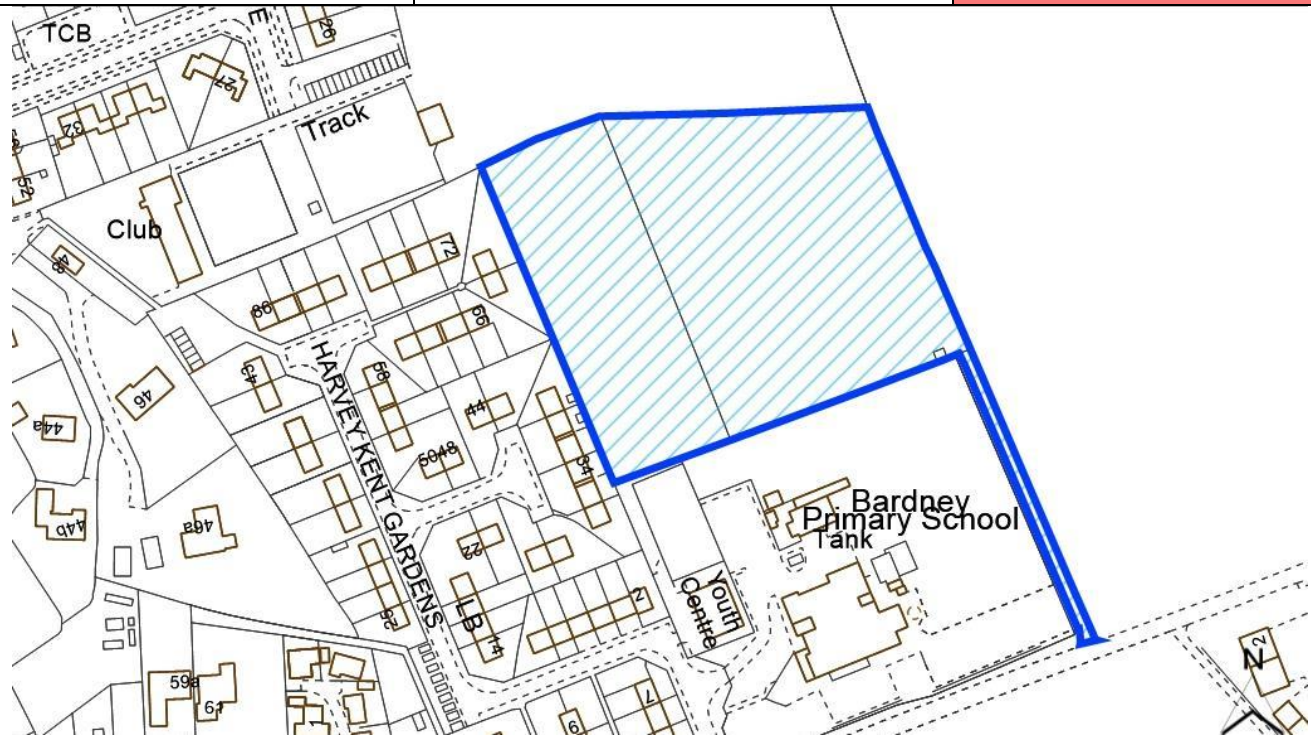
Fluvial flood risk	G	Ancient Woodland	Within 500m
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	Within 500m		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Existing access only 3.7 metres wide. A minimum access with of 5 metres would be required to serve a development on this site.	

Ref: WL/BARD/003	Site Address: Henry Lane, Bardney	Status: Rejected
		
Size(ha): 1.42	Current use: Scrub land	
Indicative capacity: 30	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>This site is a fairly flat area of scrub land. It has a row of trees at the southern boundary and it includes a single width track running to Henry Lane to the south. To the east there is arable farm land, to the south there is a primary school, to the west there are houses and to the north there is open grassland.</p> <p>Conclusion:</p> <p>The site is constrained by access. Other sites preferrable.</p>		

Constraints

Environmental

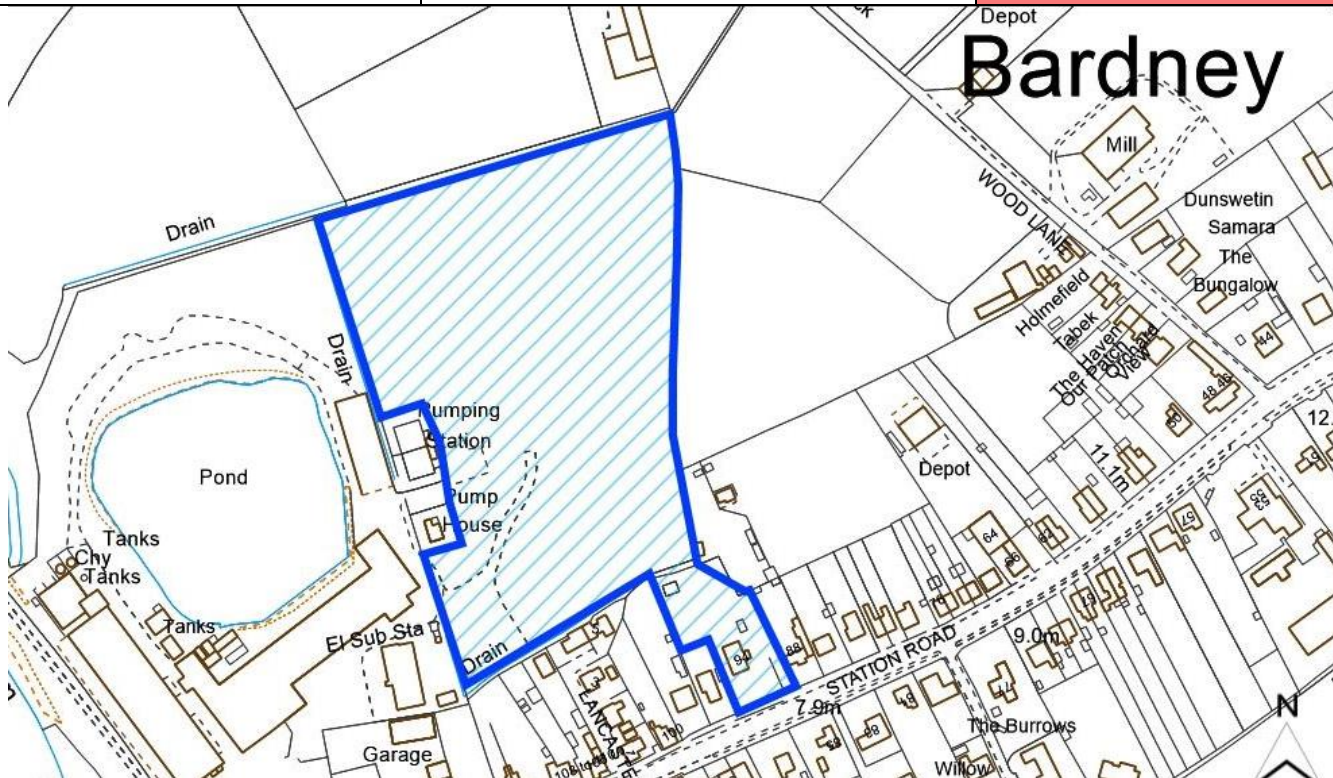
Fluvial flood risk	G	Ancient Woodland	Within 500m
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	Within 500m		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Based on the information that has been provided to date, there appears to be insufficient width available to accommodate an access into the site. A 5 metre carriageway with a 2 metre footway on at least one side should be provided. If the required access widths can be accommodated the Highways Authority would have no objection in principle to a development in this location.	

Ref: WL/BARD/005	Site Address: Land north of Station Road, Bardney	Status: Rejected
		
Size(ha): 2.76		Current use: Tyre storage
Indicative capacity: 52		Brownfield/Greenfield: Brownfield
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site is a tyre storage yard with buildings and hardstanding, located between dwellings on Station Road. There are fields to the north of the site, a pond to the west and dwellings to the south.</p> <p>Conclusion:</p> <p>A large part of the site falls into Flood Zone 2 and 3. The site is constrained by access and flood zone 2 and 3. Other sites preferrable</p>		

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Substantially in Flood Zone 2, Partially in Zone 3. Adjacent land with potential for contamination and to pump houses with potential for noise			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area		R	

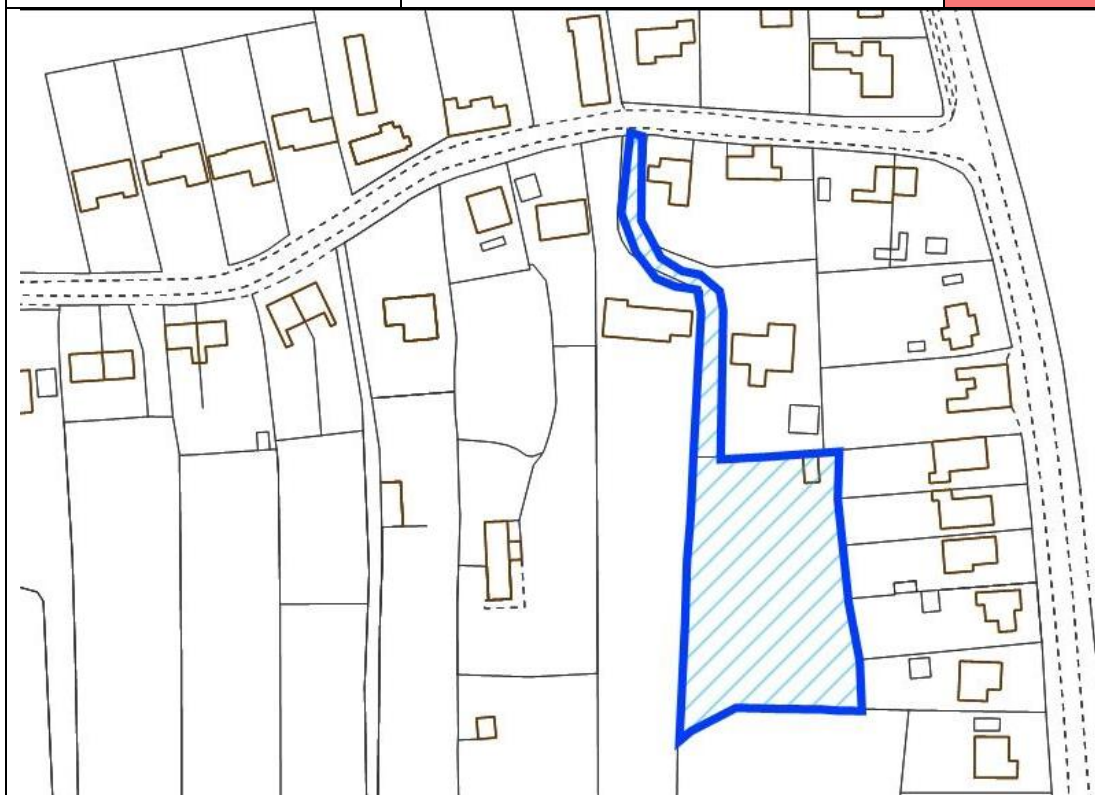
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Would require land dedication from adjacent properties to provide adequate access width. PROW along the lane that may not allow vehicle access. Service post and overhead lines will require relocating. Site at risk of surface water flooding.	

Ref: WL/BARD/006	Site Address: Land at Southrey, Bardney, Lincolnshire	Status: Rejected
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Size(ha): 0.30	Current use: Paddocks
Indicative capacity: 7	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is a small area of land to the rear of properties on Highthorpe, Southrey. There are dwellings to the north and east of the site.</p> <p>Conclusion:</p> <p>A small site, constrained by limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>	

Constraints

Environmental

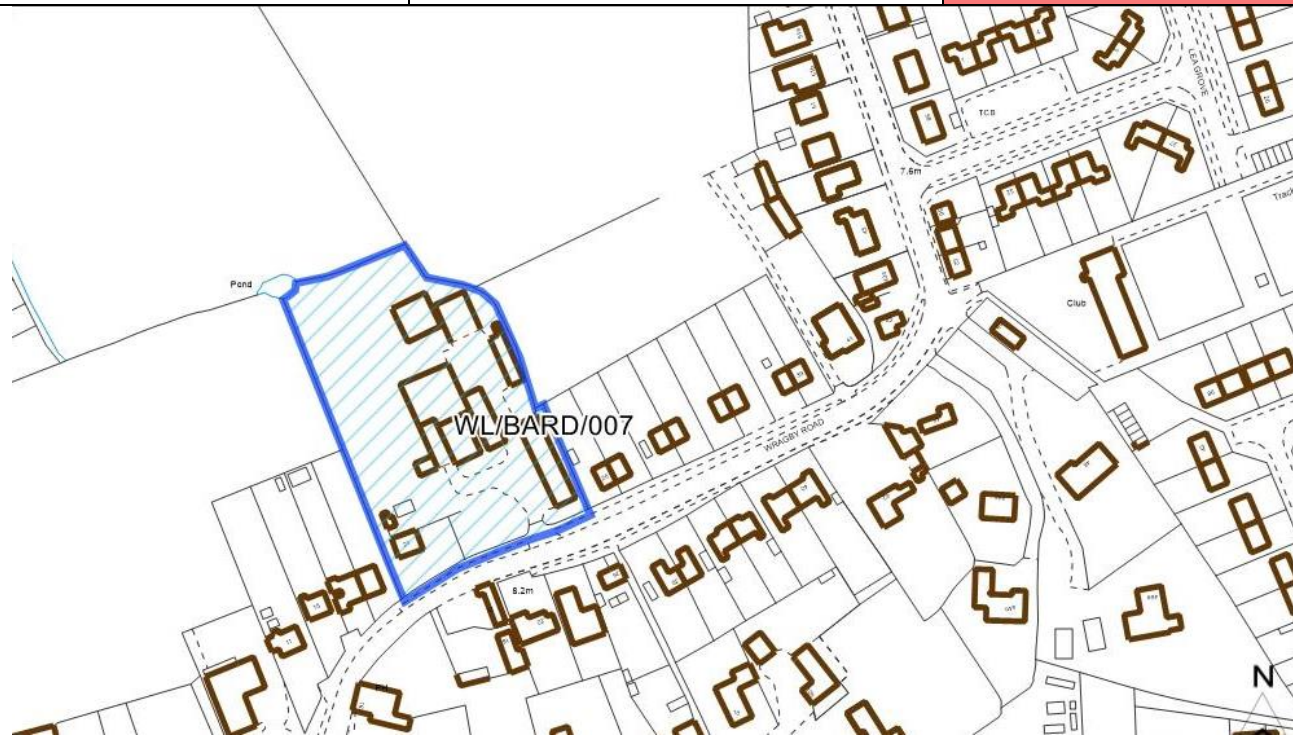
Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BARD/007	Site Address: 21 Wragby Road, Bardney	Status: Rejected
		
Size(ha): 0.65	Current use: Farm buildings	
Indicative capacity: 14	Brownfield/Greenfield: Brownfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site contains farm buildings located between dwellings on Wragby Road. There are dwellings to the east, south and west of the site and fields to the north.</p> <p>Conclusion:</p> <p>The site is within the built footprint of the village, close to the services and retains shape and form. Forms part of a larger site for allocation (see BARD/012A).</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Woodland Priority Area
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Working or former farm apparent with brownfield and consequential potential for contamination and nuisance noise/odour & dust			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Development on this site could have an impact on medieval remains associated with the settlement of Bardney. We have previously recommended that the site should be subject to archaeological evaluation, particularly focusing on the areas less disturbed by previous development.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
WL/BARD/007, WL/BARD/009, WL/BARD/010, WL/BARD/011, WL/BARD/012 and WL/BARD/015 are all interdependent. Access can only be gained from WL/BARD/007, WL/BARD/009, WL/BARD/010 and WL/BARD/012, and ideally all of these accesses are required if the entirety of these sites are to be developed to allow permeability. Direct access to highway via Wragby Road with improvements required. Site at risk of surface water flooding.	

Ref: WL/BARD/008	Site Address: Land south of Henry Lane	Status: Rejected
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Size(ha): 6.29	Current use: Agricultural
Indicative capacity: 118	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of field to the south of Bardney Primary School. There are dwellings to the west and industrial units and fire station to the east.

Conclusion:

A large site extending into the open countryside, impacting upon setting and character of the settlement. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Woodland Priority Area
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
N/E corner adjacent to industrial/commercial estate and Fire Station giving rise to potential for noise and contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

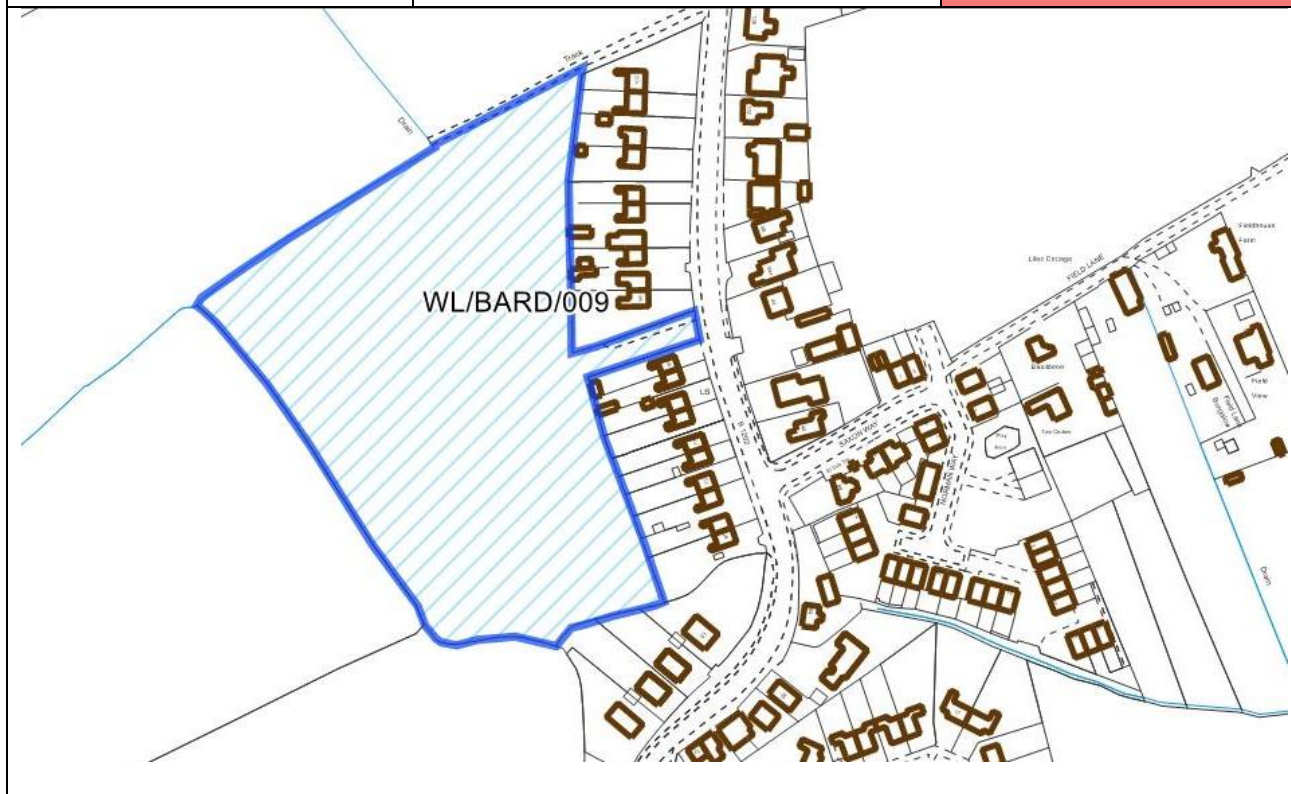
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Common Lane isn't highway. Preferred Henry Lane for access. Visibility near bend (junction Common Lane) is poor but fine for the rest of the frontage. Pedestrian links required. Site at risk of surface water flooding.	

Ref: WL/BARD/009	Site Address: Land off Wragby Road	Status: Rejected
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Size(ha): 2.08	Current use: Agricultural
Indicative capacity: 39	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is a field to the rear of properties on Wragby Road. There are fields to the north and west of the site. The site is within Flood zone 2 and 3.

Conclusion:

The site is constrained by flood risk, entirely in flood zone 3. Proposed not to allocate.

Constraints

Environmental


Fluvial flood risk	R	Ancient Woodland	Woodland Priority Area/AW approx 500m
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Unknown filled ground and sewage treatment apparent in the near vicinity of the site gives rise to a potential for contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
WL/BARD/007, WL/BARD/009, WL/BARD/010, WL/BARD/011, WL/BARD/012 and WL/BARD/015 are all interdependent. Access can only be gained from WL/BARD/007, WL/BARD/009, WL/BARD/010 and WL/BARD/012, and ideally all of these accesses are required if the entirety of these sites are to be developed to allow permeability. Telegraph posts would require relocation. Site at risk of surface water flooding.	

Ref: WL/BARD/010	Site Address: Land to east of Bartholomew Close	Status: Rejected
		
Size(ha): 3.64	Current use: Agricultural	
Indicative capacity: 68	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site is land to the east of properties on Bartholomew Close. There are fields to the north of the site. A large part of the site is within Flood Zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is constrained by Flood zone 2 and 3. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	woodland priority area
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
Flooding history related to the watercourse at the west boundary and towards the Wragby Road in the East. Much of the site is in Flood Zones 2 & 3. Potential for contamination apparent from sewage and air shafts in the vicinity. Farm adjacent to the S/E boundary giving potential for contamination and nuisance noise, dust and odour			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

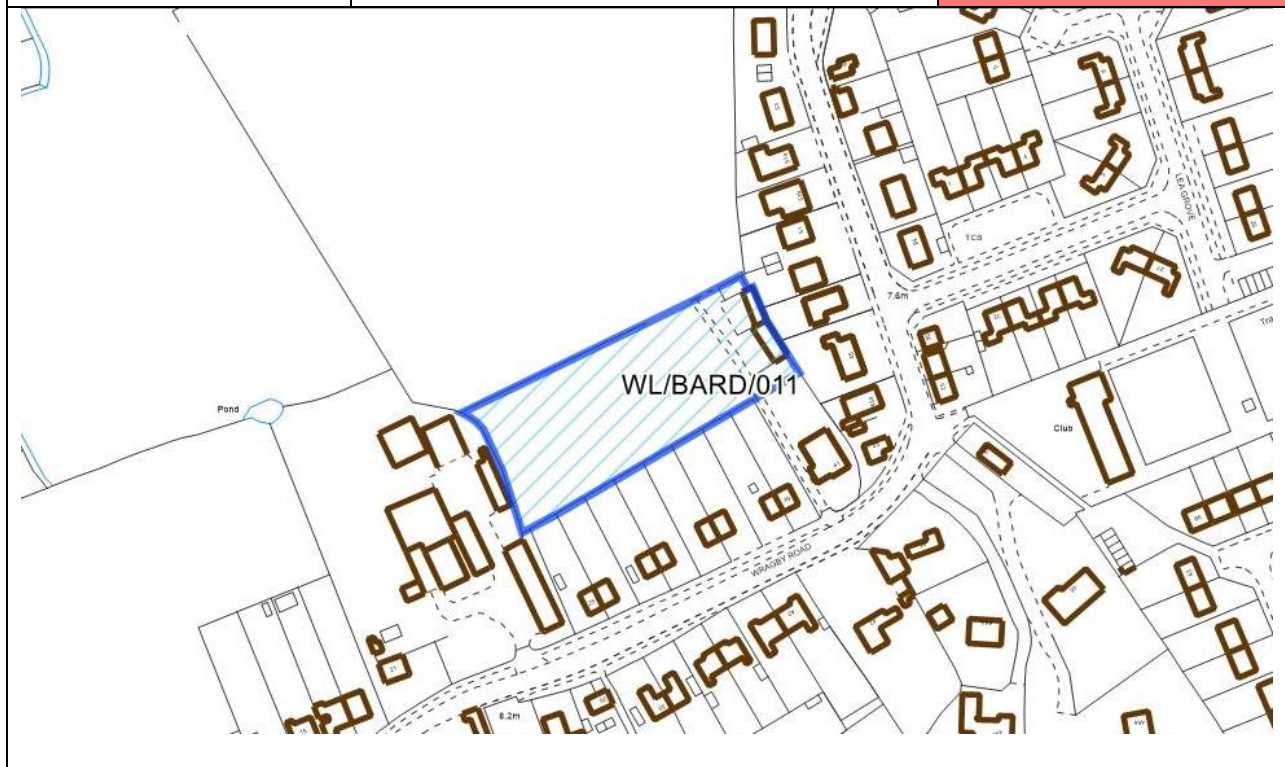
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
WL/BARD/007, WL/BARD/009, WL/BARD/010, WL/BARD/011, WL/BARD/012 and WL/BARD/015 are all interdependent. Access can only be gained from WL/BARD/007, WL/BARD/009, WL/BARD/010 and WL/BARD/012, and ideally all of these accesses are required if the entirety of these sites are to be developed to allow permeability. Direct highway access from Carron Close including footway. Site at risk of surface water flooding.	

Ref: WL/BARD/011	Site Address: Land to north of Wragby Road	Status: Rejected
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Size(ha): 0.41	Current use:
Indicative capacity: 9	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is a small area to the rear of properties on Newark Road. There are fields to the north and farm buildings to the west of the site.</p> <p>Conclusion:</p> <p>The site is within the built footprint, close to centre and retains shape and form. Requires access via WL/BARD/007. Potential as a larrger site with sites BARD/007 (Wragby Rd) and BARD/012 (see BARD/012A).</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	woodland priority area
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
History of surface water flooding at the East Boundary and of compromised/lost drainage across the Wragby Road and through to Harvey Kent Gardens			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

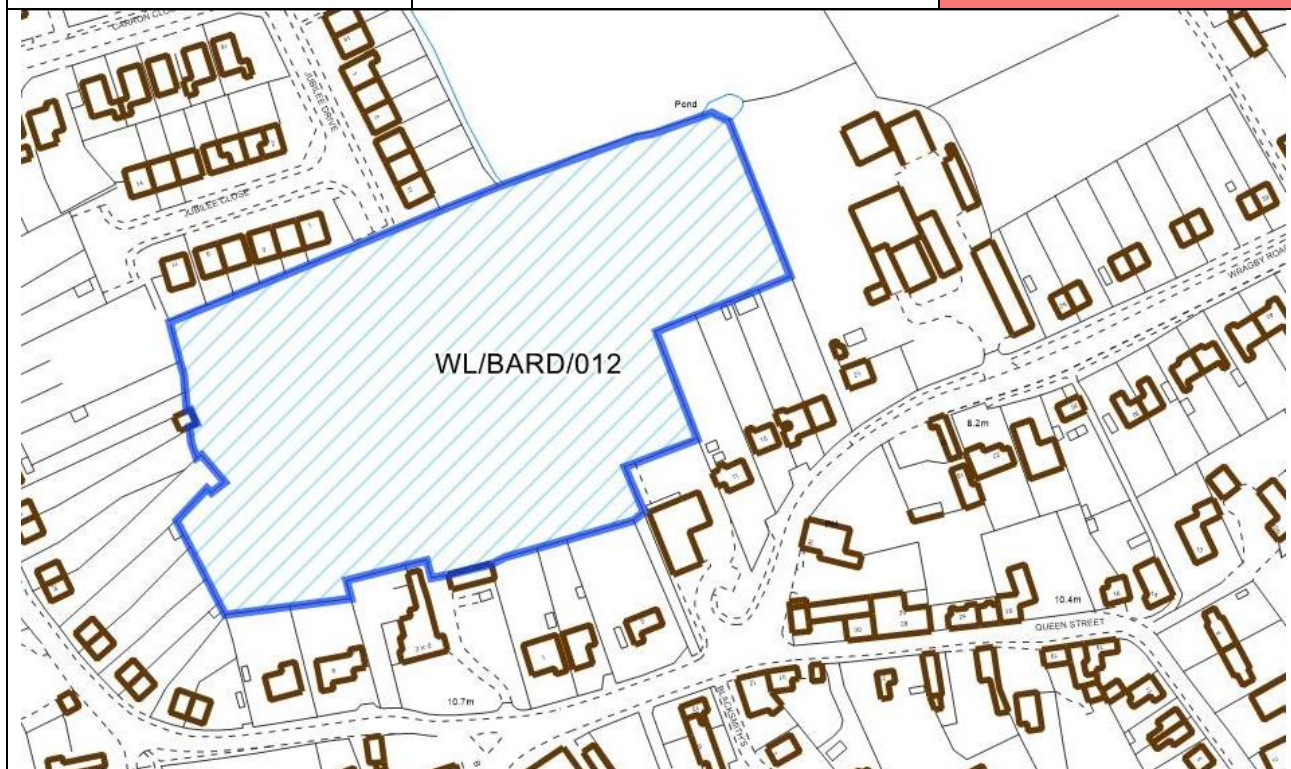
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Development on this site could have an impact on medieval remains associated with the settlement of Bardney. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	A
Impact on Local Road Network	G
Additional Highways Comments	
WL/BARD/007, WL/BARD/009, WL/BARD/010, WL/BARD/011, WL/BARD/012 and WL/BARD/015 are all interdependent. Access can only be gained from WL/BARD/007, WL/BARD/009, WL/BARD/010 and WL/BARD/012, and ideally all of these accesses are required if the entirety of these sites are to be developed to allow permeability. No direct access from highway. Site at risk of surface water flooding.	

Ref: WL/BARD/012	Site Address: Land to south of Jubilee Drive	Status: Rejected
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Size(ha): 1.82	Current use:
Indicative capacity: 39	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site comprises of land to the rear of properties on Wragby Road and Jubilee Drive. There are fields to the north-east and farm buildings to the east of the site.

Conclusion:

The site is within the built footprint, close to centre and retains shape and form. Requires access via WL/BARD/007. Potential as a larger site with sites BARD/007 (Wragby Rd) and BARD/011 (see BARD/012A).

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
WL/BARD/007, WL/BARD/009, WL/BARD/010, WL/BARD/011, WL/BARD/012 and WL/BARD/015 are all interdependent. Access can only be gained from WL/BARD/007, WL/BARD/009, WL/BARD/010 and WL/BARD/012, and ideally all of these accesses are required if the entirety of these sites are to be developed to allow permeability. Direct access to highway possible via Jubilee Drive. Site at risk of surface water flooding.	

Ref: WL/BARD/012A	Site Address: Land to the north of Abbey Road and Wragby Road, Bardney	Status: Allocate
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Size(ha): 2.88	Current use: Agricultural
Indicative capacity: 54	Brownfield/Greenfield: Mixed
Hierarchy (new): Large Villages	

Summary:

The site is an area of fields and farm buildings to the north of properties on Wragby Road. There are dwellings to the east, south and west of the site.

Conclusion:

The site is within the built footprint, close to centre and retains shape and form. Some small areas of surface water flood risk in the site. Proposed to be allocated.

Constraints

Environmental

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

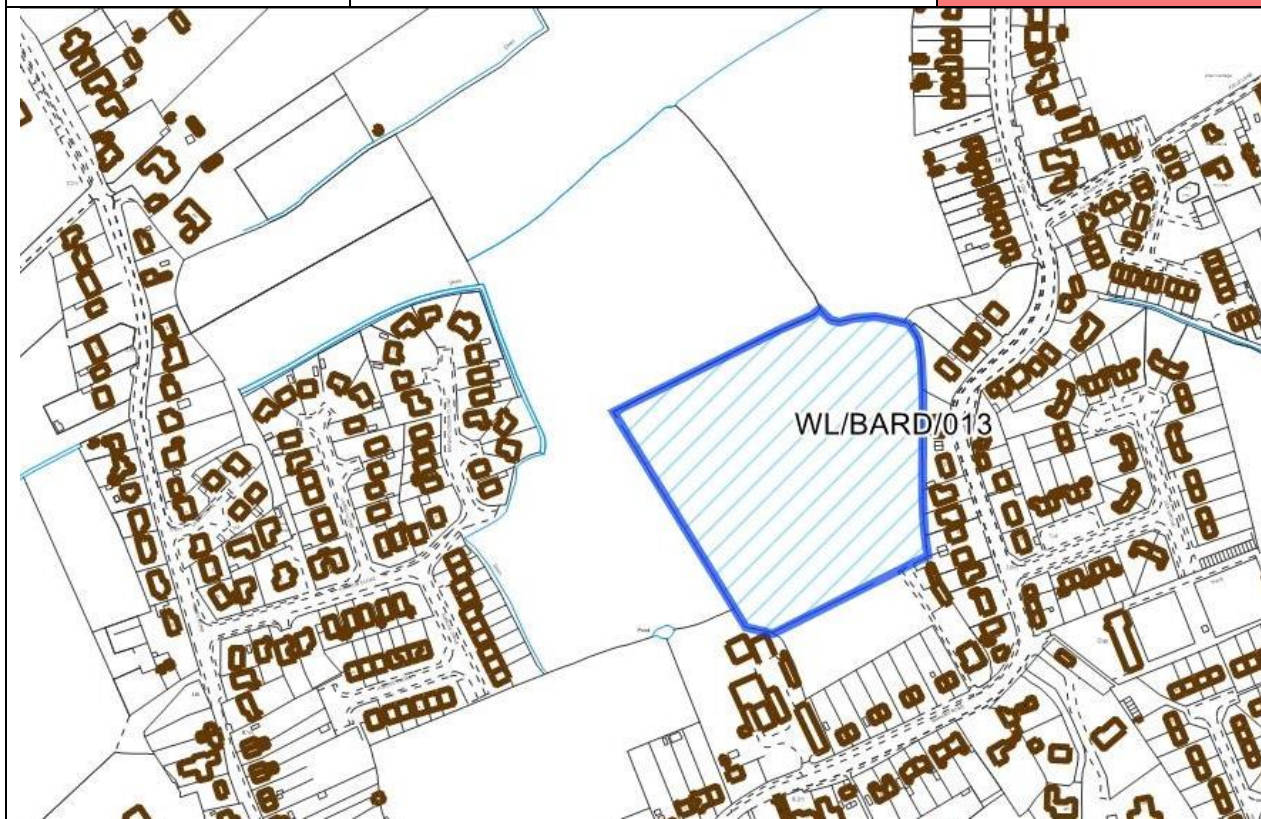
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Direct access to highway possible via Jubilee Drive and Wragby Road. Site at risk of surface water flooding.	

Ref: WL/BARD/013	Site Address: Land to west of Wragby Road	Status: Rejected
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Size(ha): 2.38	Current use:
Indicative capacity: 45	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is land located to the west of Wragby Road. There are properties to the east and south, a farm yard to the south-west and fields and dwellings to the west. The northern part of the site is within Flood Zone 2 and 3 and there are parts of the site at risk of surface water flooding.

Conclusion:

The site is constrained by lack of suitable access, risk of surface water flooding and flood zone 2 and 3. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	woodland priority area
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination NE of the site in relation to an Air Shaft and Unknown filled ground. Also the North of the sit is in Flood Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

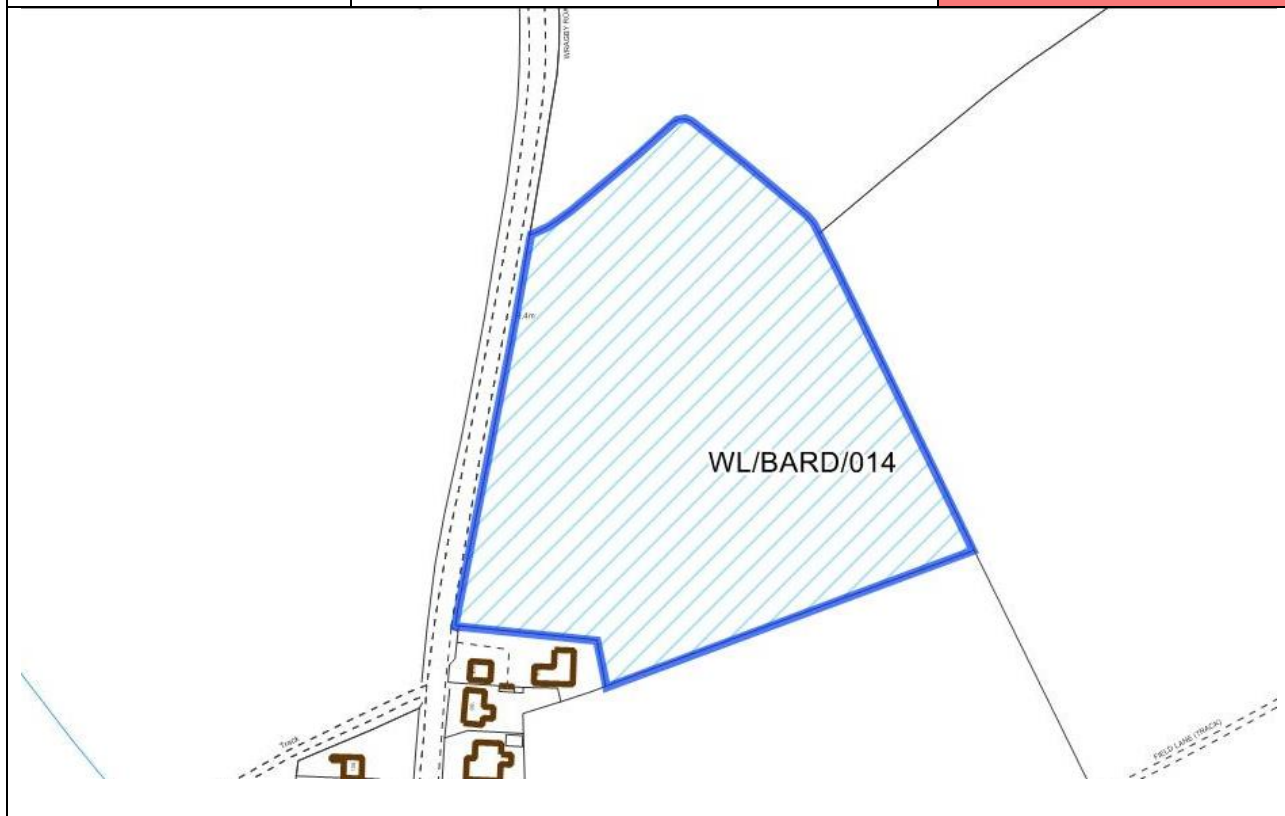
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Development on this site could have an impact on medieval remains associated with the settlement of Bardney. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Visibility reduced towards northern end of frontage so access should be from the centre - southern end. Footway links required. Site at risk of surface water flooding.	

Ref: WL/BARD/014	Site Address: Land to east of Wragby Road	Status: Rejected
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Size(ha): 2.52	Current use: Agricultural
Indicative capacity: 47	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is located to the north of the village. The highway forms the west boundary, with fields to the north and east.

Conclusion:

The site extends away from built footprint, other sites preferable

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	yes, 260m east and woodland protection area
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
History of flooding and Flood Zones 2/3 in/near the south of the site			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

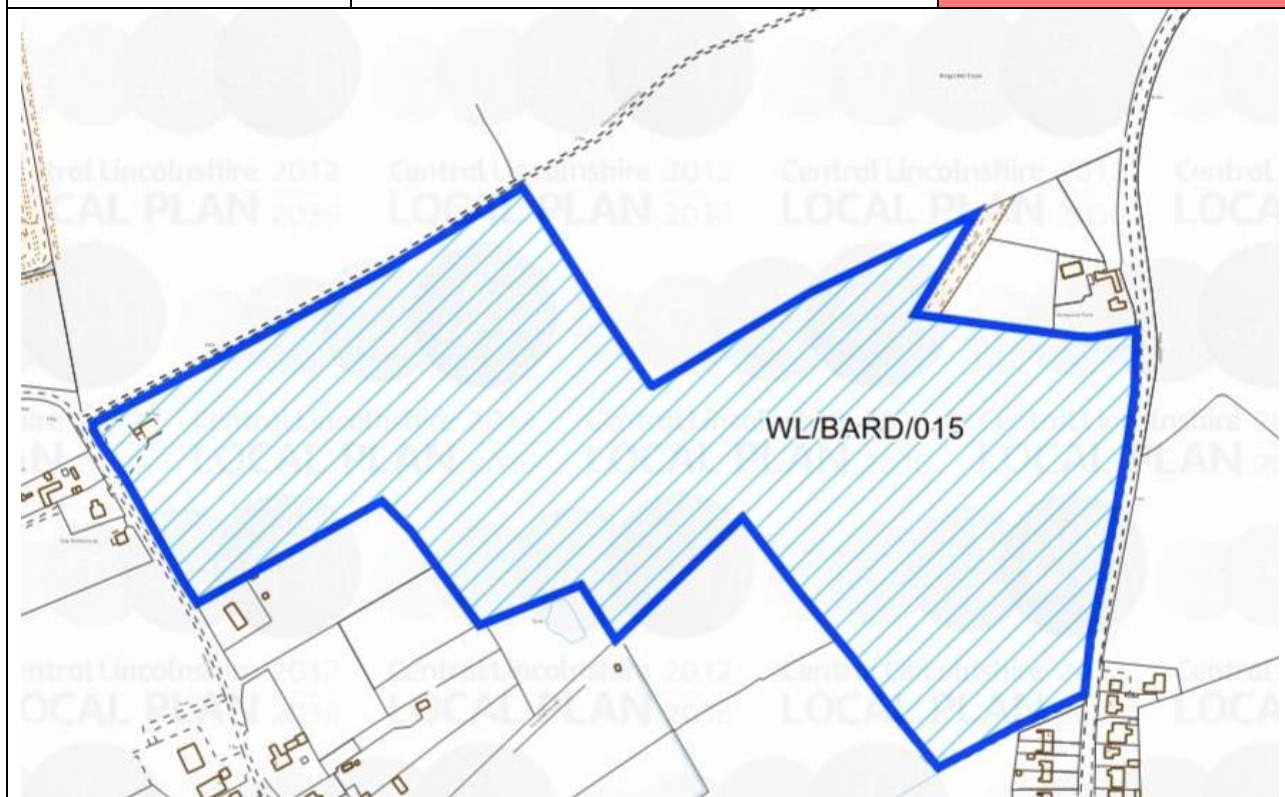
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BARD/015	Site Address: Land west of Wragby Road and to east of Abbey Road	Status: Rejected
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Size(ha): 15.39	Current use: Agricultural
Indicative capacity: 289	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is a field between Wragby Road to the east and Abbey Road to the west. There are fields to the north and south of the site. Part of the site is within Flood Zone 2 and 3 and is at risk of surface water flooding.

Conclusion:

The site is a large area that extends away from the built footprint and is constrained by flood zone 2 and 3. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	
Surface water flood risk		TPO	
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
Flood Zones 2/3 into the NW and South of the site and potential for contamination from a number of sources around the periphery			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
WL/BARD/007, WL/BARD/009, WL/BARD/010, WL/BARD/011, WL/BARD/012 and WL/BARD/015 are all interdependent. Access can only be gained from WL/BARD/007, WL/BARD/009, WL/BARD/010 and WL/BARD/012, and ideally all of these accesses are required if the entirety of these sites are to be developed to allow permeability. No direct access from highway. Site at risk of surface water flooding.	

Ref: WL/BARD/016	Site Address: Land to the rear of 59-61 Abbey Road	Status: Rejected
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Size(ha): 0.53	Current use:
Indicative capacity: 11	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of land to the rear of properties on Abbey Road. There are fields to the north and south of the site. The site is located within Flood Zone 2 and 3.

Conclusion:

The site extends into open countryside and is entirely within flood zone 3. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
The whole of the site would appear to be in Flood Zone 3 and much of it in areas of potential surface water flooding in 30 and 100 year return periods. Potential for contamination from a number of proximate sources			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

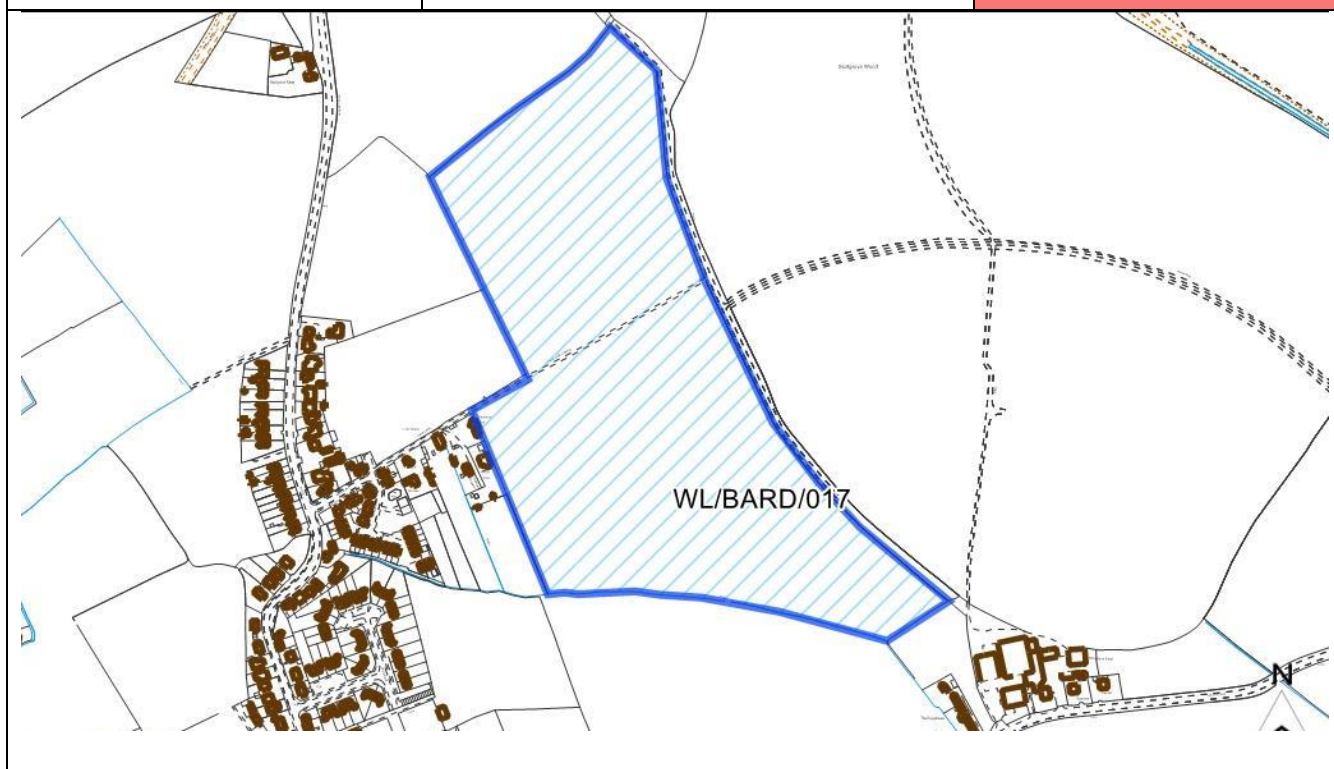
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BARD/017	Site Address: Land to north of Scotgrove Farm, Henry Lane	Status: Rejected
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Size(ha): 15.77	Current use: Agricultural
Indicative capacity: 296	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is a large area that extends to the east of existing development. There are fields to the north and east of the site. The southern part of the site is within flood zone 2.

Conclusion:

The site extends away from the built footprint and is constrained by access and flood zones. Propose not to allocate.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	yes and woodland priority area
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	borders SSSI		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for nuisance noise, dust and odour from an apparently working farm on the central west boundary			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

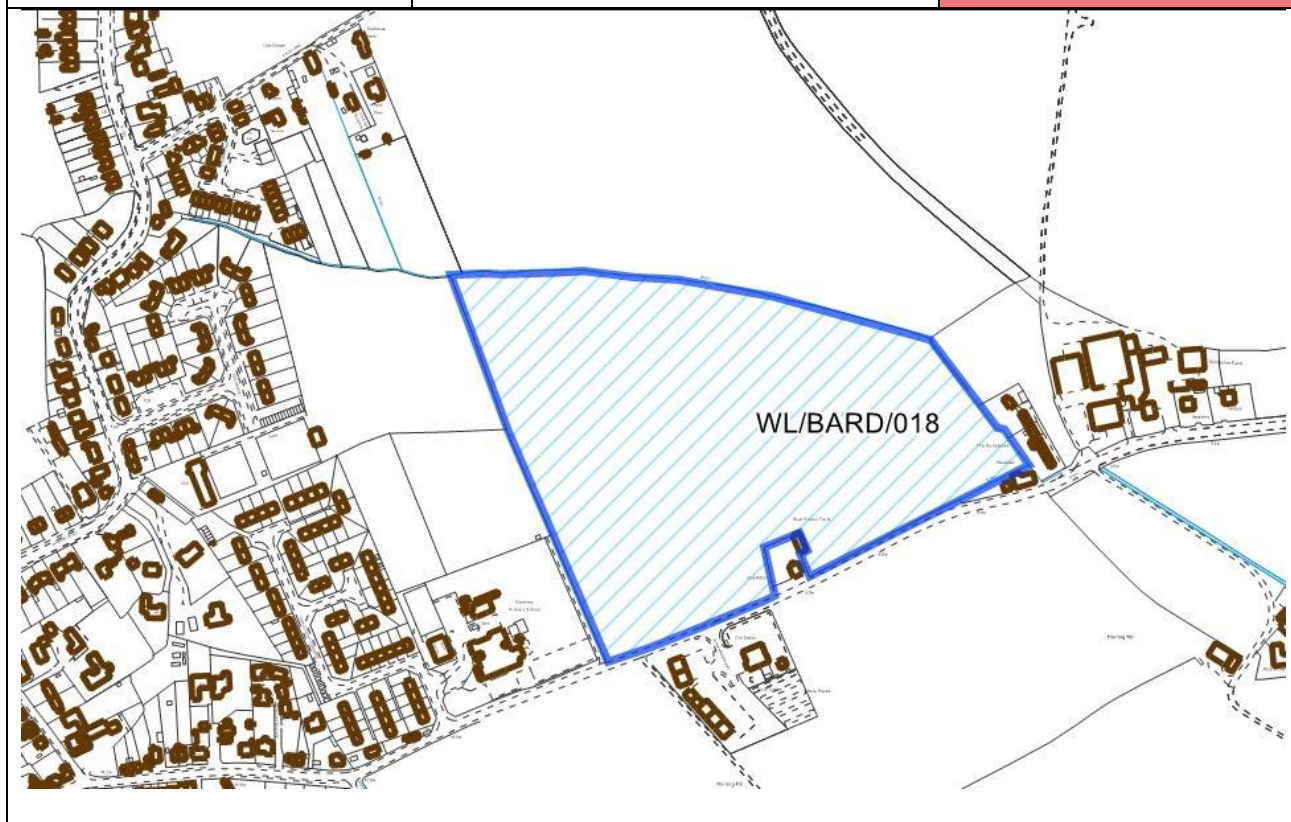
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No direct access from highway - can only be delivered after WL/BARD/014 or WL/BARD/018, or with significant improvement to Field Lane which is private (wouldn't want this to be the sole access point).	

Ref: WL/BARD/018	Site Address: Land north of Henry Lane, east of Bardney Primary School	Status: Rejected
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Size(ha): 7.87	Current use:
Indicative capacity: 148	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is a field located between Bardney Primary School to the west and dwellings to the east. There are fields to the north and industrial estate to the south of the site. Flood zone 2 runs along the northern and eastern edge of the site</p> <p>Conclusion:</p> <p>The site would extend the main built footprint into countryside and the site is constrained by flood zone. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	yes, 80m to n-e and woodland priority area
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	120m north		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
In Flood Zones 3 & 3 on the North and East Boundaries and has potential for surface water flooding on the East boundary. South boundary is opposite an industrial/commercial estate and Fire Station with potential for noise and contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area		yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

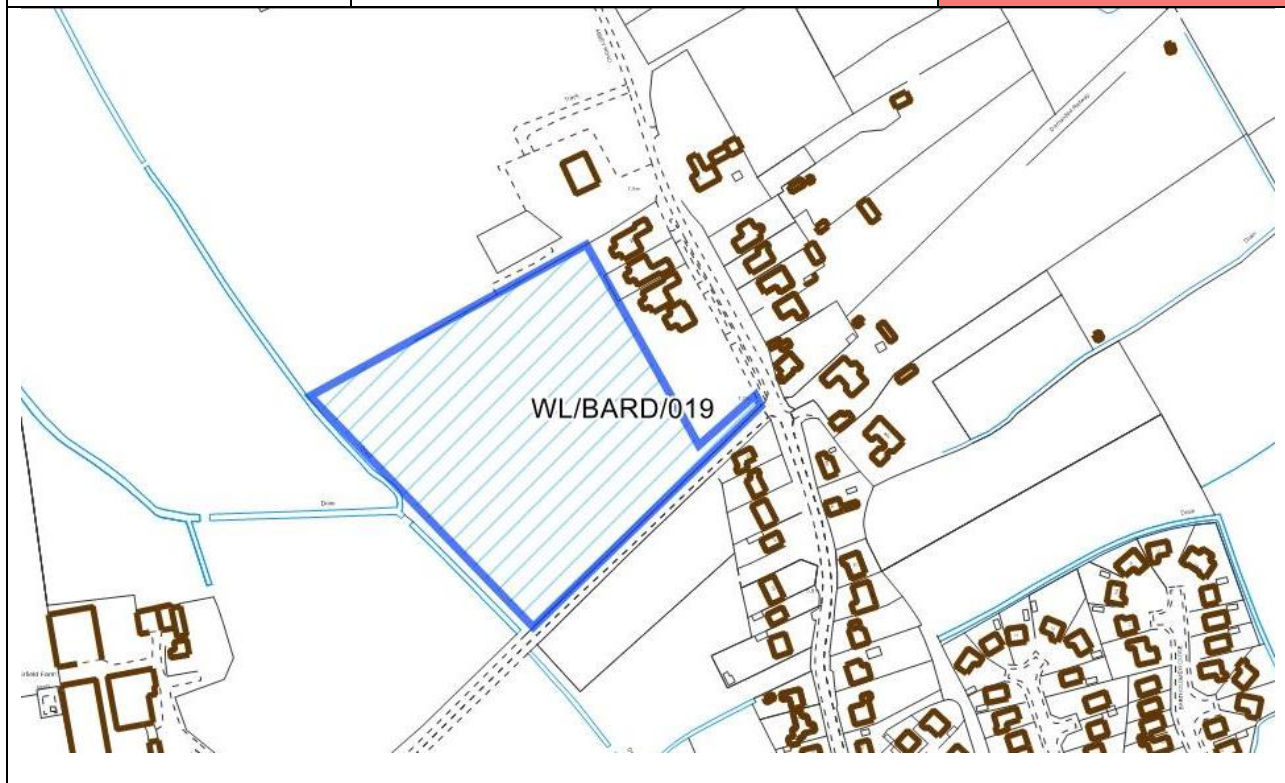
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Visibility is good along the majority of the frontage - reduced on the eastern side of frontage. Pedestrian links required. Site at risk of surface water flooding.	

Ref: WL/BARD/019	Site Address: Land west of Abbey Road	Status: Rejected
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Size(ha): 2.07	Current use:
Indicative capacity: 39	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is located to the rear of properties on Abbey Road. There are fields to the north, west and south and dwellings to the east. The western edge of the site is within Flood Zone 2 and 3.

Conclusion:

The site extends away from built footprint into countryside and is constrained by flood zone. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
In Flood Zones 2 & 3 at the east boundary and has multiple sources of potential contamination in the vicinity of the site			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

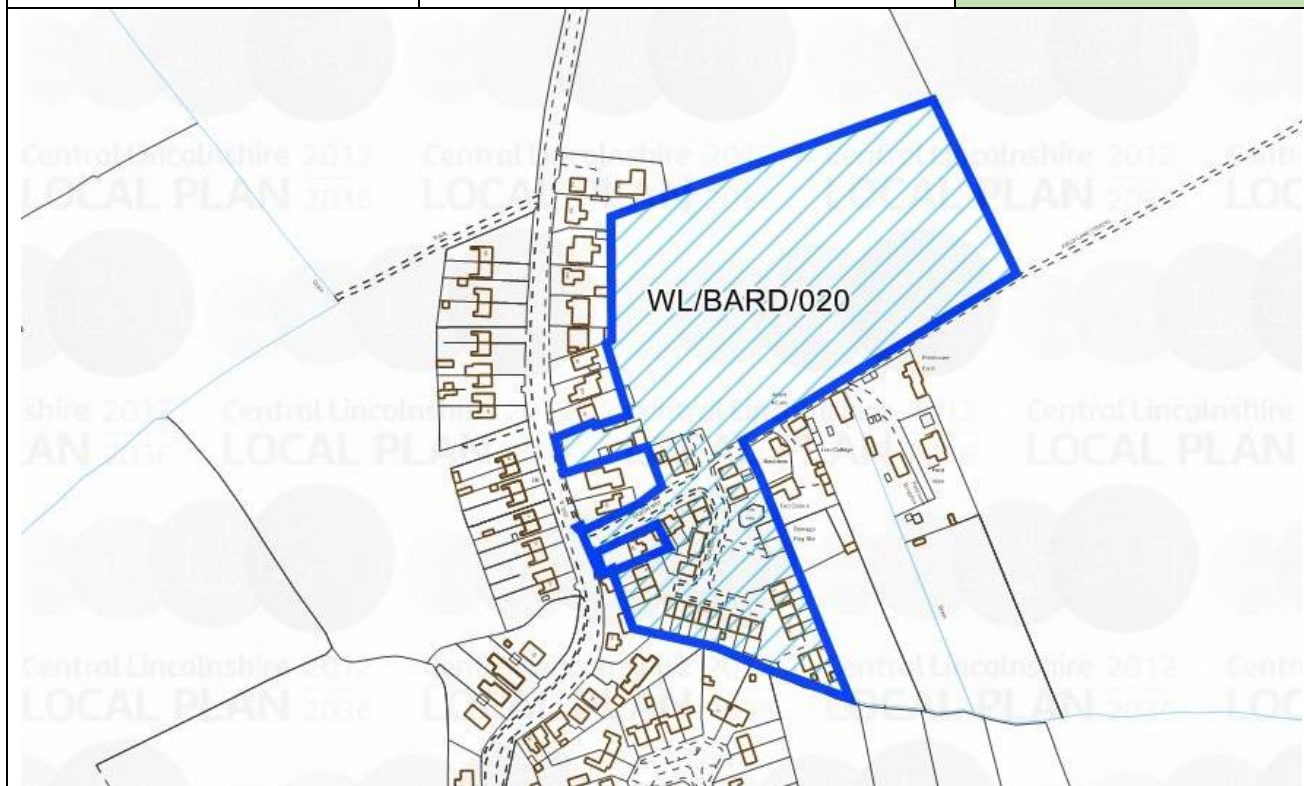
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BARD/020	Site Address: Land at Field Lane, east of Wragby Road, Bardney	Status: Allocate
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Size(ha): 3.41	Current use: Mixed
Indicative capacity: 73	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of land to the rear of properties on Wragby Road. The southern part of the site has previously been developed and comprises of detached and semi-detached two storey dwellings. There are properties to the east and south of the site and fields leading to woodland to the north-east.

Conclusion:

The site is an existing allocation, proposed to be retained.

Constraints

Environmental

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

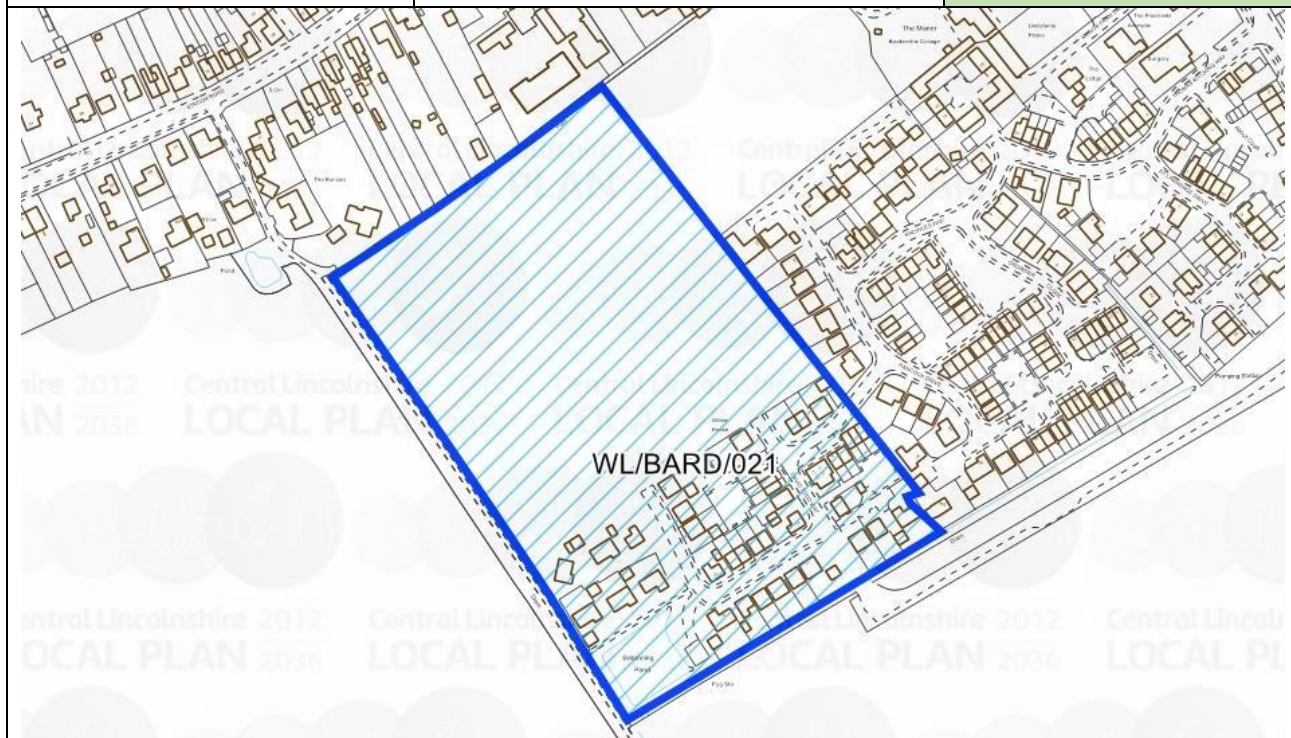
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BARD/021	Site Address: Land west of Hancock Drive, Bardney	Status: Allocate
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Size(ha): 4.80	Current use: Mixed
Indicative capacity: 123	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary: The site is part of a wider development site off the B1190. Existing development is located to the east and north of the site with fields to the south and west.</p> <p>Conclusion: The site is an existing allocation, currently being built. Proposed to be retained.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BARD/022	Site Address: Land south of 2 Common Lane, Bardney	Status: Rejected
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Size(ha): 0.36	Current use:
Indicative capacity: 9	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is a small area of land to the south of existing dwellings. There are playing fields to the west of the site.

Conclusion:

A small site within limited capacity. Unlikely to deliver 10 or more dwellings.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Indication is of a potential for surface water flooding in events of 1:100 at the NE and SW corners of the site and for merging and spreading of impacts in greater events			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BARD/023	Site Address: Land west of Common Lane, Bardney	Status: Rejected
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Size(ha): 1.90	Current use:
Indicative capacity: 40	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is located to the south of existing dwellings. There are playing fields to the west of the site. The eastern frontage of the site is at risk of surface water flooding.</p> <p>Conclusion:</p> <p>The site extends into the open countryside. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Indication is of a potential for surface water flooding in events of 1:100 at the NE, NW and SE corners of the site and for merging and spreading of impacts in greater events			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			


Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Common Lane is unadopted and would need widening, improving to serve residential development. Visibility onto Silver Street is poor but could be improved by removing/ reducing the hedgerow. Site is at risk of surface water flooding.	

Barlings

Ref: WL/BARL/001	Site Address: Fosters Yard, Main Road, Langworth	Status: Rejected
		
Size(ha): 0.88	Current use: Haulage Yard	
Indicative capacity: 15	Brownfield/Greenfield: Brownfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is a former haulage yard off Main Road. There are residential properties to the east, south and west of the site. The site is within Flood Zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is constrained by the location within Flood zone 3. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
The site would appear to have extant permissions for residential development albeit somewhat dated. There is significant history of potentially contaminative land usage and there is a significant flood history in respect of properties Scothern Lane to the North East and a somewhat loesser one in respect of properties bounding to either side on Station Road.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

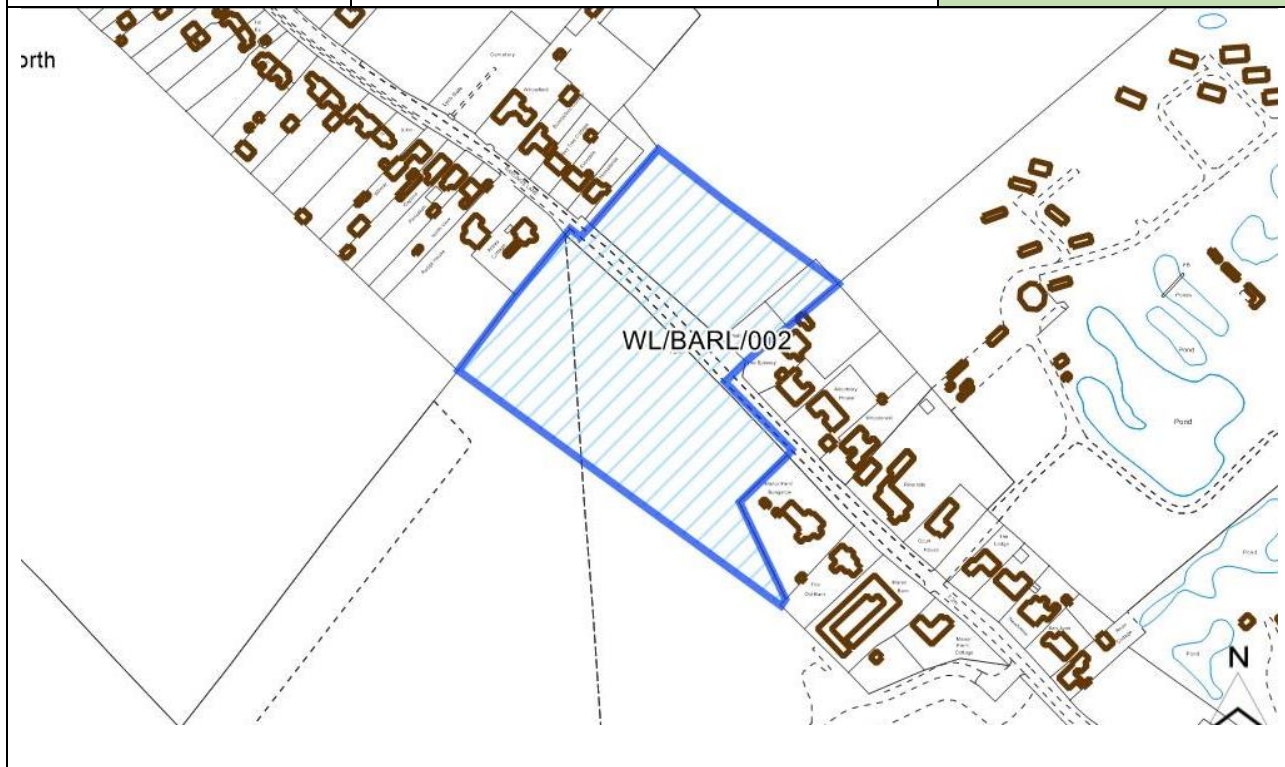
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BARL/002	Site Address: Land at Barlings Lane, Langworth	Status: Allocate
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Size(ha): 2.33	Current use:
Indicative capacity: 20	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site comprises of land to the north and south of Barlings Lane. There are existing dwellings to the east and west of the site and caravan site to the north-east. There are some areas at surface water flood risk in the site.

Conclusion:

The site has planning permission for 20no dwellings, therefore proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site would appear to be near former quarrying and unknown filled land to the North East of Barling Lane, both are potentially contaminated land usage			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

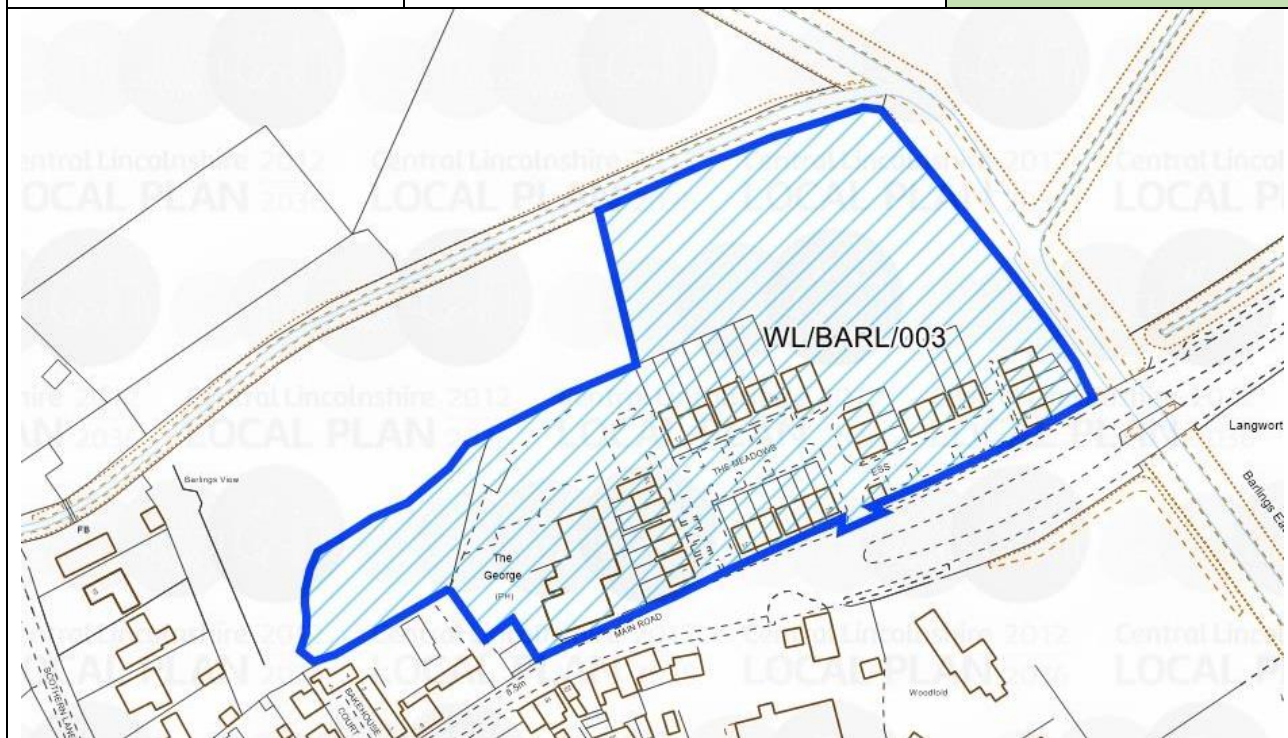
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Frontage footway required to link to existing footway on Barlings Lane. Tactile crossings will need to be provided on existing crossing points on Barlings Lane. Site at risk of surface water flooding which will need to be mitigated. PROW crossing the site which will need to be maintained or diverted.	

Ref: WL/BARL/003	Site Address: Land at The George Hotel, 15 Main Road, Langworth	Status: Allocate
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Size(ha): 2.02	Current use: Public house
Indicative capacity: 20	Brownfield/Greenfield: Brownfield
Hierarchy (new): Small Villages	

Summary:

The site is a public house and surrounding land on Main Street. There are existing dwellings to the south and west of the site. The site is currently under construction.

Conclusion:

The site is has planning permission and is currently being built. Proposed to allocate.

Constraints

Environmental

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

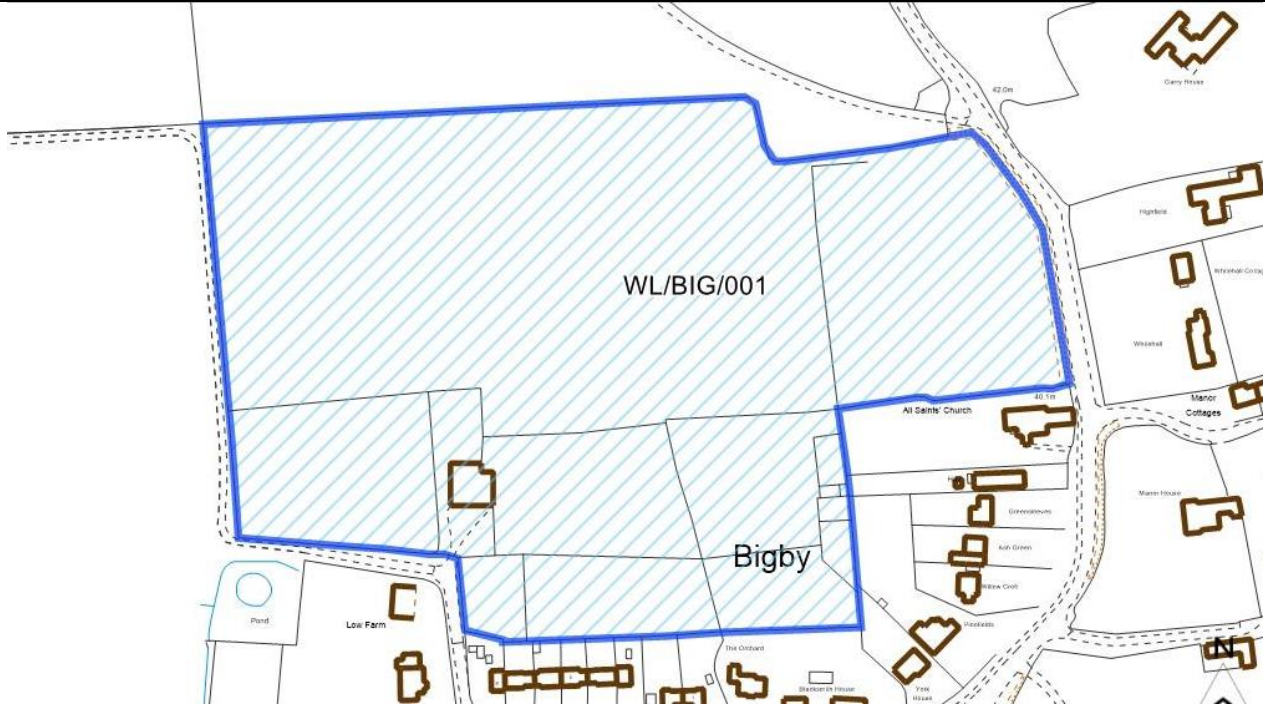
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Bigby

Ref: WL/BIG/001	Site Address: Land to the north of 6 Smithy Lane, Bigby	Status: Rejected
		
Size(ha): 5.88	Current use:	
Indicative capacity: 88	Brownfield/Greenfield: Mixed	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is a large area of land to the west off Main Street and to the north of Smithy Lane. The site is within the Area of Great Landscape Value and has listed buildings to the east and south of the site.</p> <p>Conclusion:</p> <p>The site is of a large scale with impacts upon the scale and character of the settlement. The site is constrained by the Area of Great Landscape Value and listed buildings.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
Historical issues of drainage impacting Foul Sewer and Riparian Assets - Central to and West of Smithy Lane			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

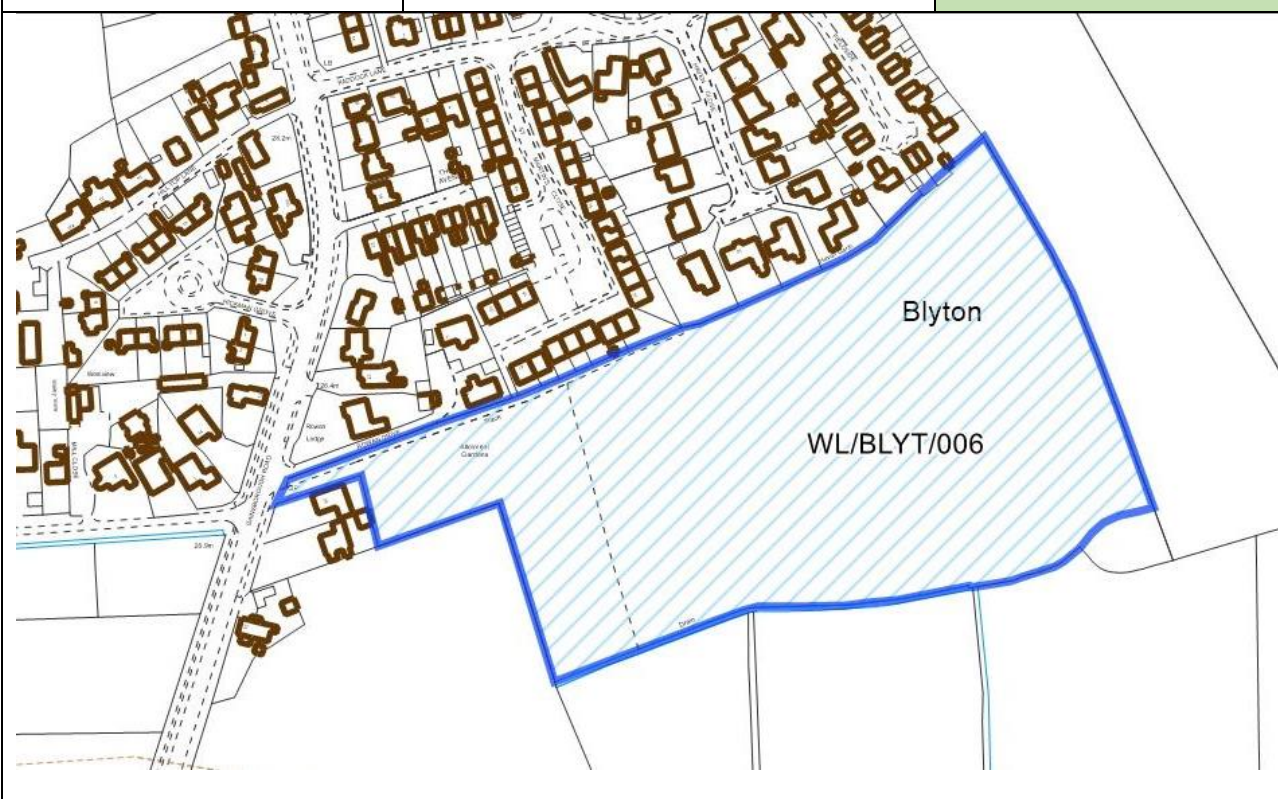
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Blyton

Ref: WL/BLYT/006	Site Address: Land to south of Rowan Drive	Status: Allocate
		
Size(ha): 4.15	Current use:	
Indicative capacity: 62	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is located on fields to the south of existing dwellings and to the rear of a pair of bungalows to the west. The site includes an area of allotments to the western part. To the east and south of the site are agricultural fields.</p> <p>Conclusion:</p> <p>The site is a relatively unconstrained site located close to existing development and services in Blyton and is well connected to Gainsborough. It is proposed to allocate the site, with a requirement to retain the allotments.</p>		

Constraints

Environmental

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

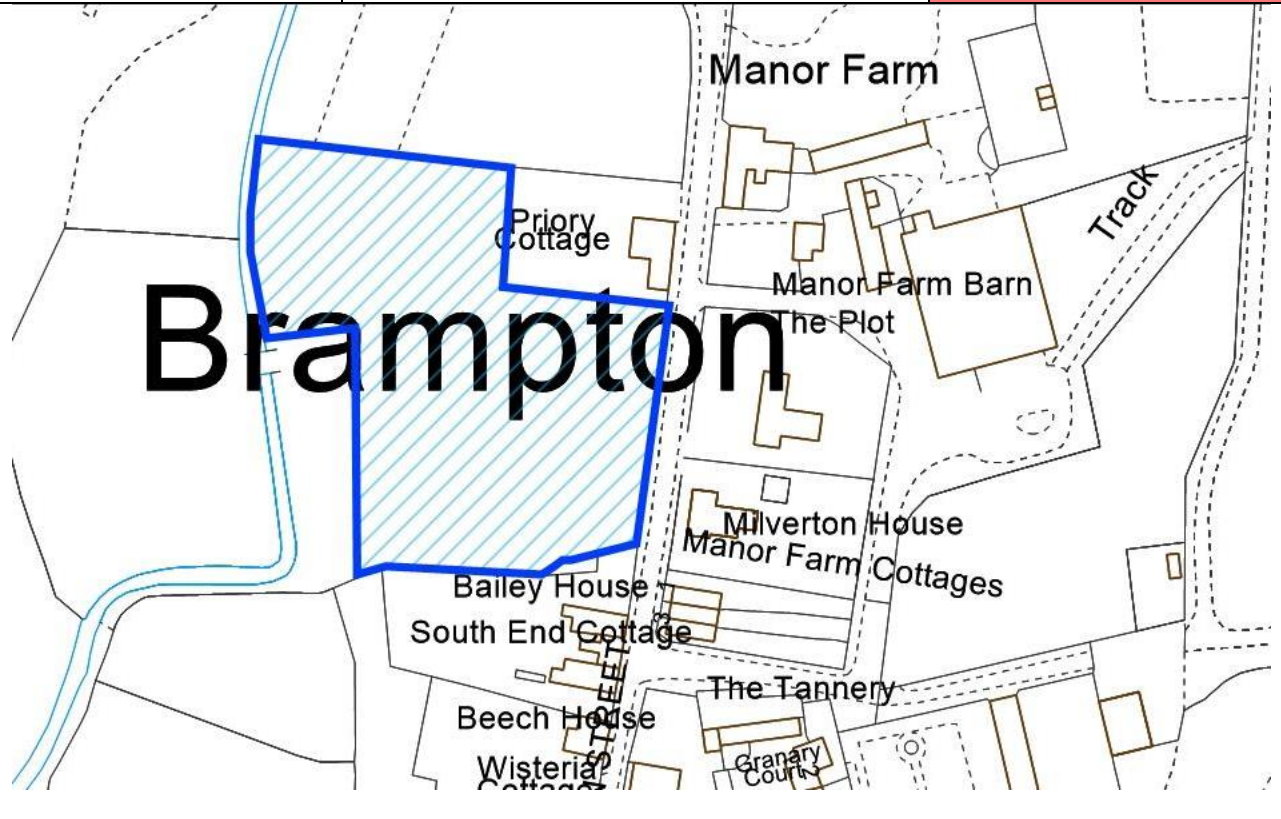
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access via PROW - would require significant improvement and reconfiguration. Site at risk of surface water flooding.	

Brampton

Ref: WL/BRAM/001	Site Address: Land West of Main Street, Brampton	Status: Rejected
		
Size(ha): 0.77	Current use: Equestrian Stables	
Indicative capacity: 20	Brownfield/Greenfield: Mixed	
Hierarchy (new): Hamlet		
<p>Summary:</p> <p>The site is an area of land between dwellings. There is a watercourse to the western boundary of the site. The site is within Flood zone 2 and 3 and has listed buildings to the north and south of the site.</p> <p>Conclusion:</p> <p>The site is located within a hamlet and is constrained by the Flood Zone and listed buildings. Proposed not to allocate.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

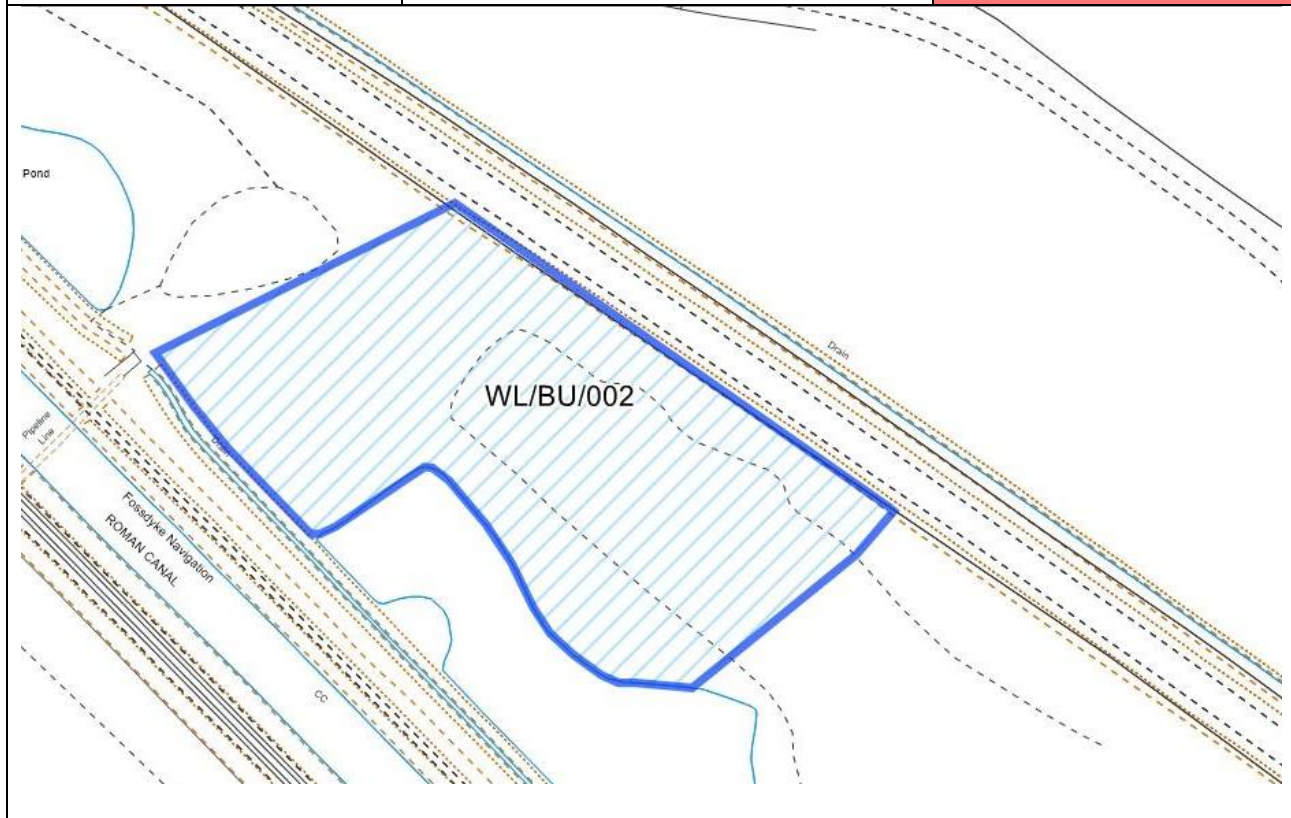
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Burton

Ref: WL/BUR/002	Site Address: Land at Burton Waters	Status: Rejected
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Size(ha): 1.64	Current use:
Indicative capacity: 28	Brownfield/Greenfield: Mixed
Hierarchy (new): Small Villages	

Summary:

The site is located to the north-west of development at Burton Waters complex. The A57 forms the boundary to the north and the Fossdyke Navigation forms the boundary to the south. The site is within Flood zones 2 and 3.

Conclusion:

The site is currently detached from the main residential area of Burton Waters and constrained by flood zones. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	
Surface water flood risk	A	TPO	
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
In flood Zone 2 and significantly in flood zone 3 and adjacent a railway line with potential for contamination and between a railway line and trunk road each giving potential for noise			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

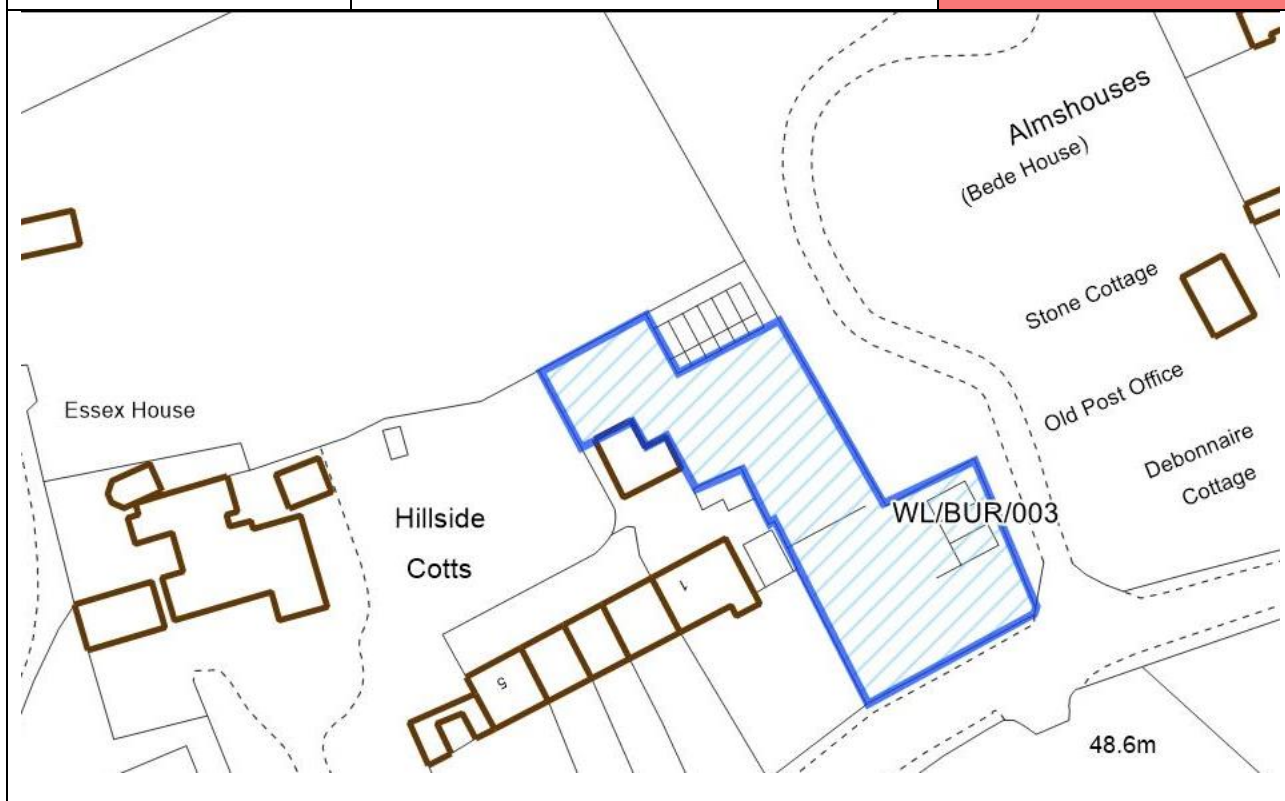
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May require improvement to internal private roads at Burton Waters.	

Ref: WL/BUR/003	Site Address: Land adjacent Hillside Cottages, Main Street, Burton	Status: Rejected
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Size(ha): 0.12	Current use: Garden/Ancillary
Indicative capacity: 2	Brownfield/Greenfield: Mixed
Hierarchy (new): Small Villages	

Summary:

The site is located to the north-east of dwellings in Burton village. There are outbuildings to the north and west of the site. The site is within the Green Wedge and has listed buildings to the east.

Conclusion:

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

Constraints

Environmental

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

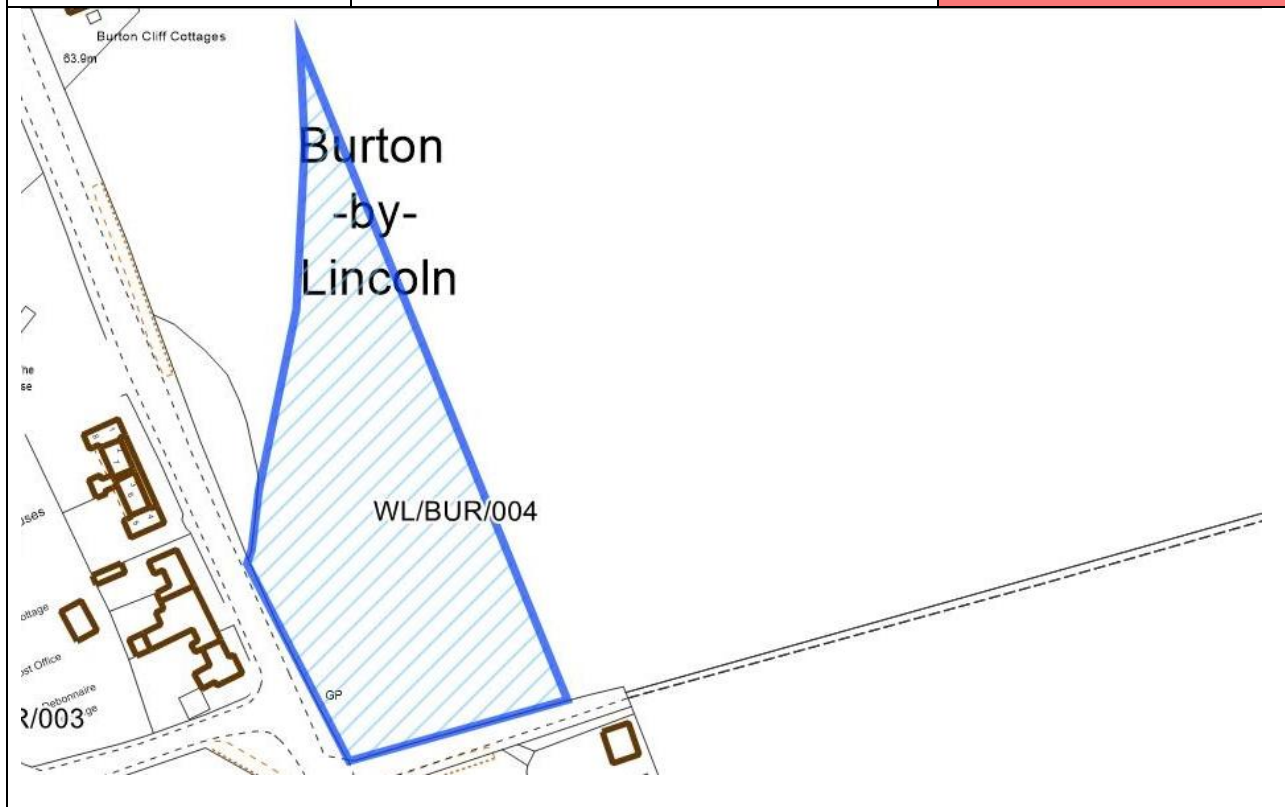
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BUR/004	Site Address: Land to the east of Middle Street, Burton	Status: Rejected
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Size(ha): 0.69	Current use: Agricultural
Indicative capacity: 12	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of agricultural land to the east of Burton Road. There are fields to the east and south of the site. The properties to the west are listed buildings.

Conclusion:

The site is detached from the main settlement by the road and extends into countryside.
Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
The site would appear to bound former potentially contaminative use as a quarry to the south			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

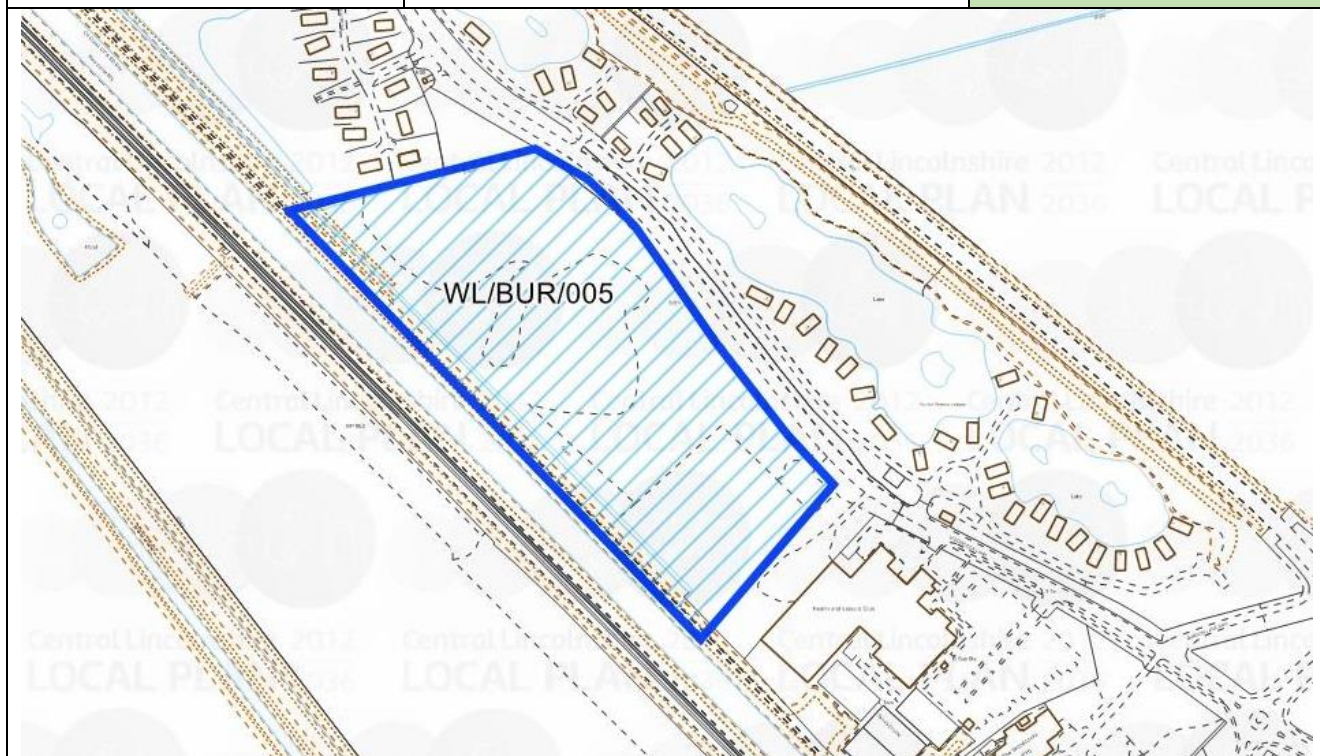
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/BUR/005	Site Address: Land north of Leisure Centre, Burton Waters, Lincolnshire	Status: Allocate
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Size(ha): 4.43	Current use:
Indicative capacity: 100	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is located within the Burton Waters complex, with a public house and leisure centre to the south and residential chalets to the north and east of the site.</p> <p>Conclusion:</p> <p>The site has planning permission for 100no dwellings. Proposed to allocate.</p>	

Constraints

Environmental

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

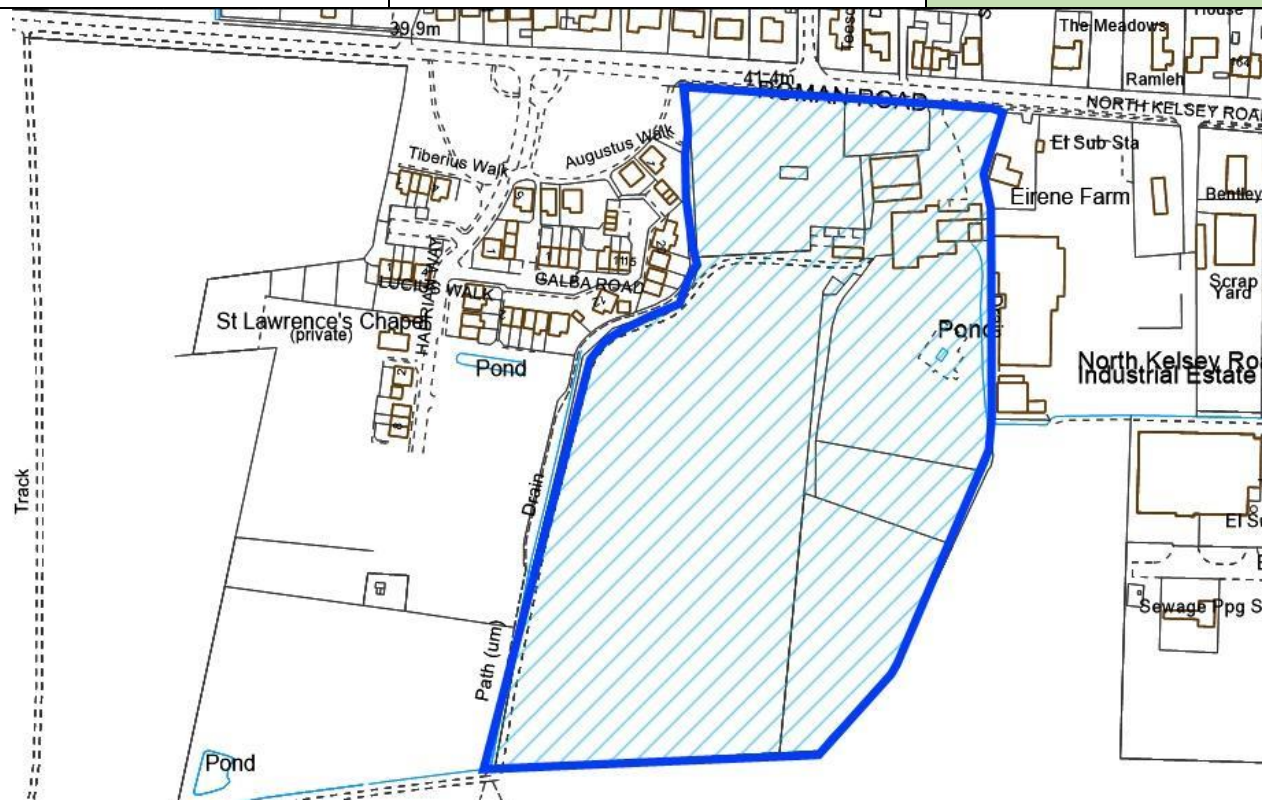
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Caistor

Ref: WL/CAI/001	Site Address: Land to the South of North Kelsey Road, Caistor	Status: Allocate
		
Size(ha): 5.90		Current use: Paddocks and Stables
Indicative capacity: 135		Brownfield/Greenfield: Mixed
Hierarchy (new): Market Towns		
<p>Summary:</p> <p>A fairly level site with riding stables in north east and a field to rear. Hedges and trees mark the western boundary with a footpath. Hedge along northern boundary. Industrial areas lie to the east, arable farm land to the south, houses to the north and a modern residential development to the east.</p> <p>Conclusion:</p> <p>The site is an existing allocation, proposed to be retained.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Adjacent
Opportunity for creation – joined up			No
Environmental Health Comments			
Bounds at the north and along the East Boundaries with established and establishing Industrial/Commercial estate with the potential for noise, dust odour and contamination and has other proximate sources of potential contamination			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		Yes	
Waste Safeguarding Area			

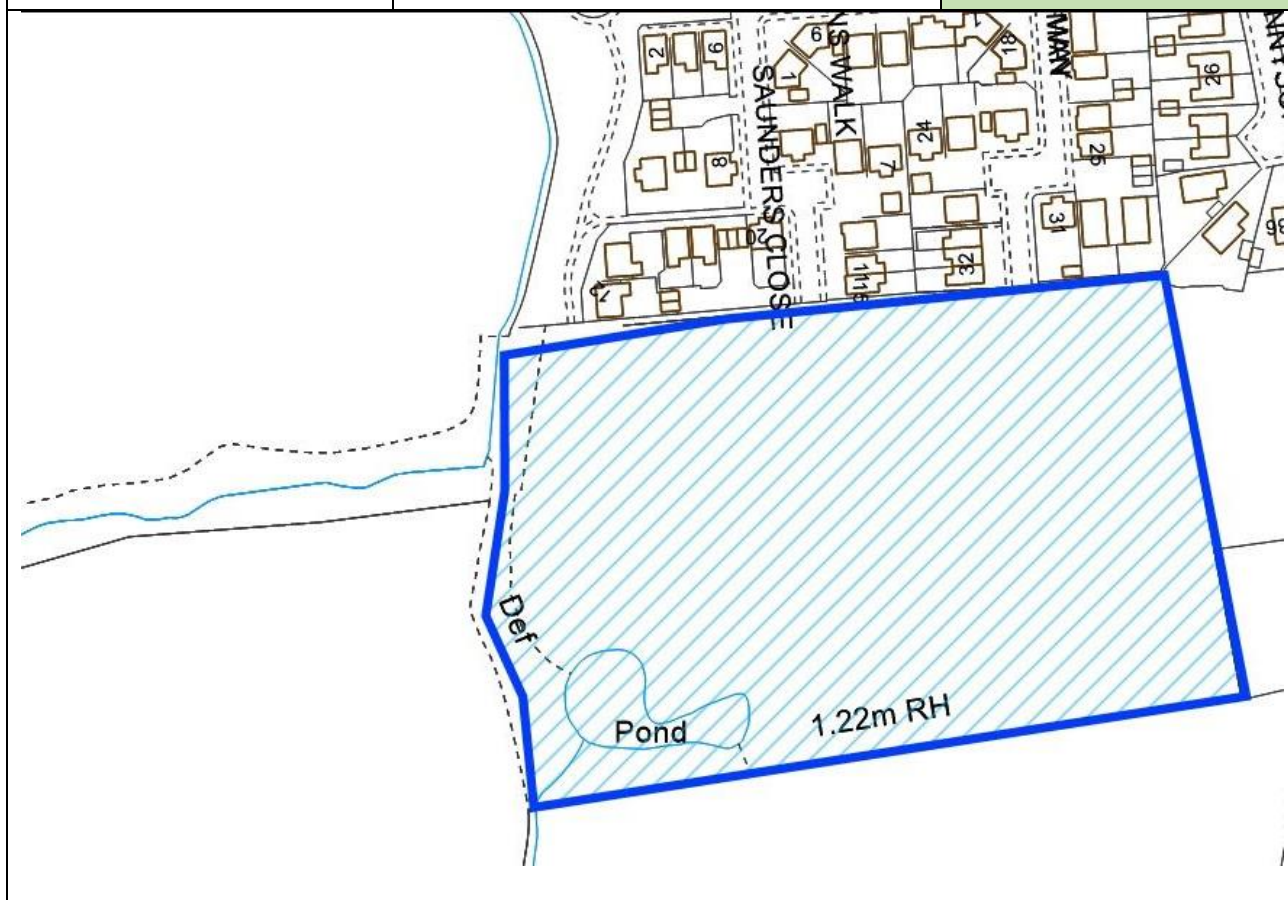
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Development on this site could have an impact on prehistoric and Roman remains known in the surrounding area. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Frontage footway widening works required. Additional mitigation/S.106 contributions may be required following assessment of the TA & TP. Site at risk of surface water flooding.	

Ref: WL/CAI/002	Site Address: Land at Sunnyside, west of Tennyson Close, Caistor, LN7 6NZ	Status: Allocate
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Size(ha): 2.67	Current use: Agricultural
Indicative capacity: 60	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

This field has a gentle slope south and westwards. There is a pond in the south-west corner surrounded by trees and a stream along western edge. A new housing estate lies to the north, arable farm land to the south and west, and gardens to the east.

Conclusion:

The site is an existing allocation, proposed to be retained.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	Within 200m
Green Wedge/Settlement break	Adjacent		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination. We also note that the site lies within an area of historic parkland recorded in the Lincolnshire Historic Environment Record, associated with Nettleton House. Elements of this designed landscape appear to still survive including trees and a lake in the southwest corner. Future plans should make use of these features to benefit the historic and natural environments, with the aim of preserve and enhancing the landscape.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access would need to be via the existing development roads, rather than onto Navigation Lane. Site at risk of surface water flooding.	

Ref: WL/CAI/003	Site Address: Land adjacent The Paddocks, North Kelsey Road, Caistor	Status: Rejected
Size(ha): 3.30	Current use: Equine yard and grazing	
Indicative capacity: 87	Brownfield/Greenfield: Mixed	
Hierarchy (new): Market Towns		
<p>Summary:</p> <p>The site is an equine yard and grazing area. There are dwellings to the east of the site and new housing development to the south.</p> <p>Conclusion:</p> <p>The site extends into the countryside and is distant from the services and facilities in the centre. Other sites preferable.</p>		

Constraints

Environmental

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

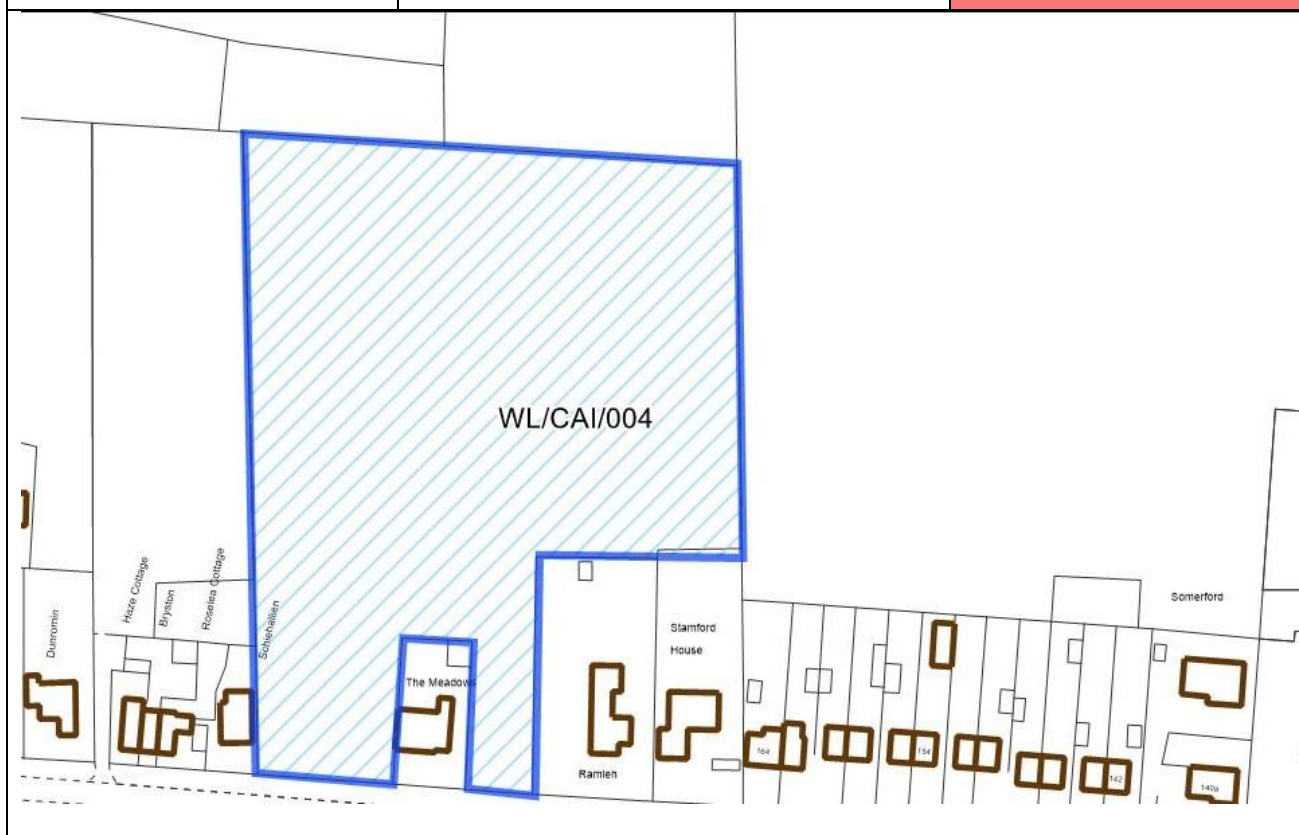
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Development on this site could have an impact on prehistoric and Roman remains known in the surrounding area. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

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

Ref: WL/CAI/004	Site Address: Land to the rear of The Meadows, North Kelsey Road, Caistor	Status: Rejected
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Size(ha): 1.61	Current use:
Indicative capacity: 48	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is agricultural land to the rear of properties on North Kelsey Road. There are dwellings to the south of the site and fields to the east and west. To the north are fields and a single storey dwelling.</p> <p>Conclusion:</p> <p>The site extends into the countryside and impacts character of the village. Other sites preferable.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	no	Historic Park and Garden	no
Listed Buildings	No	AONB	no
Conservation Area	no	AGLV	no
Green Wedge/Settlement break	no		
Archaeology Comments			
Development on this site could have an impact on prehistoric and Roman remains known in the surrounding area. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No existing frontage footway. Crossover points to footway on opposite side of North Kelsey Road would need to be provided.	

Ref: WL/CAI/005	Site Address: Land to the north of Navigation Lane, Caistor	Status: Rejected
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Size(ha): 3.92	Current use: Grassland/Grazing
Indicative capacity: 103	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site is an area of grass/grazing land to the west of a sewage treatment works. There are playing fields to the east and dwellings to the south of the site.

Conclusion:

The site is constrained by the proximity to the sewage works. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Likelihood of odour and fly problems in respect of sewage works on the west boundary, potential for contamination from sewage works			
Minerals and Waste			
Minerals Resource Safeguarding Area		yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area		Yes	

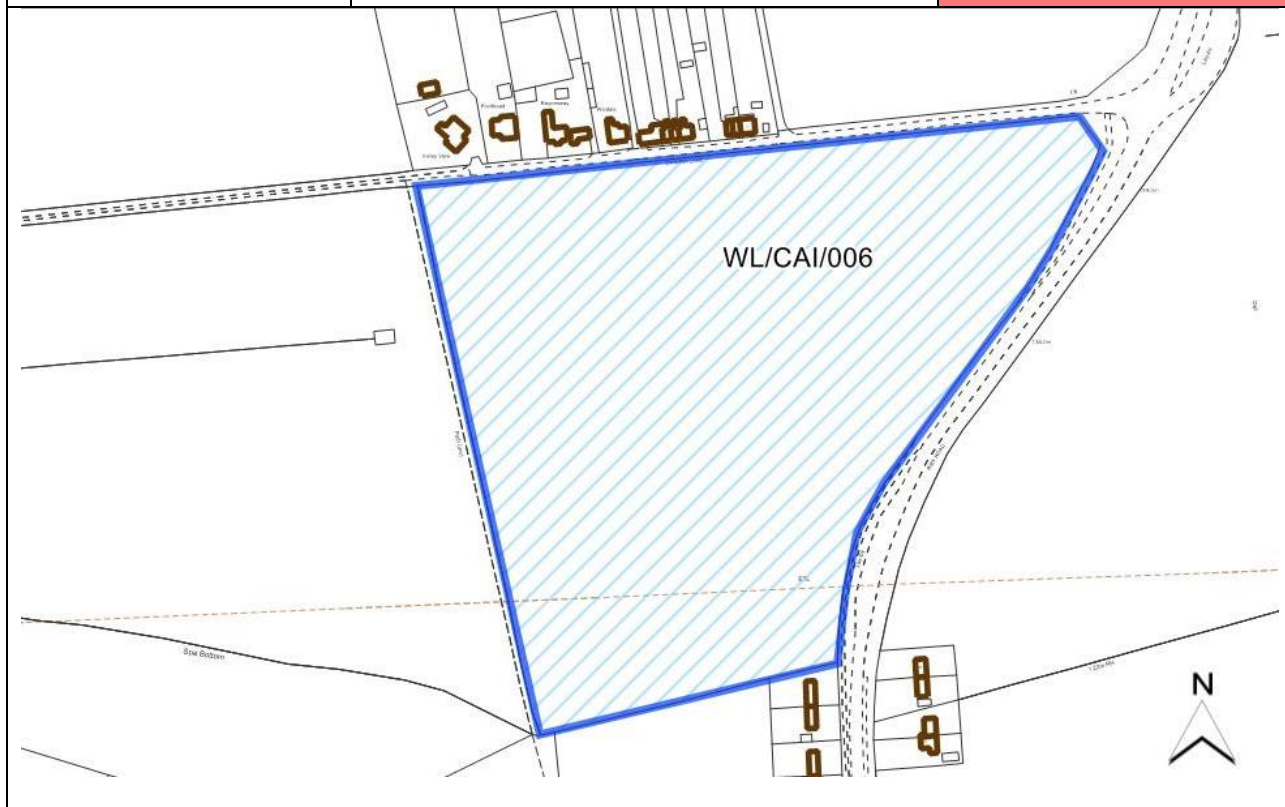
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/CAI/006	Site Address: Land to the west of Riby Road, Caistor	Status: Rejected
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Size(ha): 6.98	Current use:
Indicative capacity: 183	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site is agricultural land located to the north-east of Caistor village. There are dwellings on Canada Lane to the north of the site and dwellings to the south. The site is located within the Area of Great Landscape Value.

Conclusion:

The site extends into the countryside and would have some impacts on the character and setting of the village and the Area of Great Landscape Value. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	yes	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Source Protection 3, Principal aquifer, Major Groundwater vulnerability			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May need some mitigation/improvements to the highway network including existing footway enhancement and frontage footway on Canada Lane.	

Ref: WL/CAI/007	Site Address: Land south of North Kelsey Road, Caistor	Status: Allocate
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Size(ha): 5.44	Current use:
Indicative capacity: 88	Brownfield/Greenfield: Mixed
Hierarchy (new): Market Towns	

Summary:

The site is land located to the south of North Kelsey Road. A modern housing development is currently under construction.

Conclusion:

The site is an existing allocation, under construction. Proposed to be retained.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/CAI/008	Site Address: Land adjacent and to the rear of Roman Ridge, Brigg Road, Caistor	Status: Allocate
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Size(ha): 2.21	Current use:
Indicative capacity: 58	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site comprised of fields to the west and north of dwellings on Brigg Road. There are hedges to the boundary with the road and fields to the north and west of the site.

Conclusion:

The site is an existing allocation, proposed to be retained.

Constraints

Environmental

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

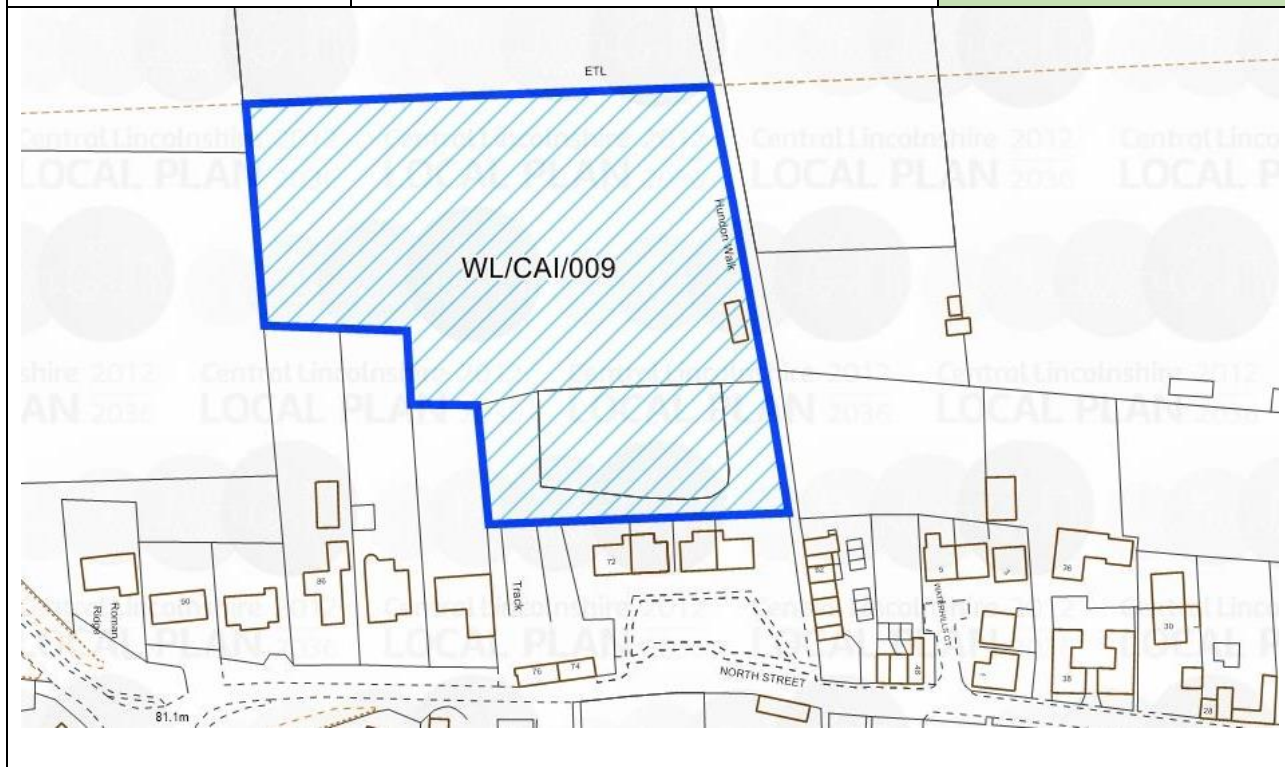
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/CAI/009	Site Address: Land north of North Street, Caistor	Status: Allocate
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Size(ha): 1.10	Current use:
Indicative capacity: 33	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is land to the north of properties on North Street. There are fields to the north and east of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation, proposed to be retained.</p>	

Constraints

Environmental

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

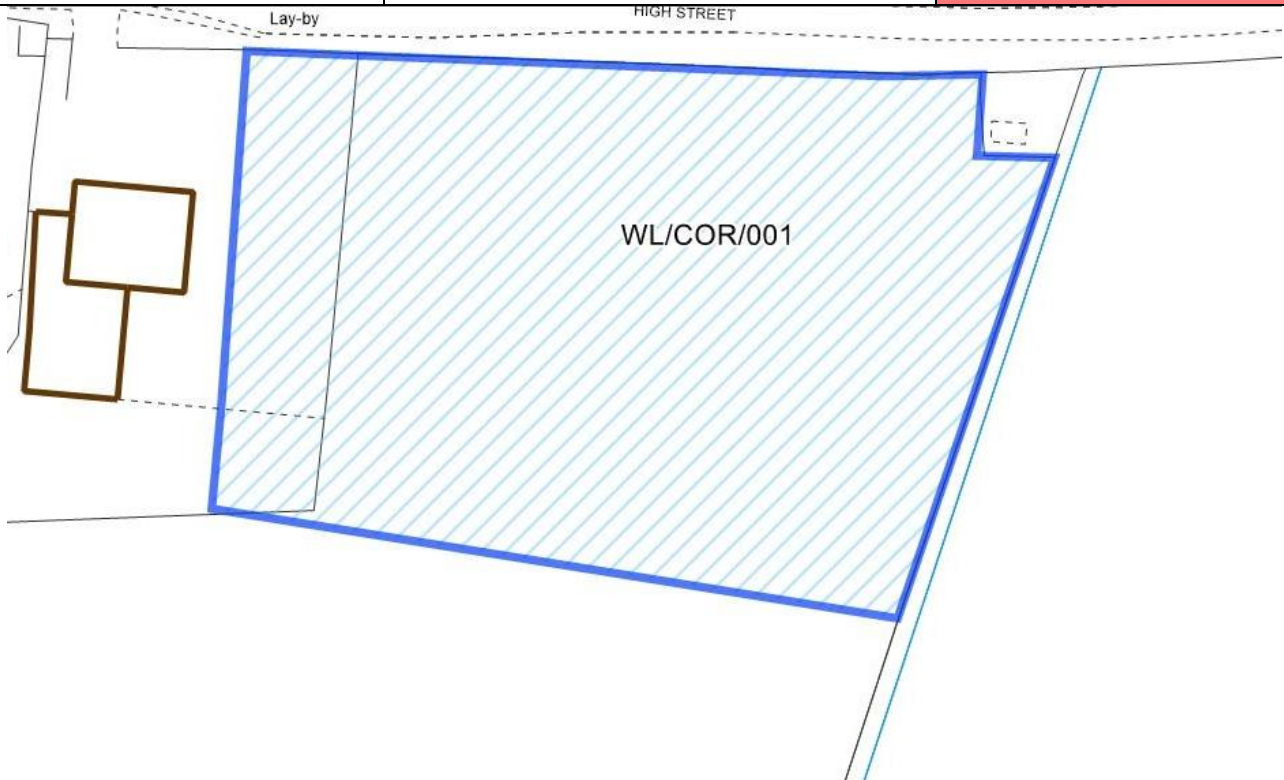
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	Within 500m	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
Development on this site could have an impact on Roman and early medieval remains associated with the fort and settlement of Caistor. The historic course of the Caistor High Street is thought to cross the site, and human remains have been found a short distance away behind 81 North Street. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

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

Corringham

Ref: WL/COR/001	Site Address: Land south of High Street, Corringham	Status: Rejected
		
Size(ha): 1.31	Current use:	
Indicative capacity: 22	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is agricultural land to the east of a machinery business. There is a farm to the north of the site and fields to the south and east.</p> <p>Conclusion:</p> <p>The site is constrained by the risk of surface water flooding through the site. Other sites preferred.</p>		

Constraints

Environmental

Fluvial flood risk	g	Ancient Woodland	No
Surface water flood risk	r	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Surface water issues apparent at 1:30 and 1:100 events that link in 1:1000 year events			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

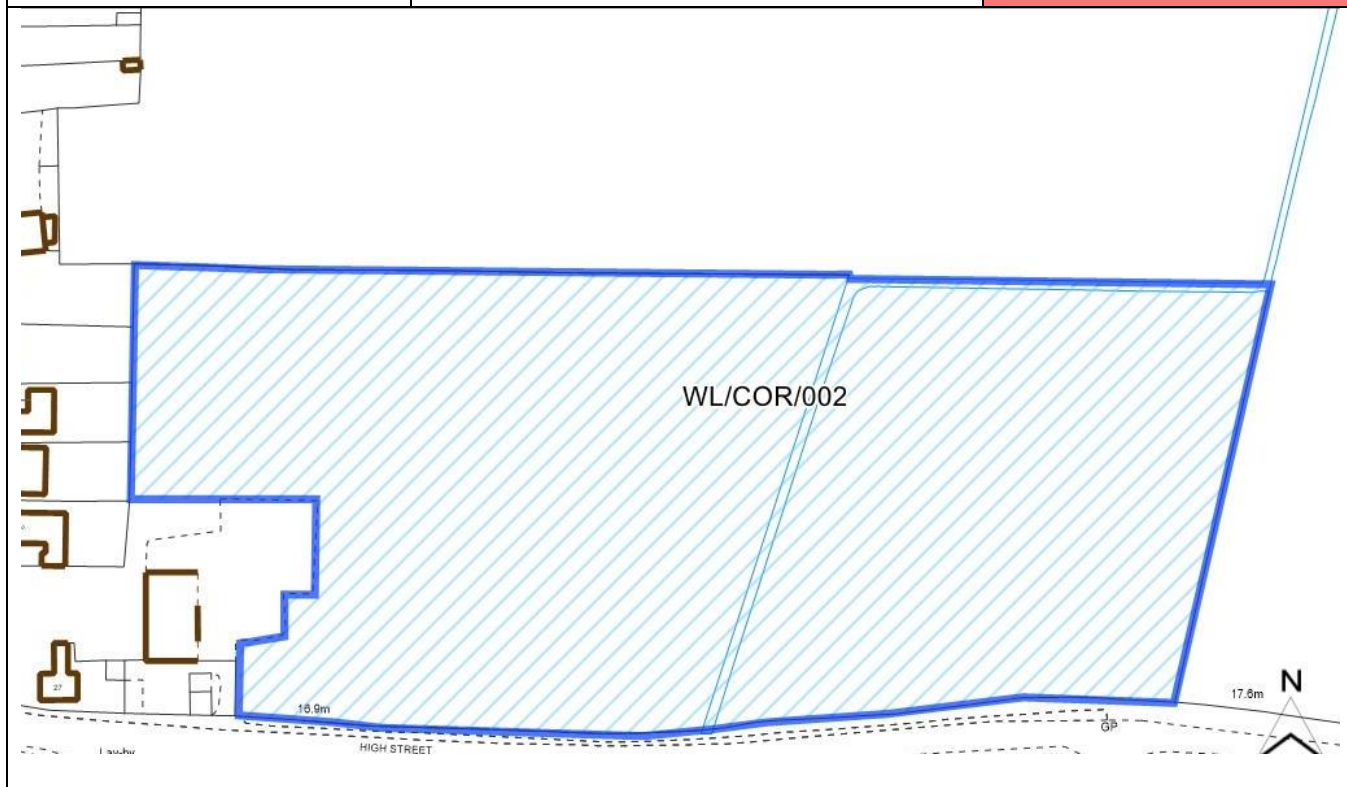
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Risk of sw flooding. May need redesign of bus layby and frontage footway. Speed limit may need extending.	

Ref: WL/COR/002	Site Address: Land north of High Street, Corringham	Status: Rejected
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Size(ha): 3.06	Current use: Agricultural
Indicative capacity: 46	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is agricultural land to the east of farm buildings and dwellings. There is a watercourse and hedgerow/trees dividing the site. There are fields to the north and east of the site.

Conclusion:

The site is at risk of surface water flooding and extends into the countryside. Other sites preferred.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Surface water issues apparent at 1:30 and 1:100 events and link in 1:1000 year events			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

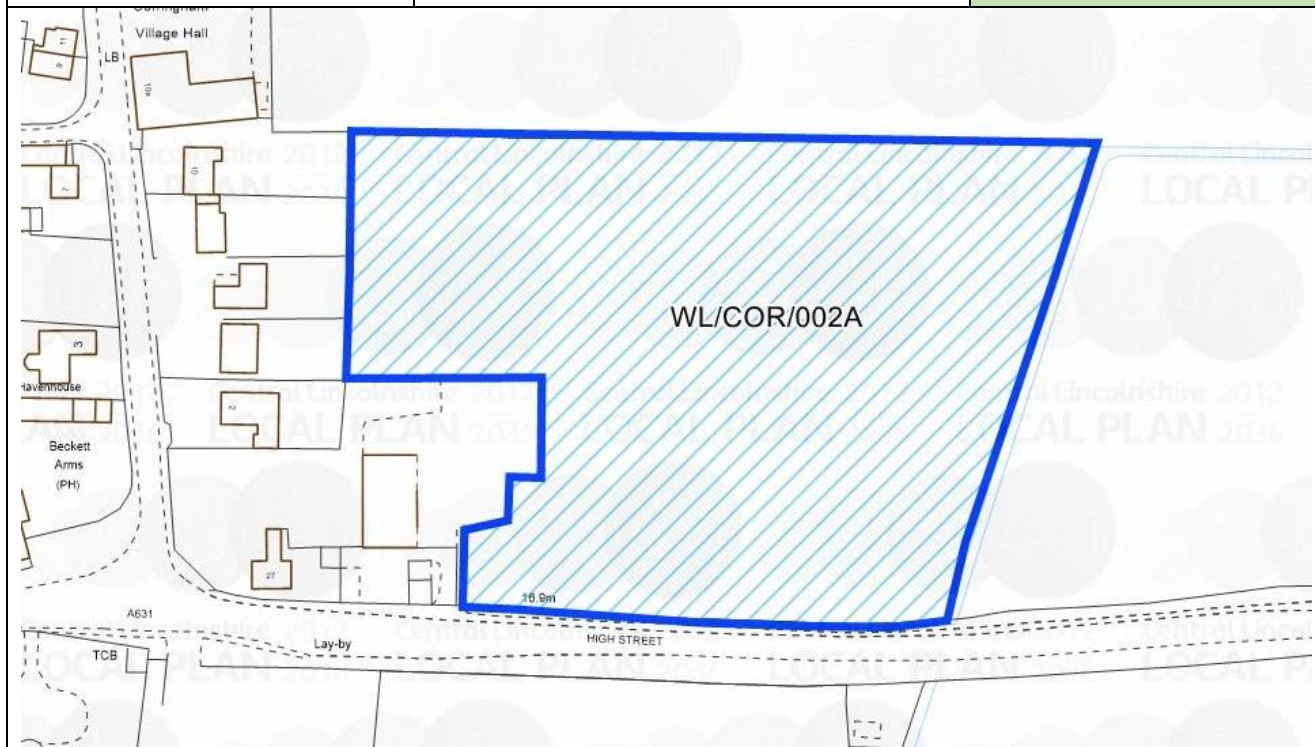
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Risk of sw flooding. May need speed limit extending. Crossing to bus stop.	

Ref: WL/COR/002A	Site Address: Land north of High Street, Corringham	Status: Allocate
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Size(ha): 1.78	Current use: Agricultural
Indicative capacity: 30	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is agricultural land to the west of farm buildings. The boundary is reduced from COR/002 to just the eastern part of the site. There is a watercourse and hedgerow/trees to the eastern boundary.

Conclusion:

The reduced site area retains the shape and character of the settlement and reduces the area within surface water flood risk. Corringham is close to services and facilities at Gainsborough. It is proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	R	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Working Farm with potential for nuisance and surface water issues apparent at 1:30 and 1:100 events and link in 1:1000 year events			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

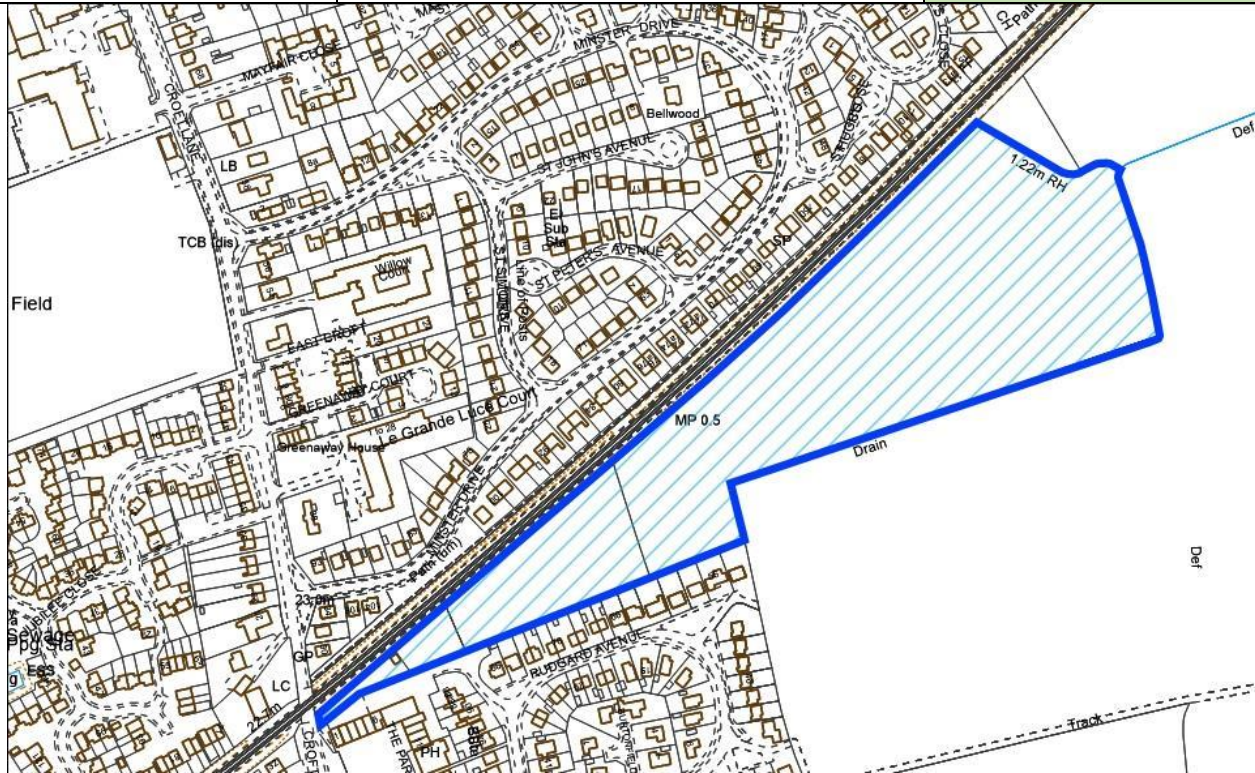
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Risk of sw flooding. May need speed limit extending. Crossing to bus stop.	

Cherry Willingham

Ref: WL/CW/001	Site Address: Land North of Rudgard Avenue, Cherry Willingham	Status: Allocate
		
Size(ha): 5.17		Current use: Paddock/Agricultural
Indicative capacity: 40		Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>This site is fairly flat with the western part used as paddock including small stables and the eastern part used for arable farming. There are trees and hedgerows at the north and south boundaries and across the site. The railway line runs along the north boundary. Residential estates are to the north and south with arable fields to the east.</p> <p>Conclusion:</p> <p>The site is an existing allocation, proposed to be retained.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
S/W of the site in a Source Protection Zones 2 & 3. Adjacent to a railway line with potential for Noise nuisance and contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

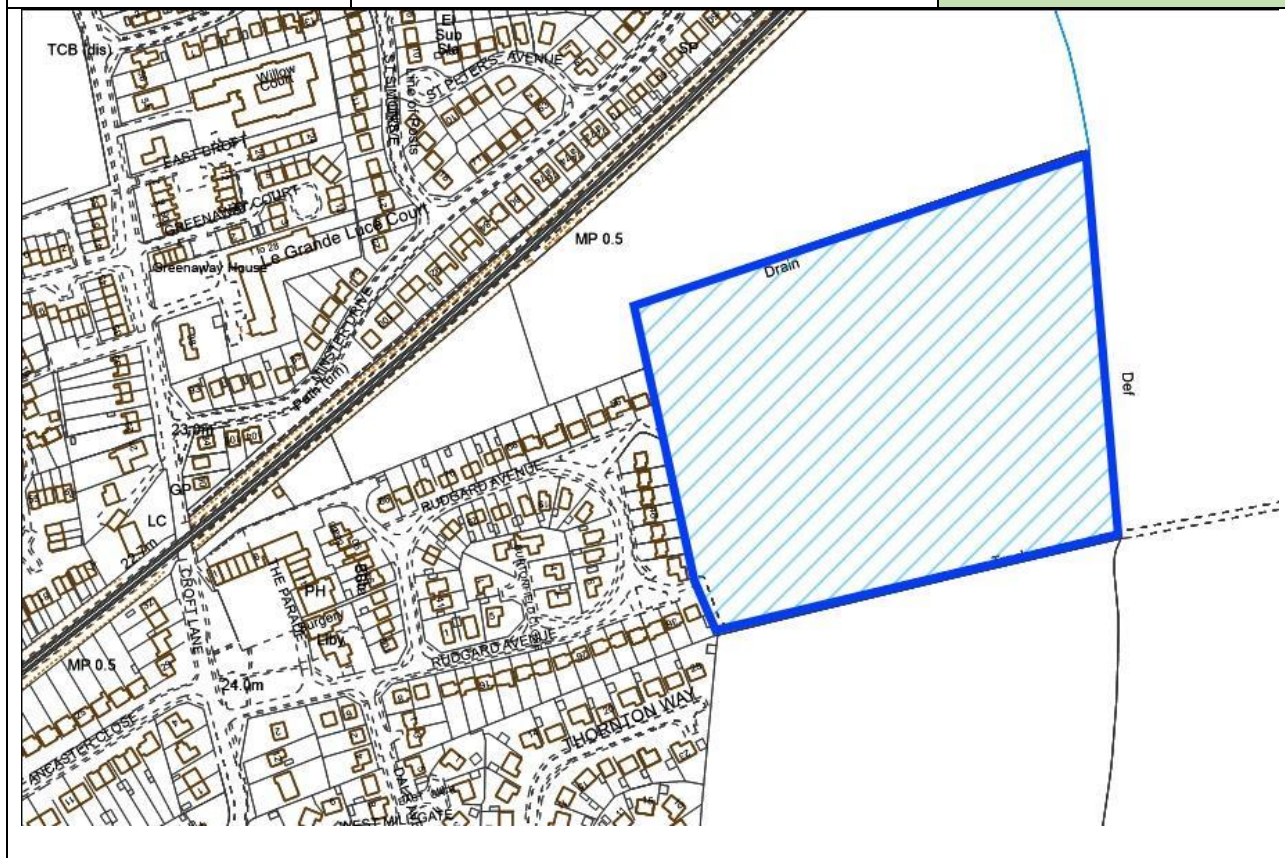
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/CW/002	Site Address: Land East of Rudgard Avenue, Cherry Willingham	Status: Allocate
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Size(ha): 5.93	Current use: Agricultural
Indicative capacity: 133	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>This site is fairly flat and is used for arable farming. There is a hedgerow at the southern boundary. Arable farm land lies to the north, east and south of the site and a residential estate lies to the west.</p> <p>Conclusion:</p> <p>The site is an existing allocation, proposed to be retained.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
S/W of the site in a Source Protection Zones 2 & 3. Northern boundary proximate to a railway line with potential for Noise nuisance and contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
A 5.5 metre access with 1.8 metre footways is required to access the site. This would appear to be difficult to achieve without the purchase of third party land. Site at risk of surface water flooding.	

Ref: WL/CW/003	Site Address: Land East of Thornton Way, Cherry Willingham	Status: Allocate
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Size(ha): 8.87	Current use: Agricultural
Indicative capacity: 200	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>This site is flat and is used for arable farming. There is a hedgerow and some trees at the southern boundary and part of the eastern boundary. Arable farm land lies to the north, south and east of the site and a residential estate lies to the west.</p> <p>Conclusion:</p> <p>An existing allocation, proposed to be retained.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Much of the site in Source Protection Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

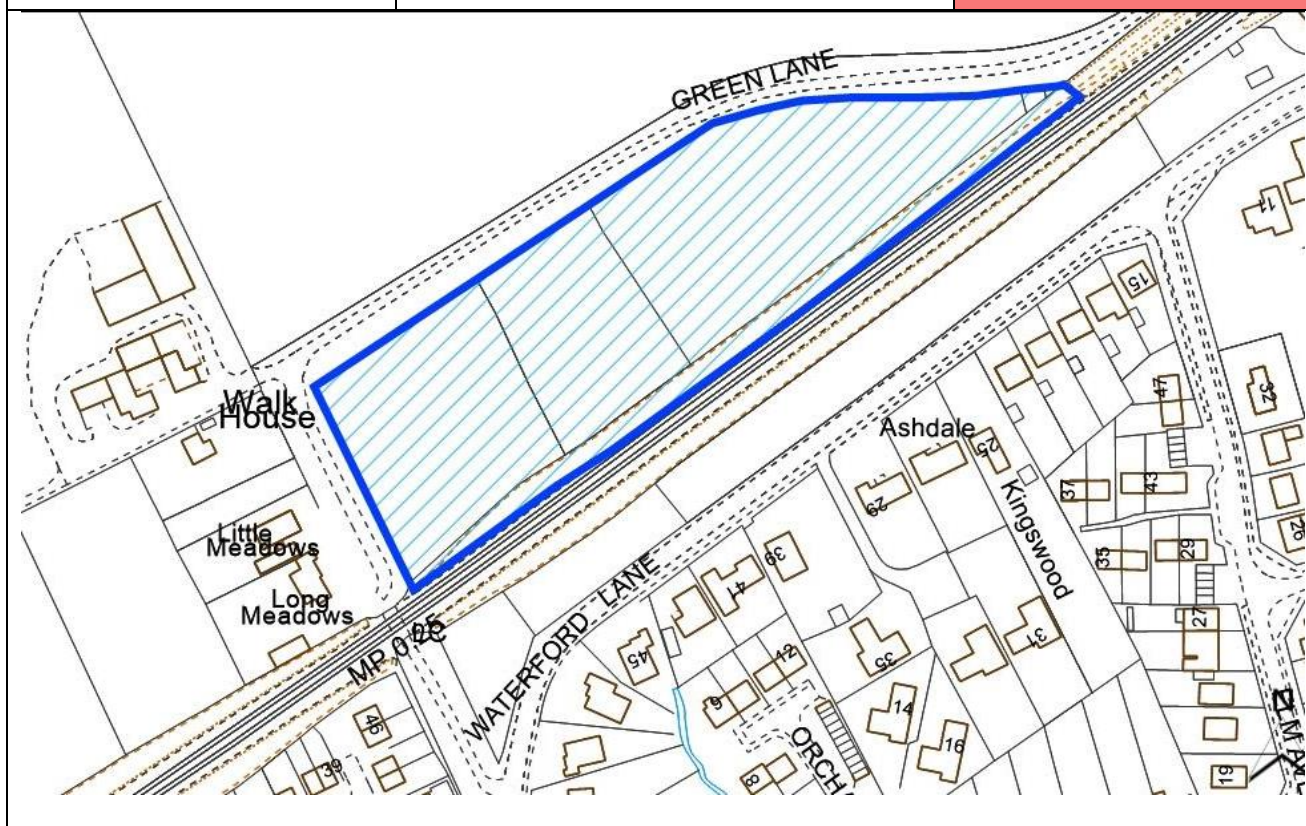
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/CW/004	Site Address: Land South of Green Lane, Cherry Willingham	Status: Rejected
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Size(ha): 1.45	Current use: Paddocks
Indicative capacity: 31	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>This site is an area used for paddocks, it is slightly undulating and there are hedgerows and trees at all borders. There are some trees within the site. The railway line runs to the south and beyond it is housing. To the north is arable farm land. To the west there are some isolated houses and farm buildings.</p> <p>Conclusion:</p> <p>The site is detached from the main built footprint by the railway line. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
In a Source Protection Zones 2 & 3 and adjacent to a railway line with potential for Noise nuisance and contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

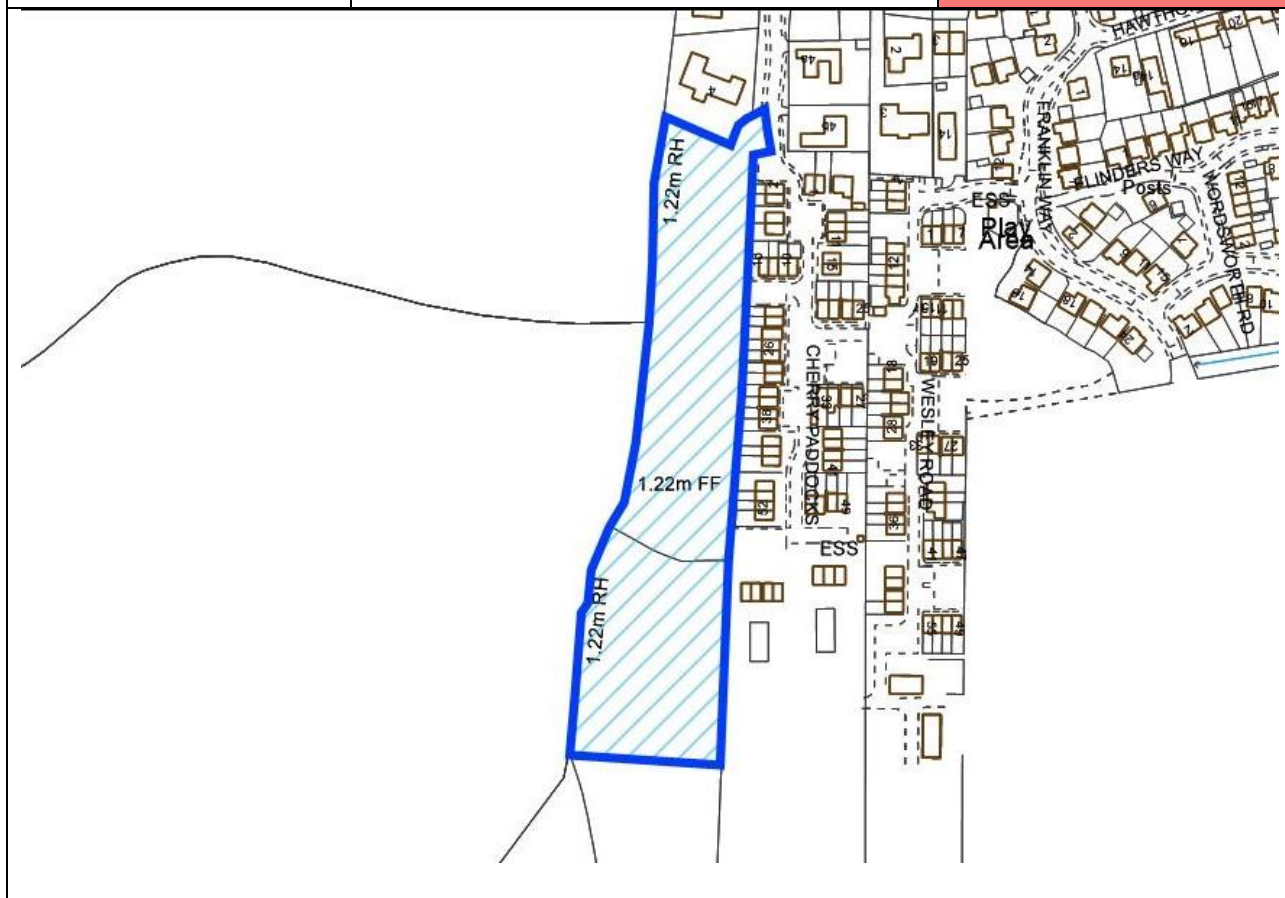
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Green Lane is inadequate in terms of width, footway provision and street lighting to accommodate further development. Site at risk of surface water flooding.	

Ref: WL/CW/005	Site Address: Land adjacent 4 Hawthorn Road, Cherry Willingham	Status: Rejected
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Size(ha): 1.61	Current use: Grassland
Indicative capacity: 41	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is grazing/grassland to the south of Cherry Paddocks, Little Cherry. There is a new housing development to the east and fields to the west and south.

Conclusion:

The site is located at Little Cherry, detached from services at Cherry Willingham. Other sites are preferable.

Constraints

Environmental

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

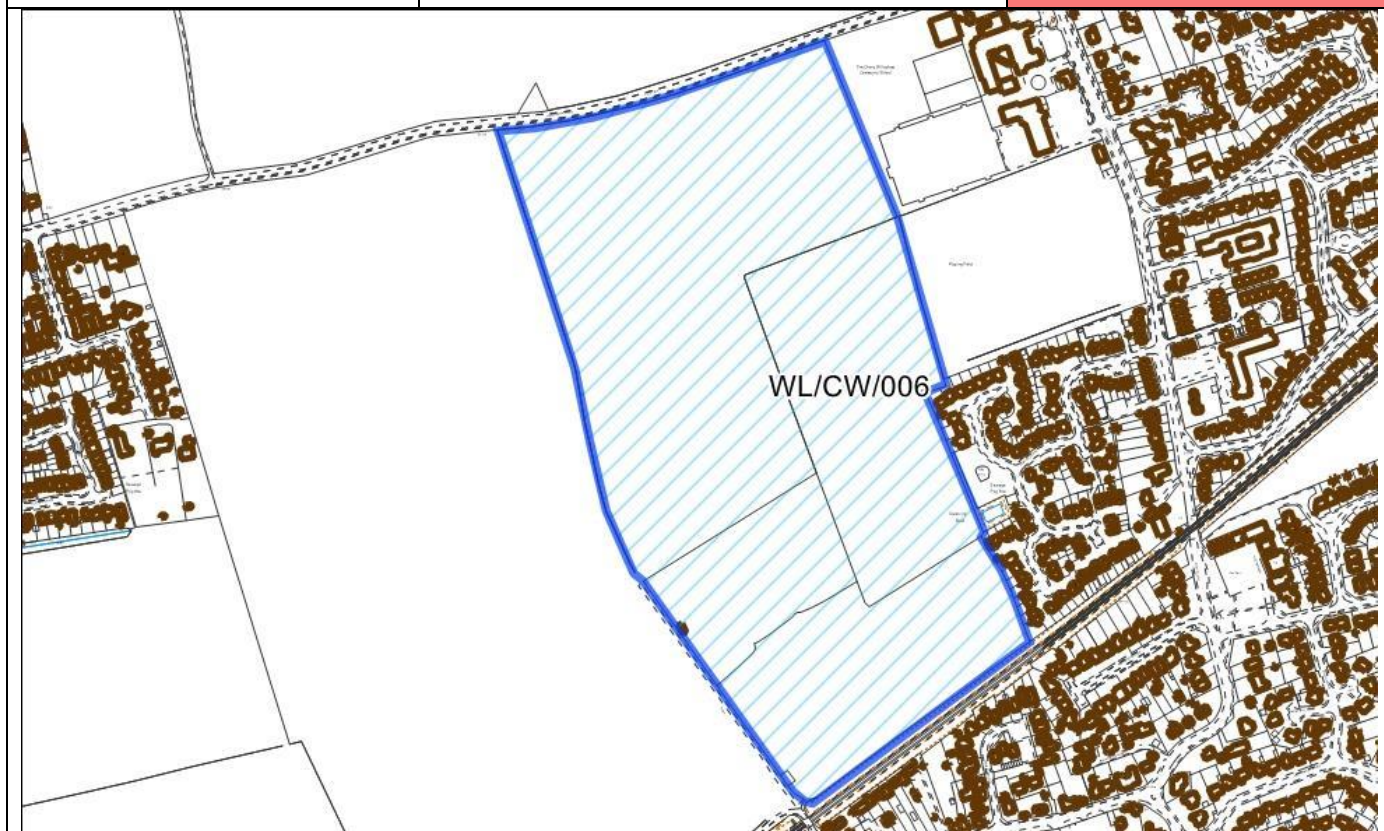
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/CW/006	Site Address: Land south of Hawthorn Road, Cherry Willingham	Status: Rejected
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Size(ha): 21.43	Current use:
Indicative capacity: 321	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is agricultural land to the north of the railway line and west of Jubilee Close. The Priory Pembroke Academy is to the east of the site.

Conclusion:

The site is a large extension at the edge of the village. Its connection to the centre and facilities is constrained by the railway line and existing development to the south. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
In a Source Protection Zones 2 & 3 with the south of the site and adjacent to a railway line with potential for Noise nuisance and contamination. There is also potential for contamination to the south west from unknown filled ground. This is part of a significant catchment area that is putting pressure on drainage systems south of the railway line where there is wide history of flooding.			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

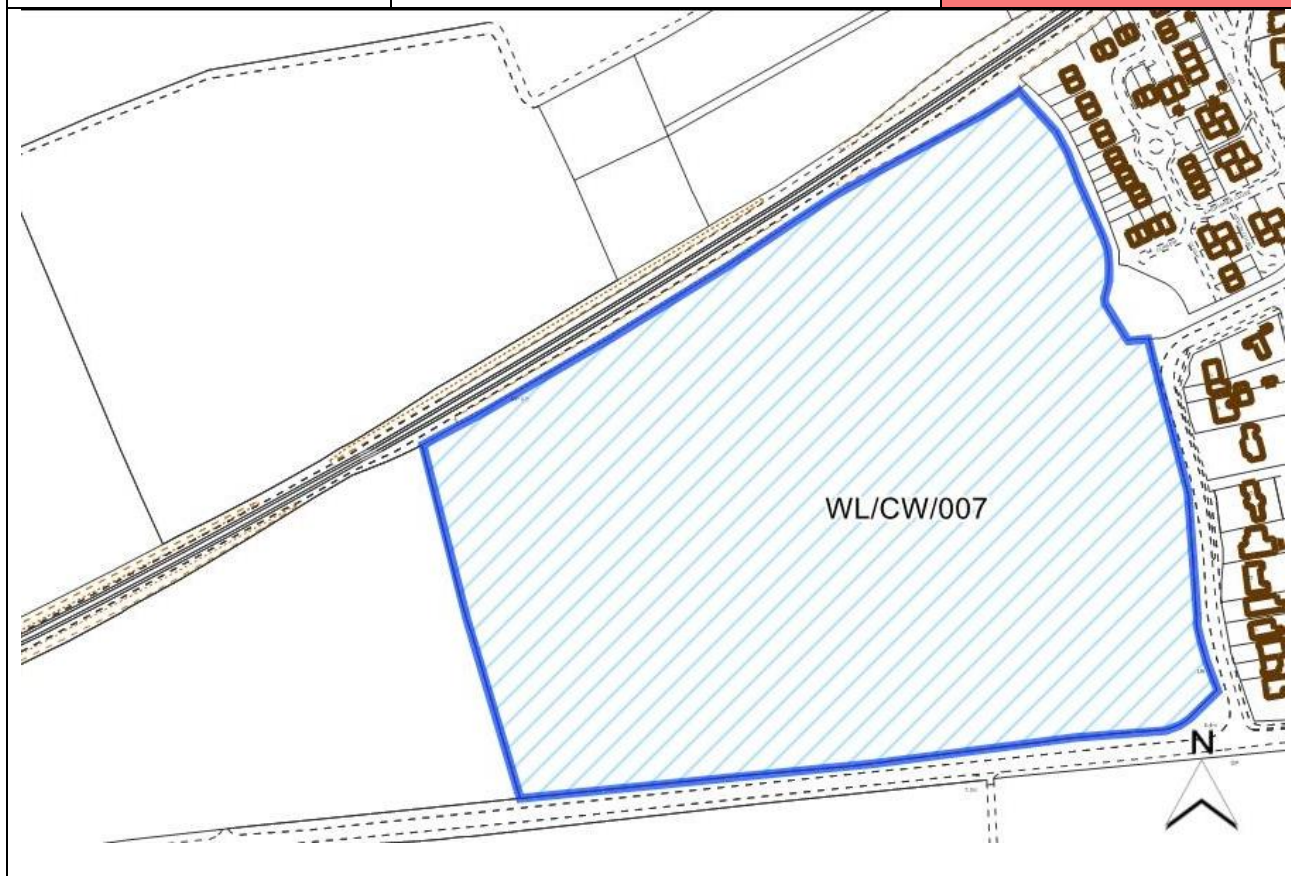
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has previously been subject to a geophysical survey and we have recommended that the areas of potential archaeological interest it identified are fully evaluated by trial trenching prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May require highway improvements and mitigation dependent on access. Site at risk of surface water flooding.	

Ref: WL/CW/007	Site Address: Land north of Fiskerton Road, west of Waterford Lane, Cherry Willingham	Status: Rejected
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Size(ha): 10.73	Current use: Agricultural
Indicative capacity: 201	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is agricultural land to the west of Waterford Lane and located between the railway line to the north and highway to the south. The eastern edge of the site is at risk of surface water flooding.</p> <p>Conclusion:</p> <p>The site extends into the countryside and is at risk of surface water flooding. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
In a Source Protection Zones 2 & 3 with the north of the site adjacent to a railway line with potential for noise nuisance and contamination. Drainage at the east of the site is to a watercourse that is under significant pressure from a large catchment to the North of the railway line and has history of topping out and flooding along its length.			
Minerals and Waste			
Minerals Resource Safeguarding Area	yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

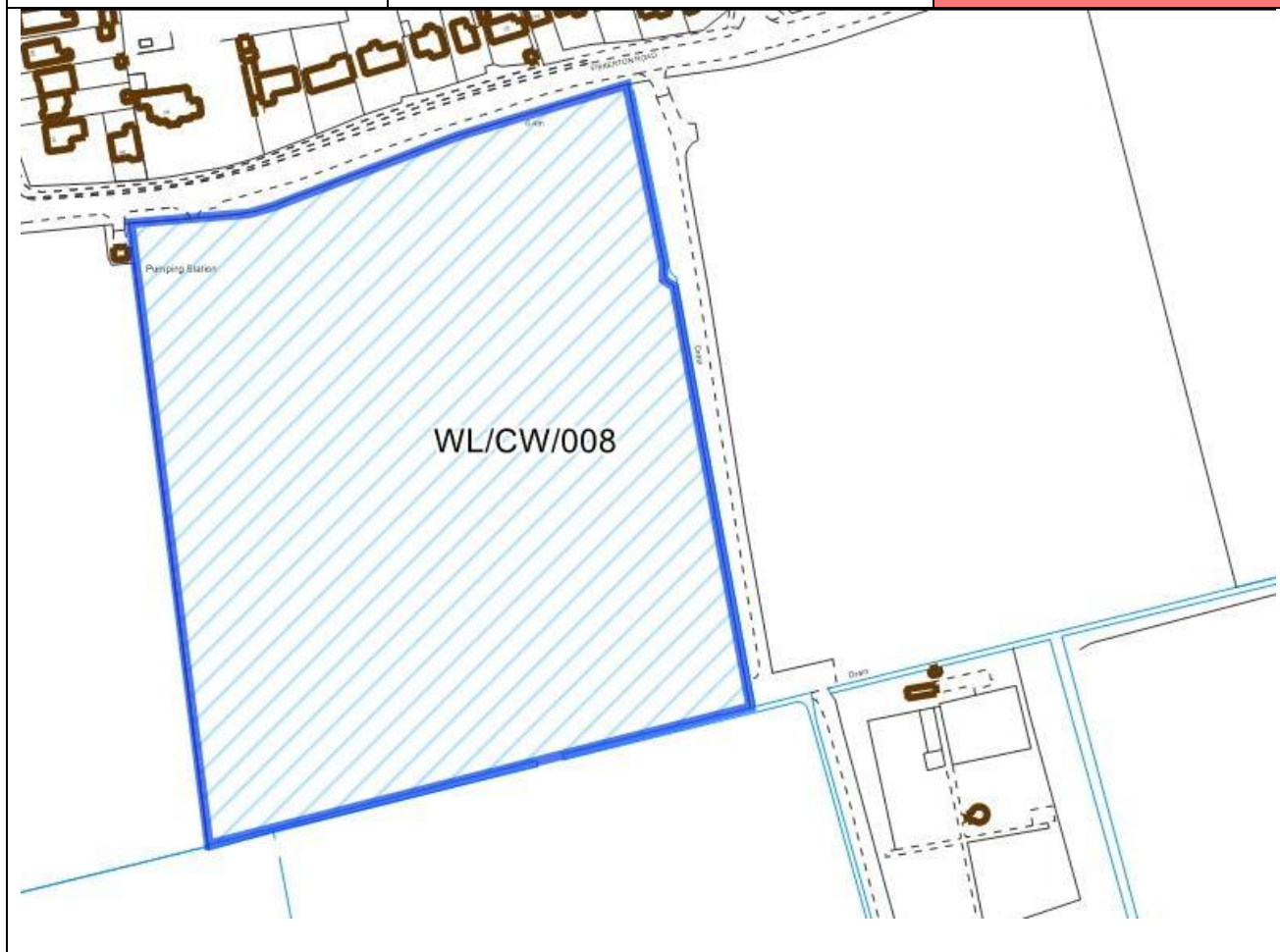
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access can be provided anywhere on Fiskerton Road and most of Waterford Lane. Site at risk of surface water flooding. Pedestrian links required.	

Ref: WL/CW/008	Site Address: Land south of Fiskerton Road, Cherry Willingham	Status: Rejected
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Size(ha): 4.64	Current use:
Indicative capacity: 87	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is agricultural land to the south of Fiskerton Road, with fields to the south, east and west of the site. The southern boundary of the site is within flood zone 2 and 3.

Conclusion:

The site extends into the open countryside and is detached from the main village by the road. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Majority Grade 3, some Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
In Source Protection Zones 2 & 3 with record of a pollution incident at the N/W of the site and repeat history of flooding of property on the Fiskerton Road and across land to and down Waterford Lane.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

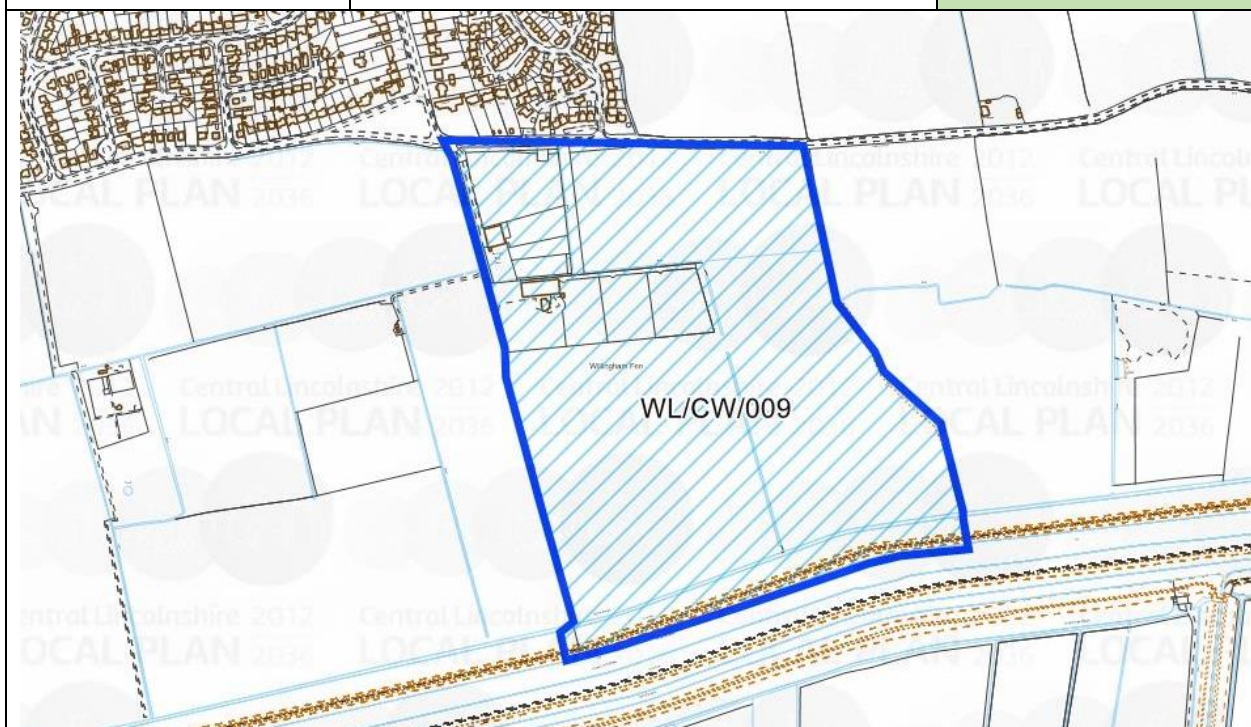
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access can be provided anywhere on Fiskerton Road and most of Waterford Lane. Site at risk of surface water flooding. Pedestrian links required.	

Ref: WL/CW/009	Site Address: Land at Eastfield Rise Farm, Fiskerton Road, Cherry Willingham	Status: Allocate
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Size(ha): 29.25	Current use:
Indicative capacity: 155	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is agricultural land to the south of Fiskerton Road. There are fields to the east and west and the River Witham to the south.

Conclusion:

The site has planning permission for 155no dwellings & Marina development. Proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

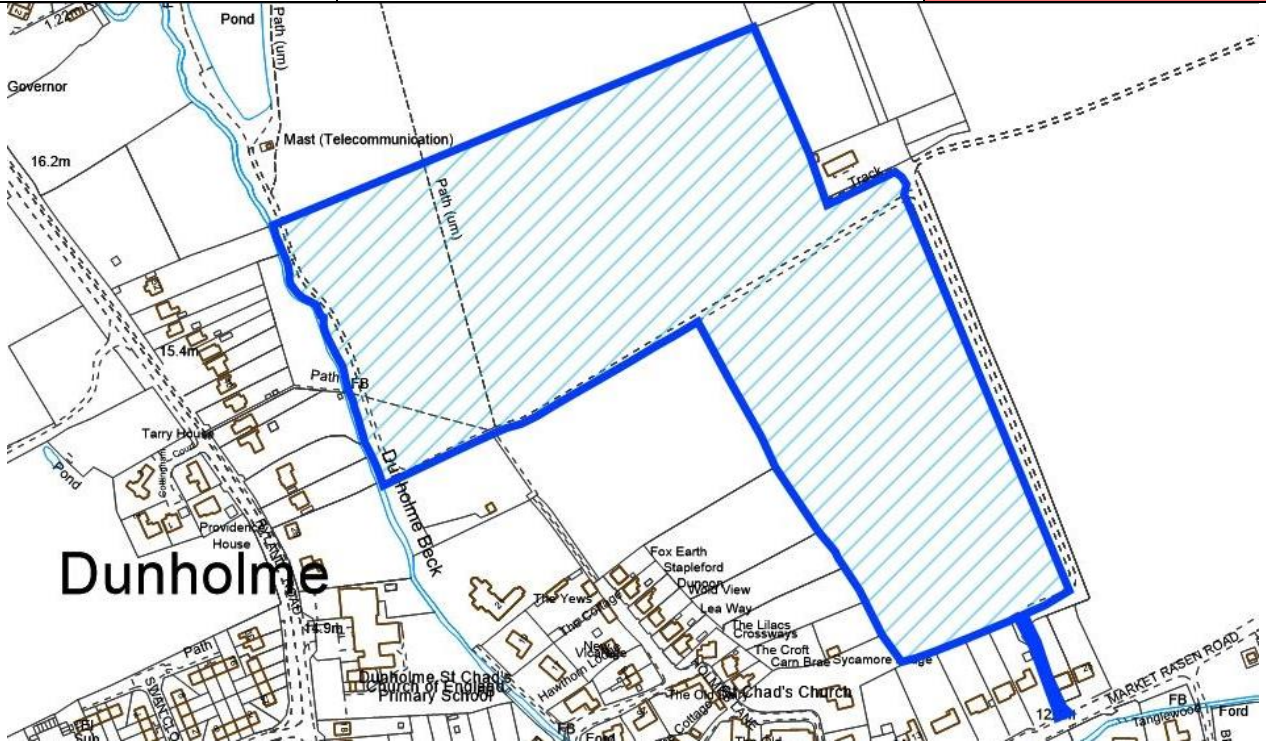
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Dunholme

Ref: WL/DUNH/001	Site Address: Land North of Market Rasen Road, Dunhome	Status: Rejected
		
Size(ha): 9.40	Current use: Agricultural	
Indicative capacity: 176	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>This is a flat arable field with pylons and a bridleway crossing the site. There is housing to the south west and arable farm land surrounding the rest of the site. The A46 runs along the eastern boundary. The site is located within the green wedge.</p> <p>Conclusion:</p> <p>The site extends away from settlement and is constrained by access and within green wedge. Other sites preferable.</p>		

Constraints

Environmental

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

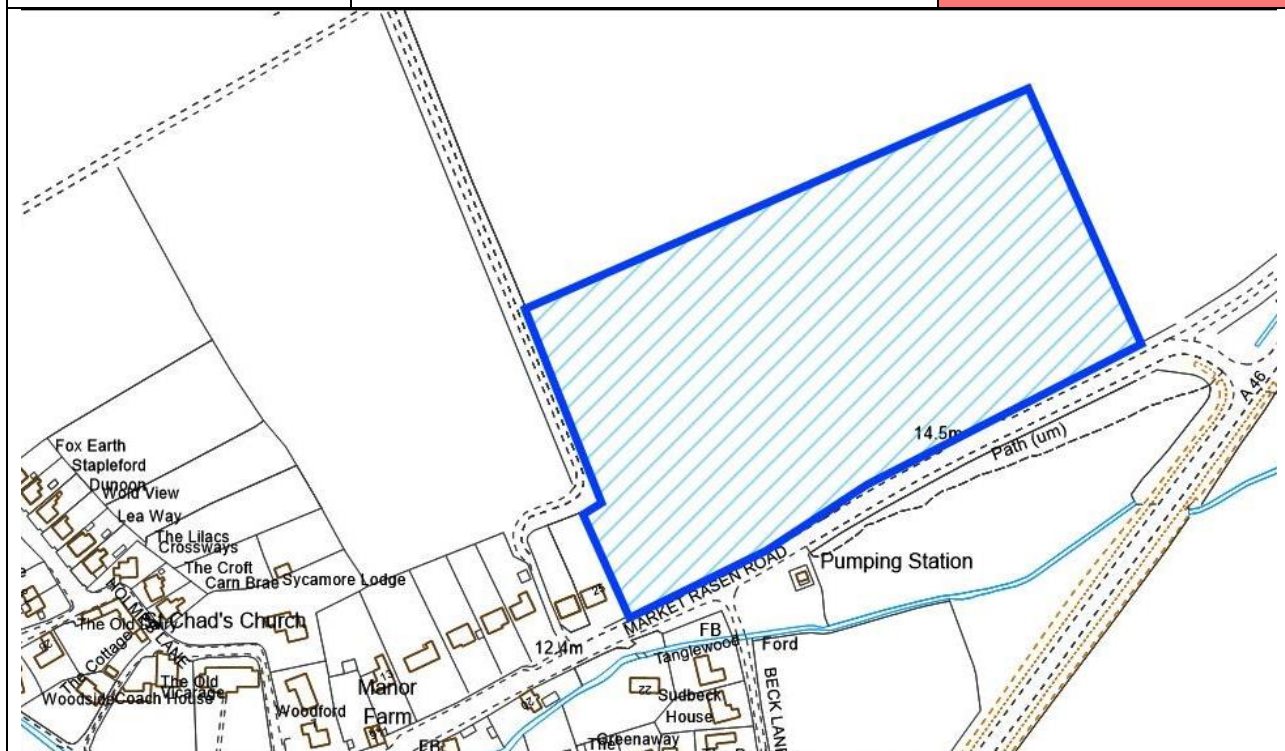
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Access directly onto the A46 will not be permitted. Access from Market Rasen Road (C classified section) would need to be achieved. However from the plan it would appear that this would require third party land.	

Ref: WL/DUNH/002	Site Address: Land north of Market Rasen Road, Dunholme	Status: Rejected
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Size(ha): 4.55	Current use: Agricultural
Indicative capacity: 85	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is fairly flat piece of field with hedgerows to the boundaries. The highway forms the southern edge of the site with dwellings to the west. There are fields to the north and the A46 to the east. The south-west corner of the site is within flood zone 2 and 3.

Conclusion:

The site extends away from settlement and is constrained by flood zones. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The N/W boundary straddles Flood Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

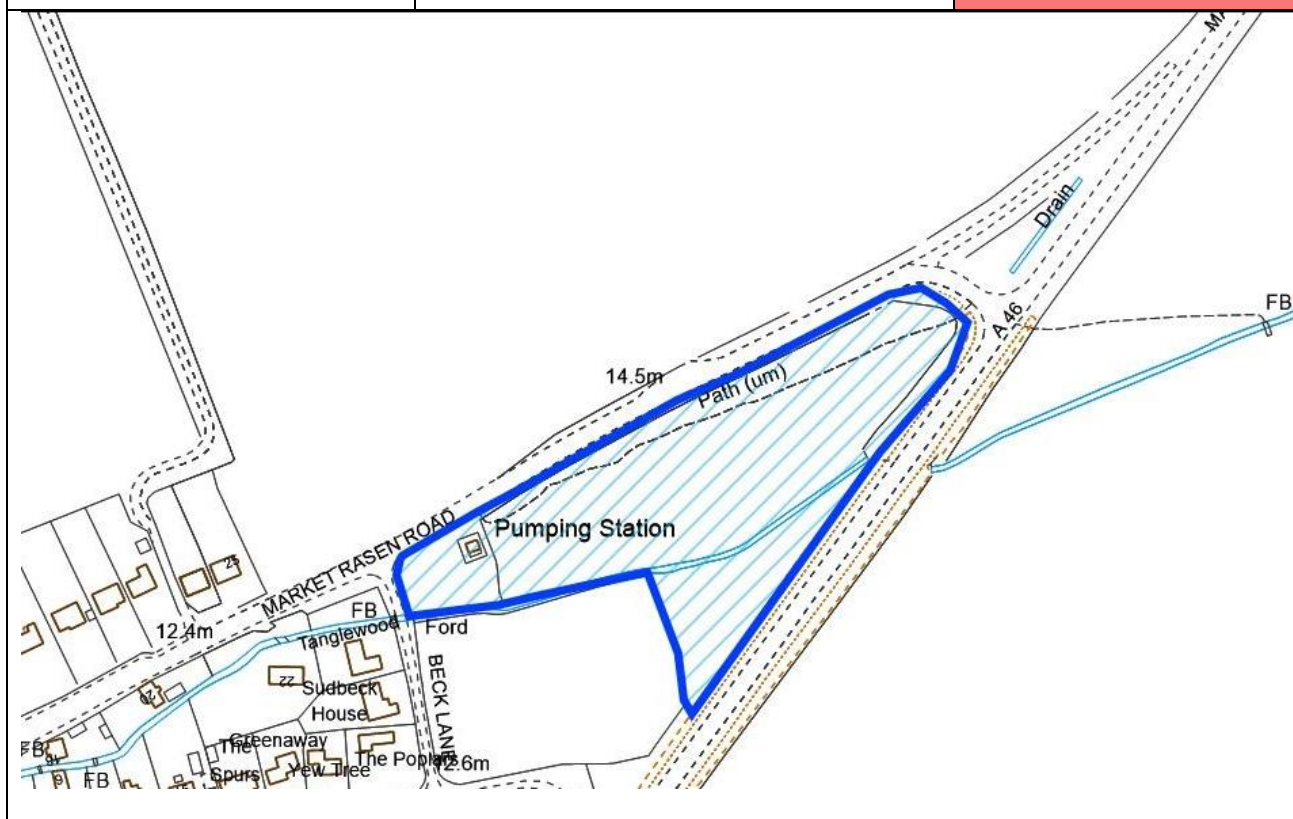
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/DUNH/003	Site Address: Land to the South of Market Rasen Road, Dunholme	Status: Rejected
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Size(ha): 1.73	Current use: Allotments
Indicative capacity: 37	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary:</p> <p>The site is an area of grassland and trees between the A46 to the south-east and Market Rasen Road to the north. There are dwellings to the south-west of the site. Most of the site is within Flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is constrained by flood zones and the road. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Much of the South boundary straddles Flood Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

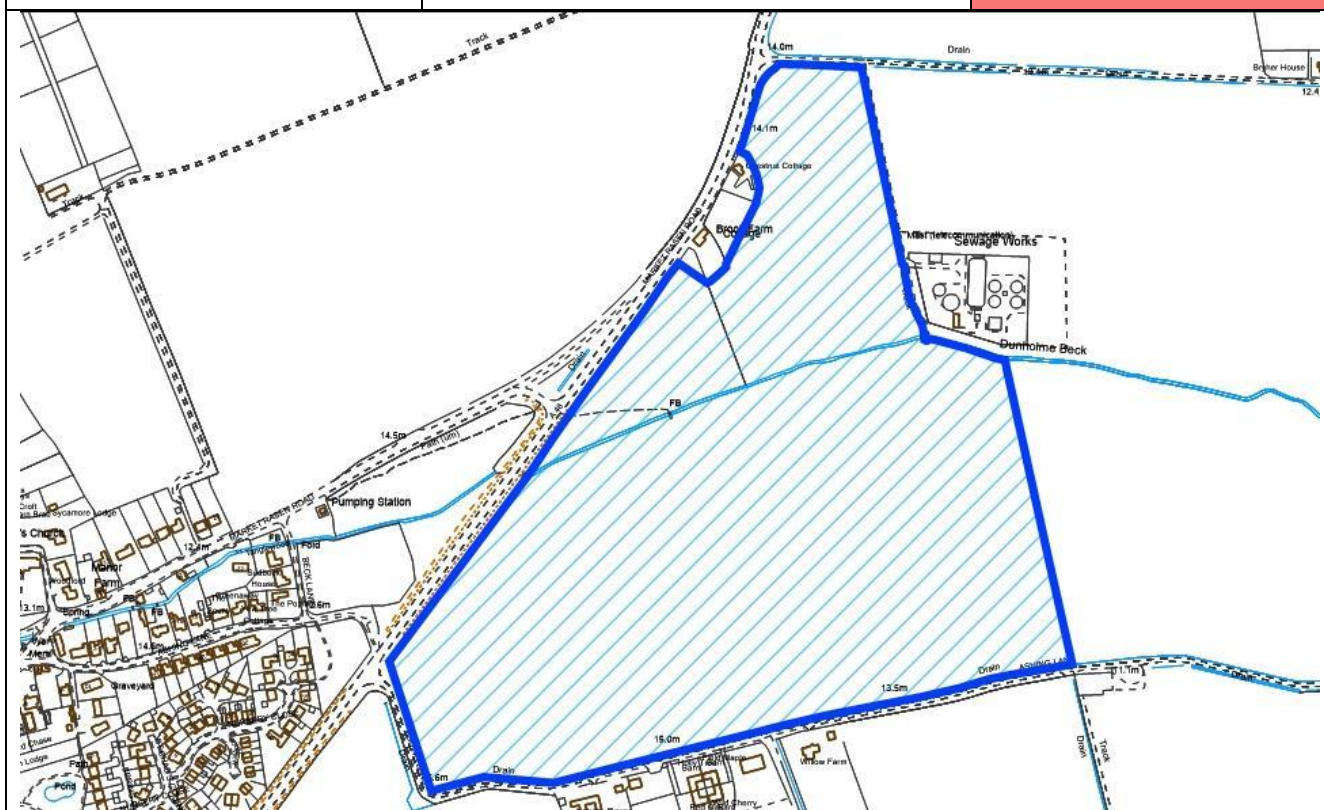
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/DUNH/004	Site Address: Land south and east of Market Rasen Road, Dunholme	Status: Rejected
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Size(ha): 26.19	Current use: Agricultural
Indicative capacity: 393	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

This site is gently undulating large arable fields separated from village by A46. There is a stream through site and some trees and hedges separate some parts of the site and mark the boundary. The site is mainly surrounded by arable fields but there is a water treatment works to the north east, some farm buildings to the south and the A46 along the northern boundary.

Conclusion:

The site is detached from the built footprint of the village and constrained by flood zone and highways issues. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			Yes
Opportunity for creation – joined up			
Environmental Health Comments			
Most of the sites in Flood Zone 3 and large parts have indicative potential for surface water flooding			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area		R	

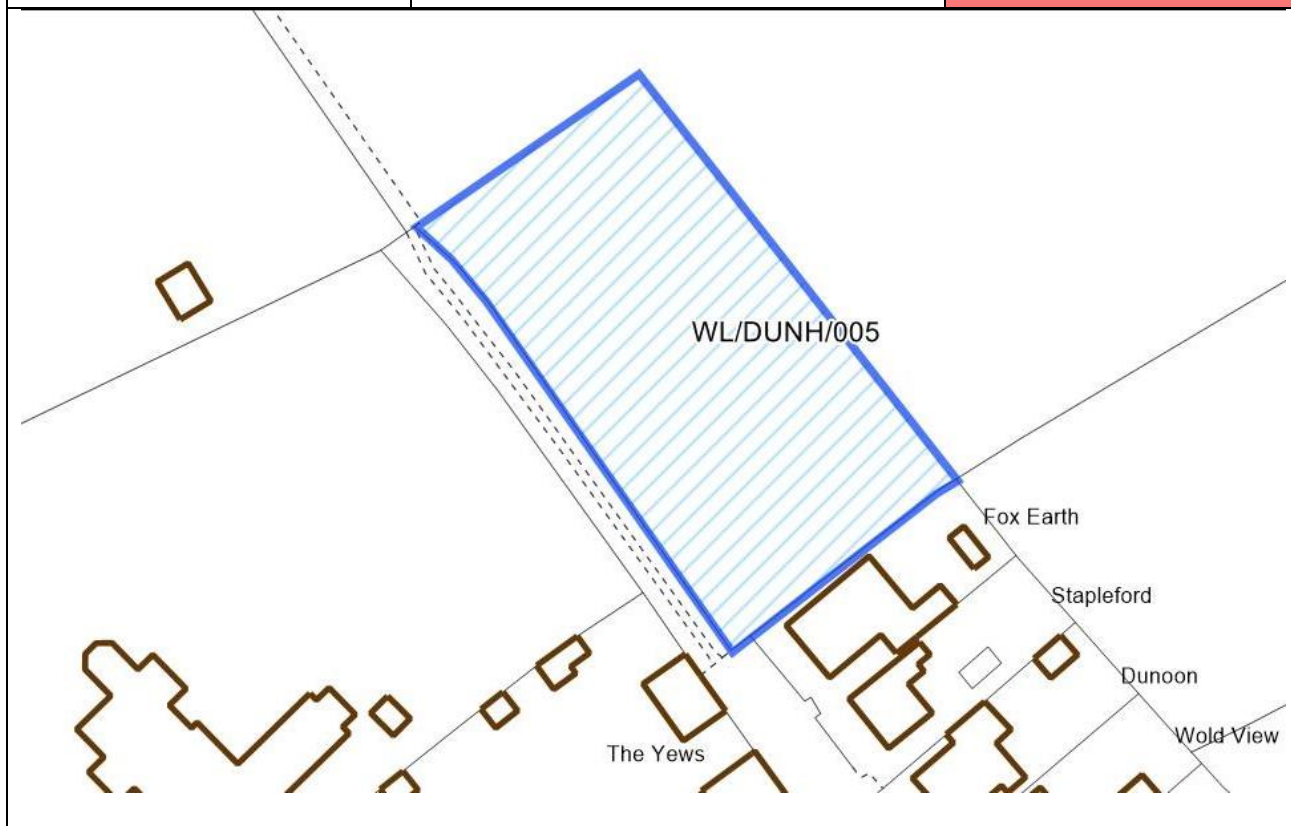
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Unsustainable location. Any access to local amenities would result in the crossing of the A46. Safety concerns particularly for pedestrians. No pedestrian provision is currently in place. Site at risk of surface water flooding.	

Ref: WL/DUNH/005	Site Address: Land to the north of Holmes Lane, Dunholme	Status: Rejected
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Size(ha): 0.23	Current use:
Indicative capacity: 6	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is a small area to the north-west of Holmes Lane with properties to the south and south-west of the site.

Conclusion:

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

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
A wide swathe of Flood Zones 2 & 3 pass through the site from West to East in association with and to the south of a watercourse. Records of pollution incidents to the NE and near the S/W corners of the site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

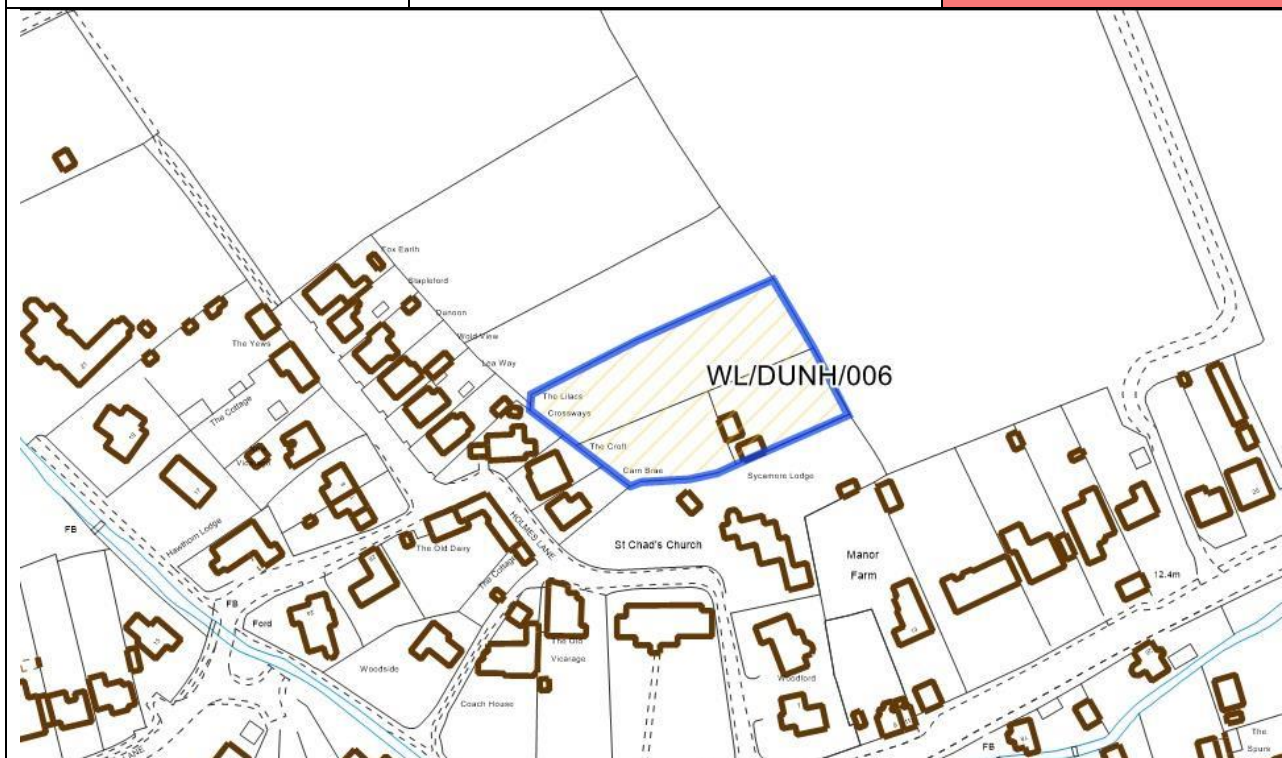
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/DUNH/006	Site Address: Land to the north of St Chad's Church, Holmes Lane, Dunholme	Status: Rejected
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Size(ha): 0.38	Current use:
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary: The site is an area of land to the rear of properties on Holmes Lane. There are trees along the centre of the site and fence to the northern boundary. To the south and west are dwellings, to the north and east are fields.</p> <p>Conclusion: A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>	

Constraints

Environmental

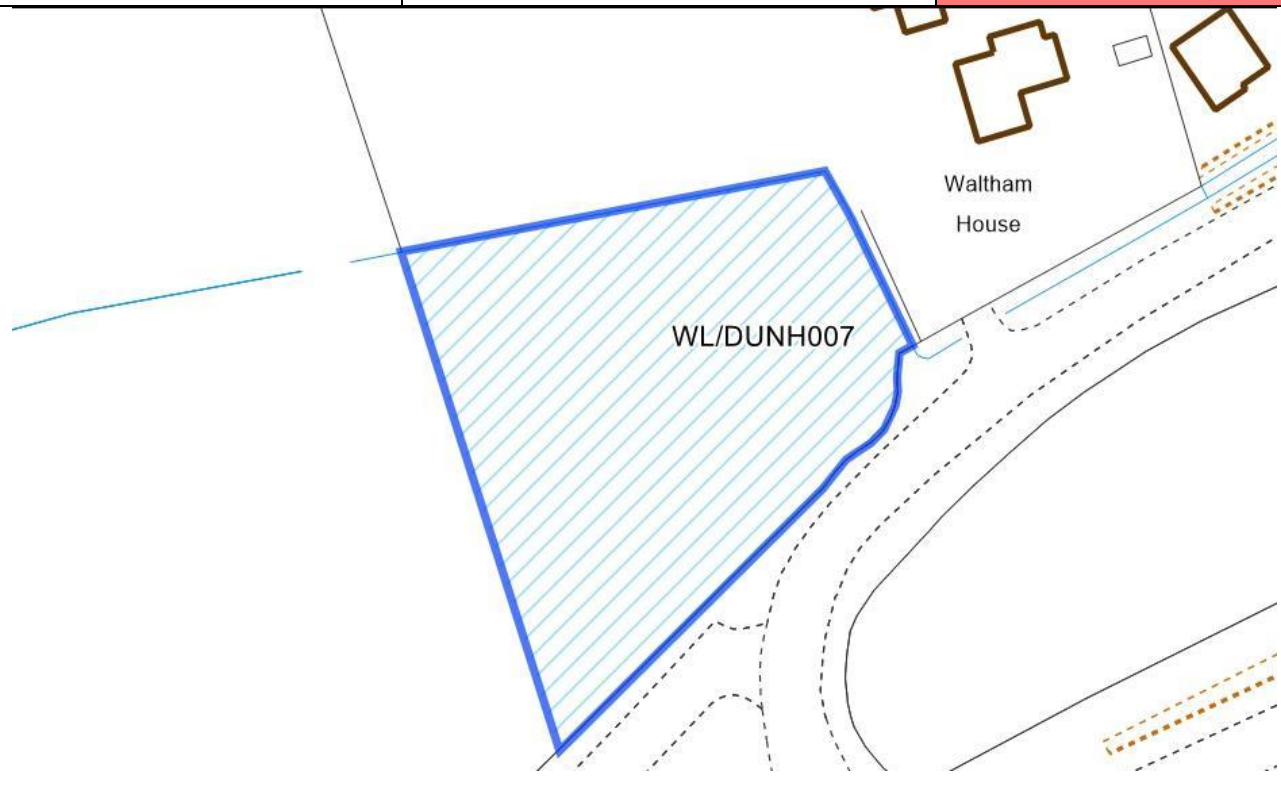
Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/DUNH/007	Site Address: Land south west of Waltham House, Lincoln Road, Dunholme	Status: Rejected
		
Size(ha): 0.26	Current use:	
Indicative capacity: 7	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site is an area of field to the west of Waltham House. There are hedgerows to the boundary with the road and trees to the east boundary with the dwelling. There are fields to the north and west of the site and the A46 to the south.</p> <p>Conclusion:</p> <p>A small site constrained by capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

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

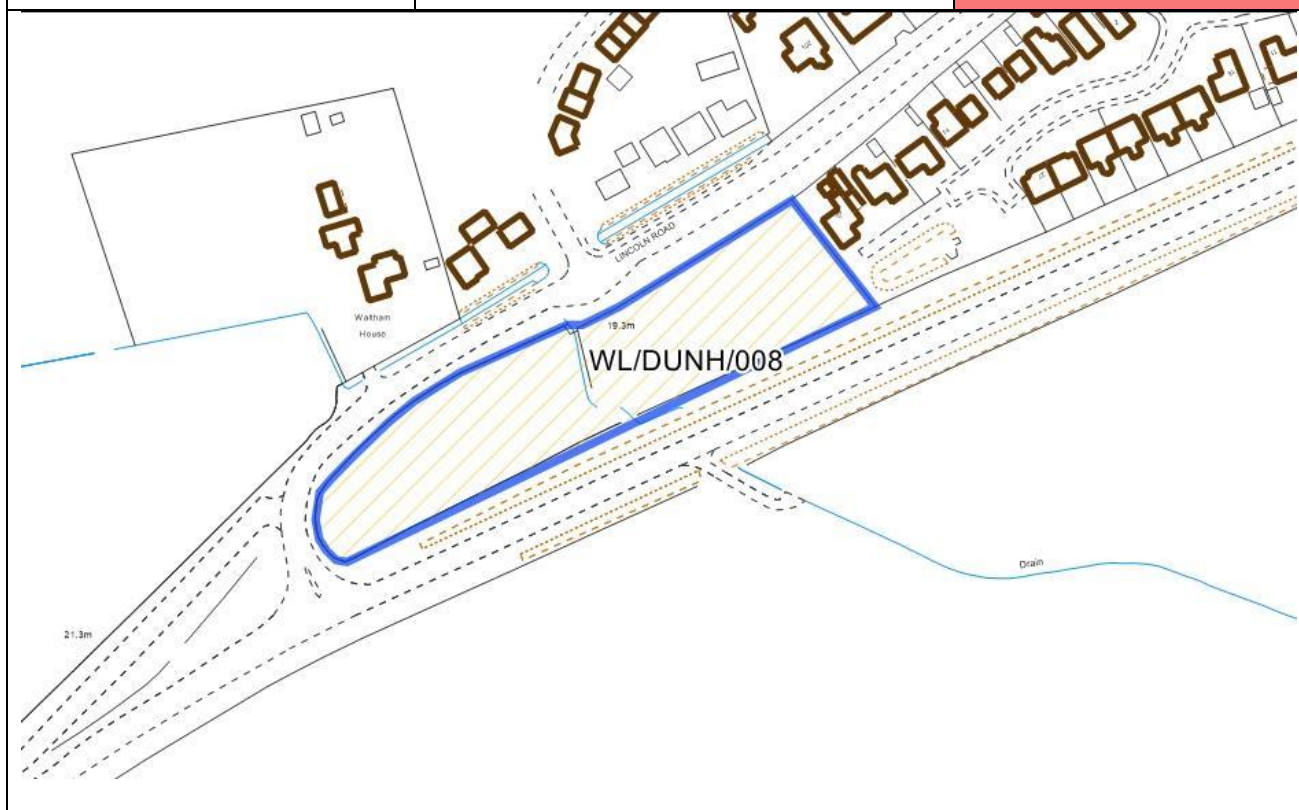
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/DUNH/008	Site Address: Land south of Lincoln Road, north of A46, Dunholme	Status: Rejected
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Size(ha): 0.63	Current use: Grassland/Grazing
Indicative capacity: 13	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of grass/grazing land between the A46 to the south and Lincoln Road to the north. There are trees along the southern and eastern boundary and hedgerow to the north. There are dwellings to the east and north of the site. Part of the south-east corner of the site is at risk of surface water flooding.

Conclusion:

The site is constrained by surface water flood risk, the roads and limited size of site when taking the constraints into account. Other sites preferable.

Constraints

Environmental

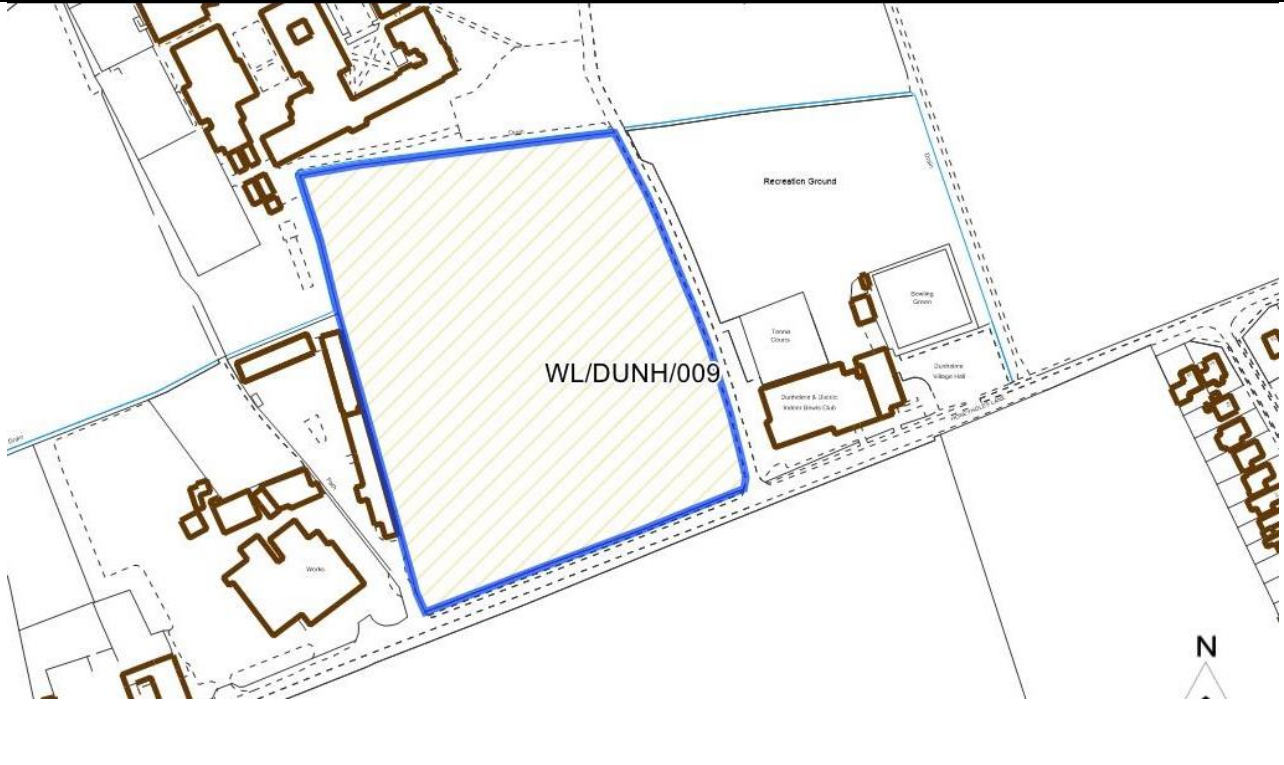
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
Record of flooding in association with the watercourses that traverses the centre of the site from North to South			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/DUNH/009	Site Address: Land north of Honeyholes Lane, west of recreation ground, Dunholme	Status: Rejected
		
Size(ha): 3.22	Current use:	
Indicative capacity: 60	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site is an agricultural field to the north of Honeyholes Lane. There are hedgerows to the boundary of the site. William Farr school is to the north, the village hall and bowls club to the east and industrial units to the west. There is an area of surface water flood risk to the eastern boundary of the site. The site is within the green wedge.</p> <p>Conclusion:</p> <p>The site is detached from other residential development, within the green wedge and constrained by proximity to industrial uses. Other sites are preferable</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The north of the site is in Source Protection Zones 2 & 3. The West of the site bounds industrial units which pose the potential for noise and contamination. The East of the site bounds a Community centre with the potential for noise nuisance.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

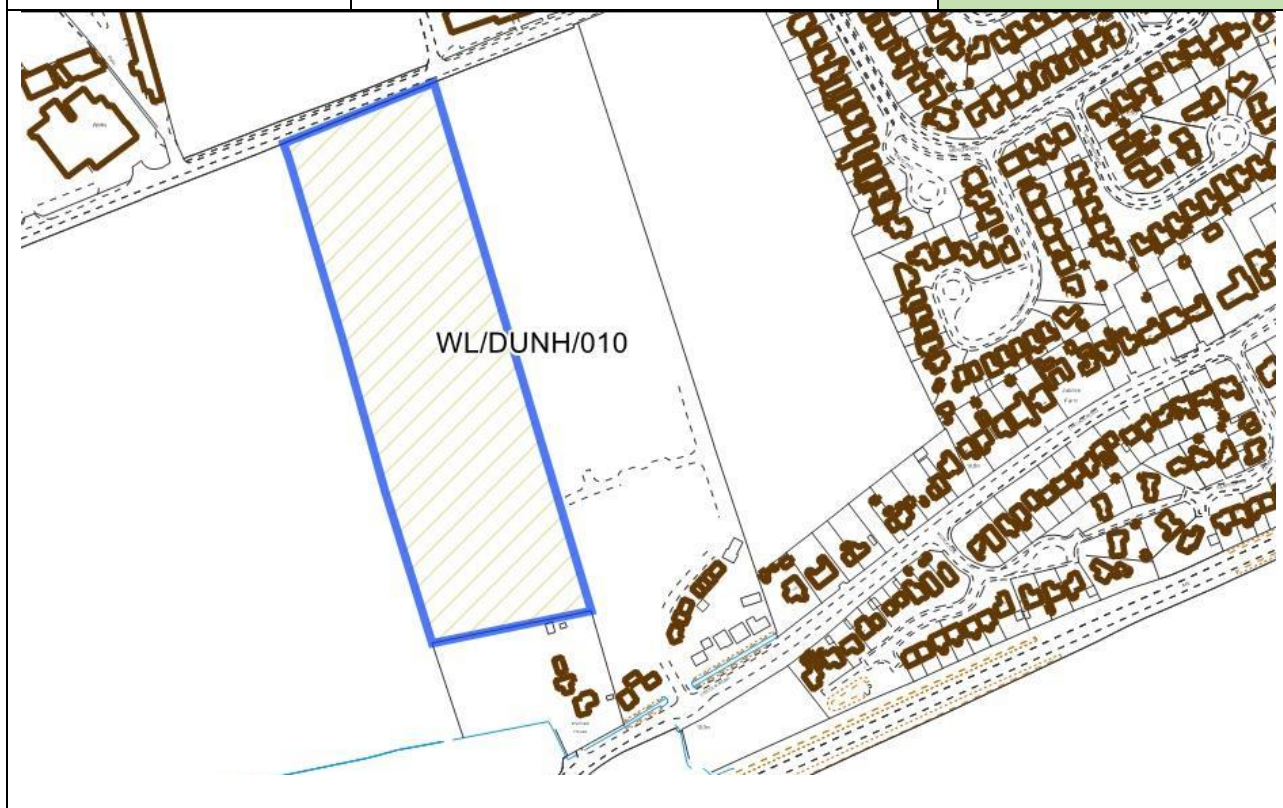
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Frontage footway to be widened to a minimum of 1.8 metres. Other mitigation works may be required following assessment of the TS.	

Ref: WL/DUNH/010	Site Address: Land south of Honeyholes Lane, north of Waltham House, Dunholme	Status: Allocate
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Size(ha): 3.38	Current use: Agricultural
Indicative capacity: 63	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of agricultural land to the west of an existing allocation currently under construction.

Conclusion:

The site is relatively unconstrained, adjoins an existing allocation and retains shape and form. Proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3, Small area Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
South of the site has history of flooding from a watercourse topping out.			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

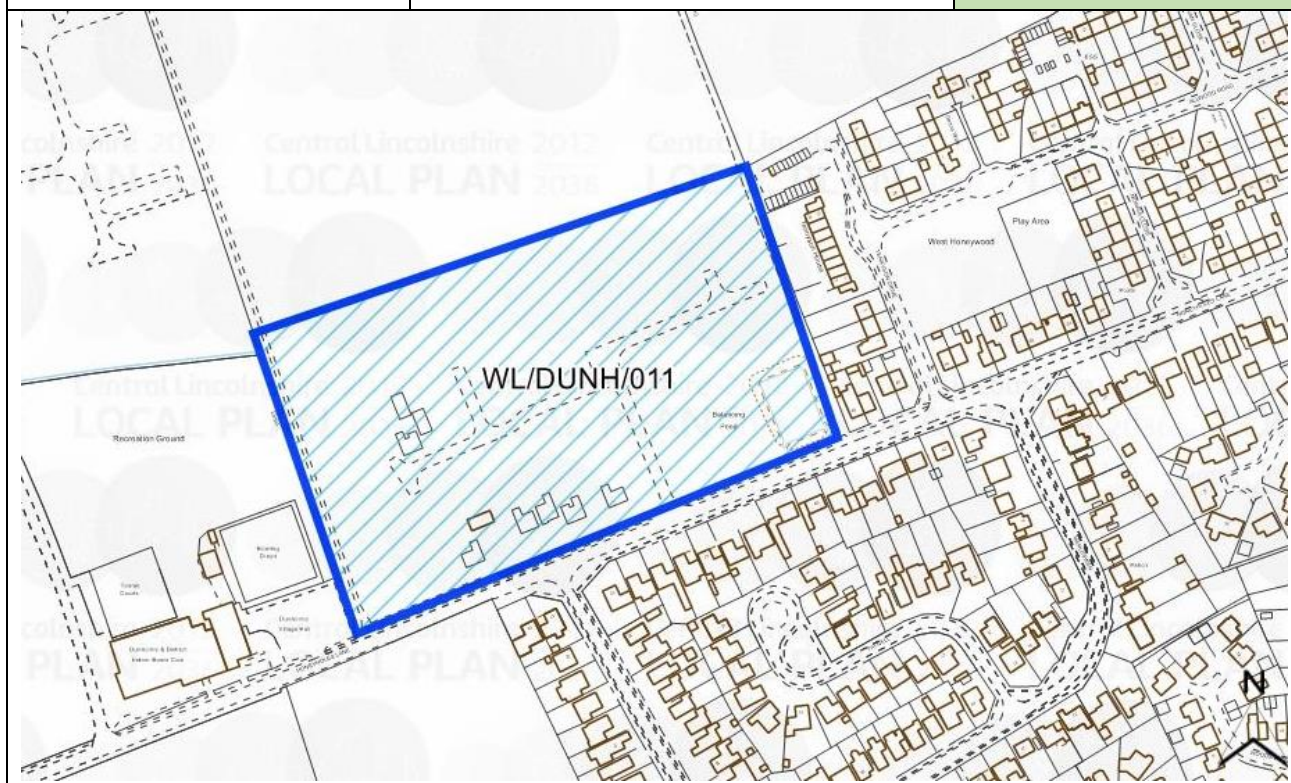
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Pedestrian links required. Access to school car park creates congestion at peak times.	

Ref: WL/DUNH/011	Site Address: Land north of Honeyholes Lane, Dunholme	Status: Allocate
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Size(ha): 3.73	Current use:
Indicative capacity: 64	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of land to the north of Honeyholes Lane. There are dwellings to the east of the site and village hall to the west. To the north are fields.

Conclusion:

The site is an existing allocation under construction, proposed to retain.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
History of flooding on either side of the field/dwelling boundary on the opposite side of Lincoln Road (adj WL/DUNH/012) with an awaited for development solution. NB noted that this site is already being developed. North side of the site is in Source Protection Zone 2. The west side of the site bounds an area of varied community activity with the potential for nuisance.			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

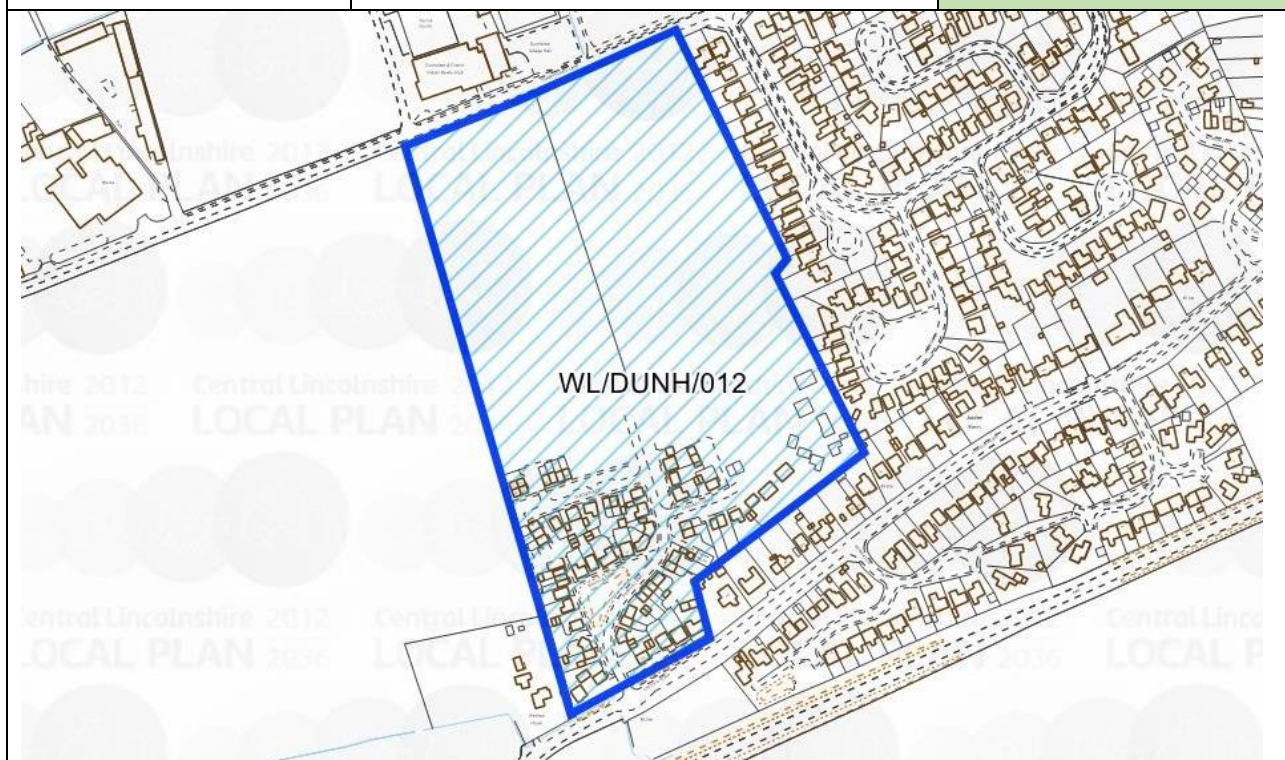
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/DUNH/012	Site Address: Land to the south of Honeyholes Lane, Dunholme	Status: Allocate
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Size(ha): 8.55	Current use:
Indicative capacity: 228	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	

Summary:

The site is an area of land to the west of dwellings and south of Honeyholes Lane. There are fields to the west of the site.

Conclusion:

The site is an existing allocation, currently being built. Proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
History of surface water flooding in the NW corner of the field impacting nearest dwellings and property along the East boundary. Onward flow to the water course on the north side of the road (adj WL/DUNH/011) is by way of a confused soakaway/overflow arrangement to the watercourse and highway drain in the NW corner of the field. A development solution had been approved but it is unclear how this has been impacted by changes and stages of development proposed?			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

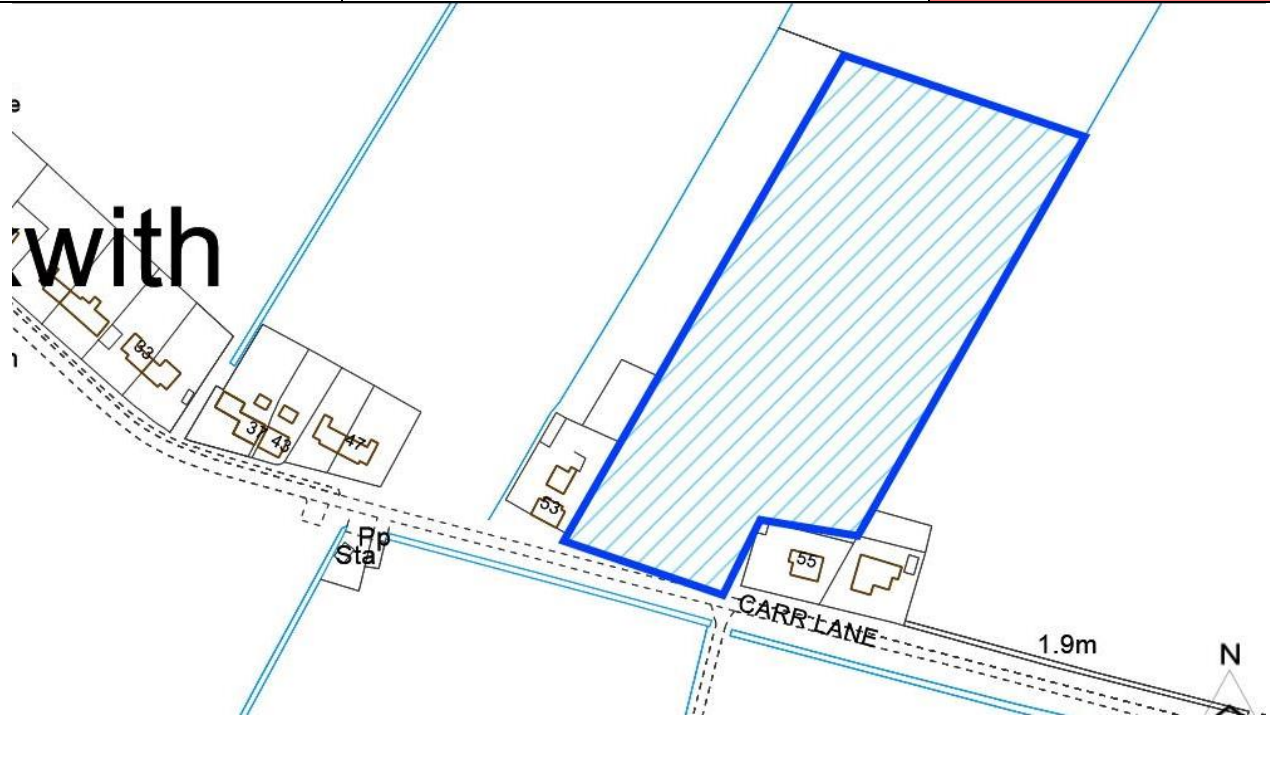
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

East Stockwith

Ref: WL/ESTO/001	Site Address: Land to the North of Carr Lane (adjacent number 15), East Stockwith	Status: Rejected
		
Size(ha): 1.50		Current use: Agricultural
Indicative capacity: 26		Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is an area of land between dwellings, to the north of Carr Lane. There are fields to the north, east and west of the site. The site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is constrained by the location within Flood zone 3. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Property frontage is bounded by a historical Sewer Dyke and is in flood zones 2 and 3 and in an area of Historical flooding			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

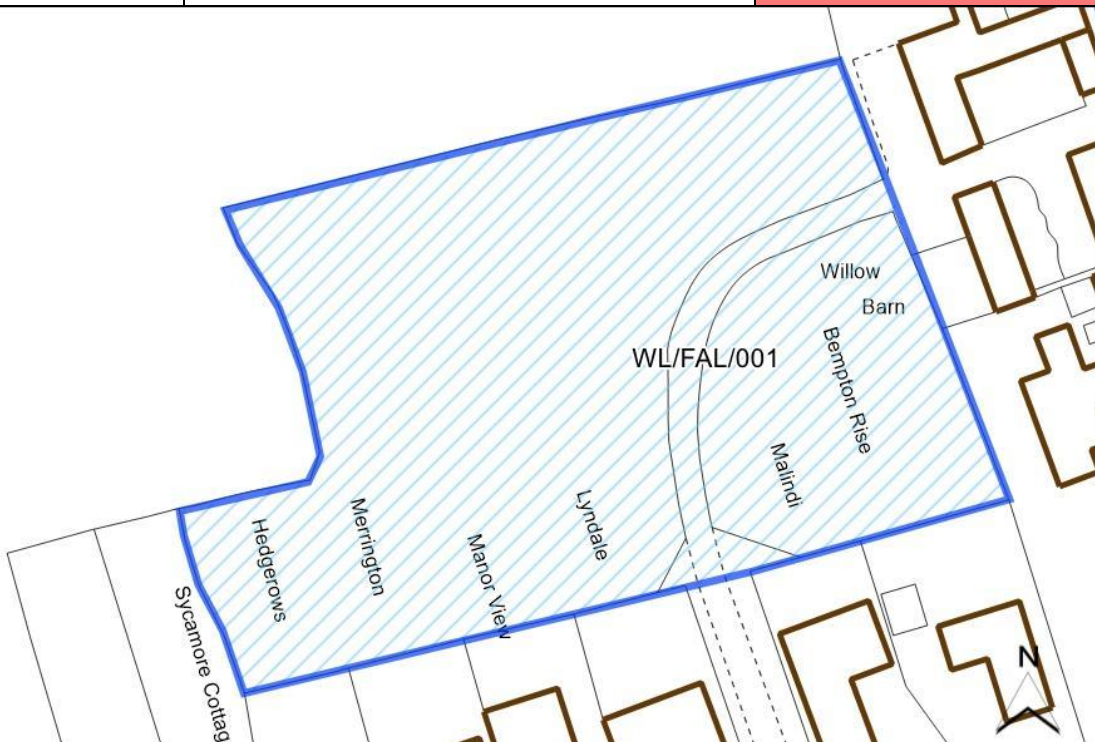
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Faldingworth

Ref: WL/FAL/001	Site Address: Land north of Spridlington Road, Faldingworth	Status: Rejected
		
Size(ha): 0.59	Current use: Paddock/garden	
Indicative capacity: 10	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is land to the rear of properties north of Spridlington Road. There is a farm to the east and fields to the north and west. The north-east of the site is at risk of surface water flooding.</p> <p>Conclusion:</p> <p>A small site constrained by capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	woodland priority area
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site would appear to have a potential surface water problem in a 1:30 and 1:100 year event across the North East quarter.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

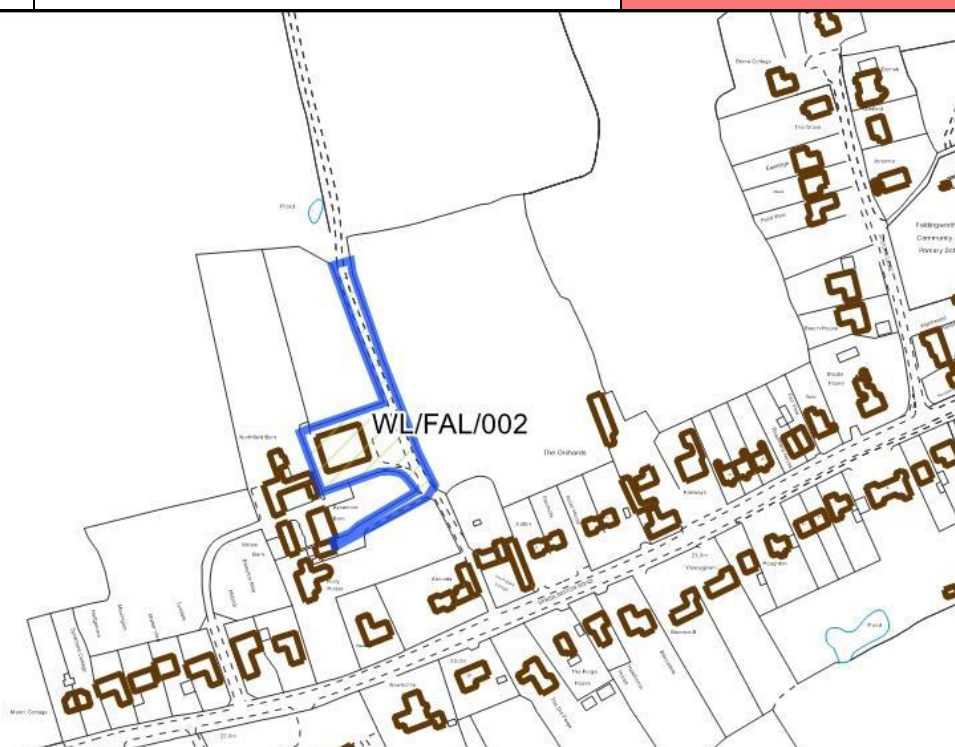
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/FAL/002	Site Address: Land at Sycamore Barn, north of Spridlington Road, Faldingworth	Status: Rejected
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Size(ha): 0.27	Current use:
Indicative capacity: 5	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is land to the east of Northfield Barn and north of Spridlington Road.

Conclusion:

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

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Fenton

Ref: WL/FEN/001	Site Address: Land northeast of Maltkiln Lane, Fenton	Status: Rejected
Size(ha): 1.04	Current use: Grassland/grazing	
Indicative capacity: 18	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
Summary: The site is an area of grassland to the north-east of Maltkiln Lane. There is hedgerow to the boundaries and a pond to the north-east corner of the site. There is a farm yard to the north-west and dwellings to the south.		
Conclusion: Fenton is a small village with limited services and connections. It is proposed not to allocate in this location.		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Unknown filled ground in association with pond in NE corner of site. Infill site next to an apparent active farm - potential for nuisance noise, odour, dust			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

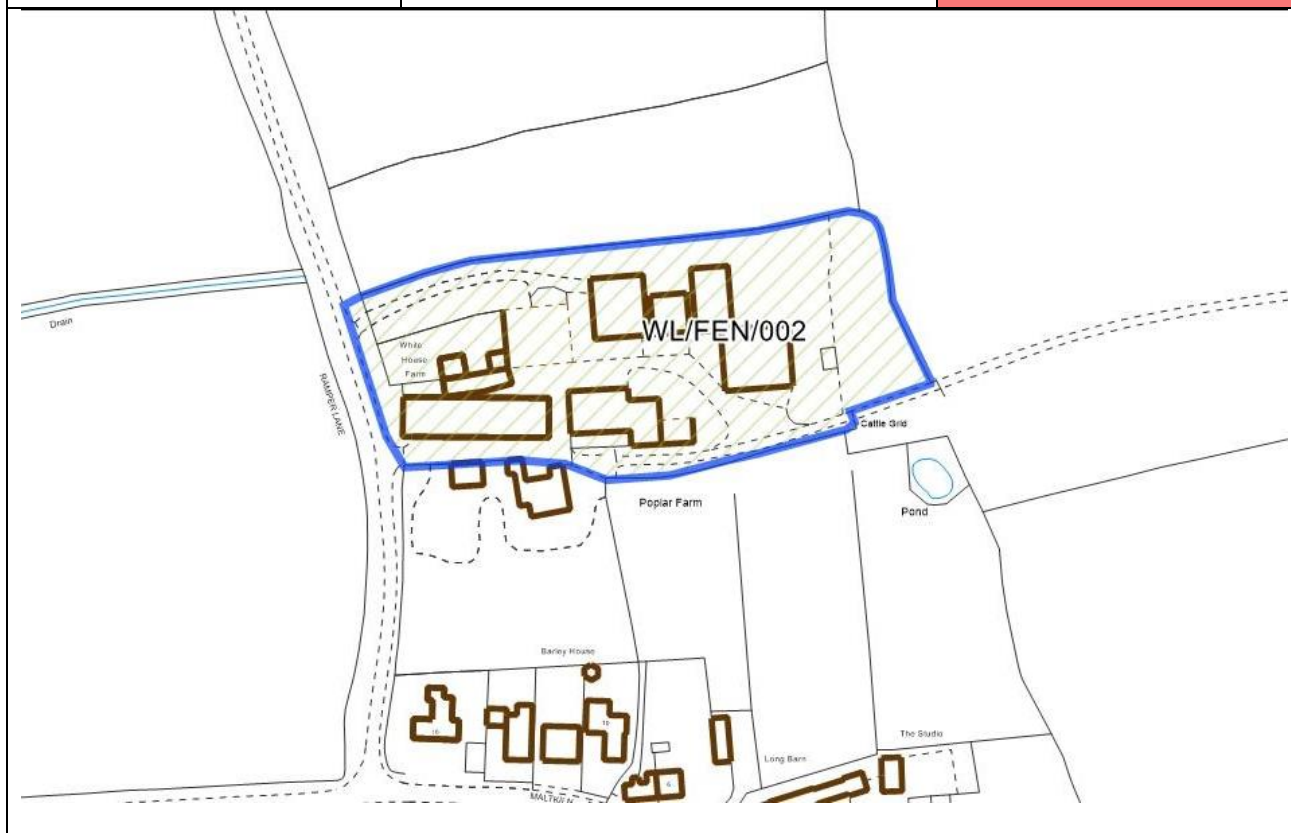
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/FEN/002	Site Address: White House Farm, Rammers Lane, Fenton	Status: Rejected
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Size(ha): 1.11	Current use: Farmyard
Indicative capacity: 19	Brownfield/Greenfield: Brownfield
Hierarchy (new): Small Villages	

Summary:

The site is a farm yard and buildings to at White House Farm. There are fields to the north, east and west of the site. The site is within flood zone 2 and partially within flood zone 3.

Conclusion:

The site is constrained by flood zone 3 and is detached from the main built footprint of the village. NoFenton is a small village with limited services and connections. It is proposed not to allocate in this location.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Active farm with potential for nuisance and contamination including unknown filled ground			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

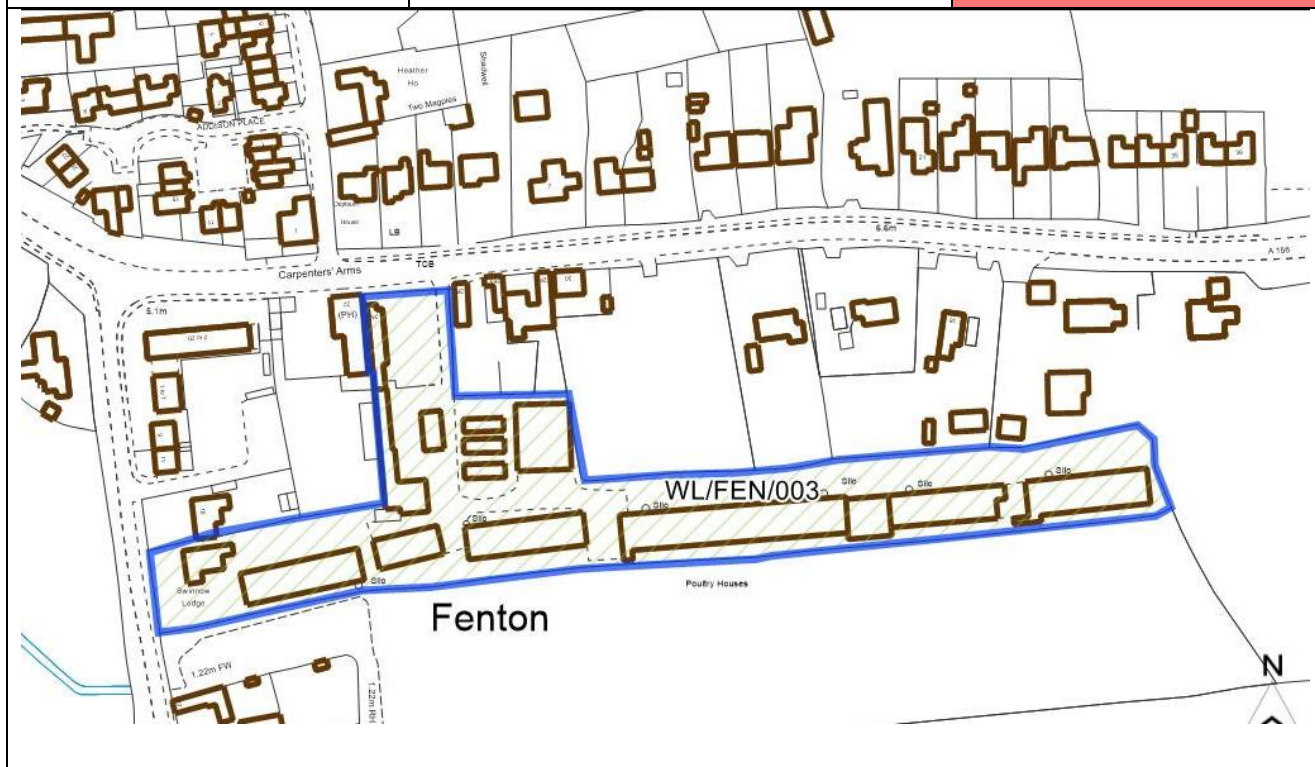
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/FEN/003	Site Address: Former Poultry Farm, 24 Lincoln Road, Fenton	Status: Rejected
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Size(ha): 1.29	Current use: Former poultry farm
Indicative capacity: 22	Brownfield/Greenfield: Brownfield
Hierarchy (new): Small Villages	

Summary:

The site is a former poultry farm located to the south of Lincoln Road. There are a number of buildings on the site, with dwellings to the north and west. The majority of the site is within flood zone 2 and 3.

Conclusion:

The site is constrained by flood zone 2 and 3. Fenton is a small village with limited services and connections. It is proposed not to allocate in this location.

Constraints

Environmental

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

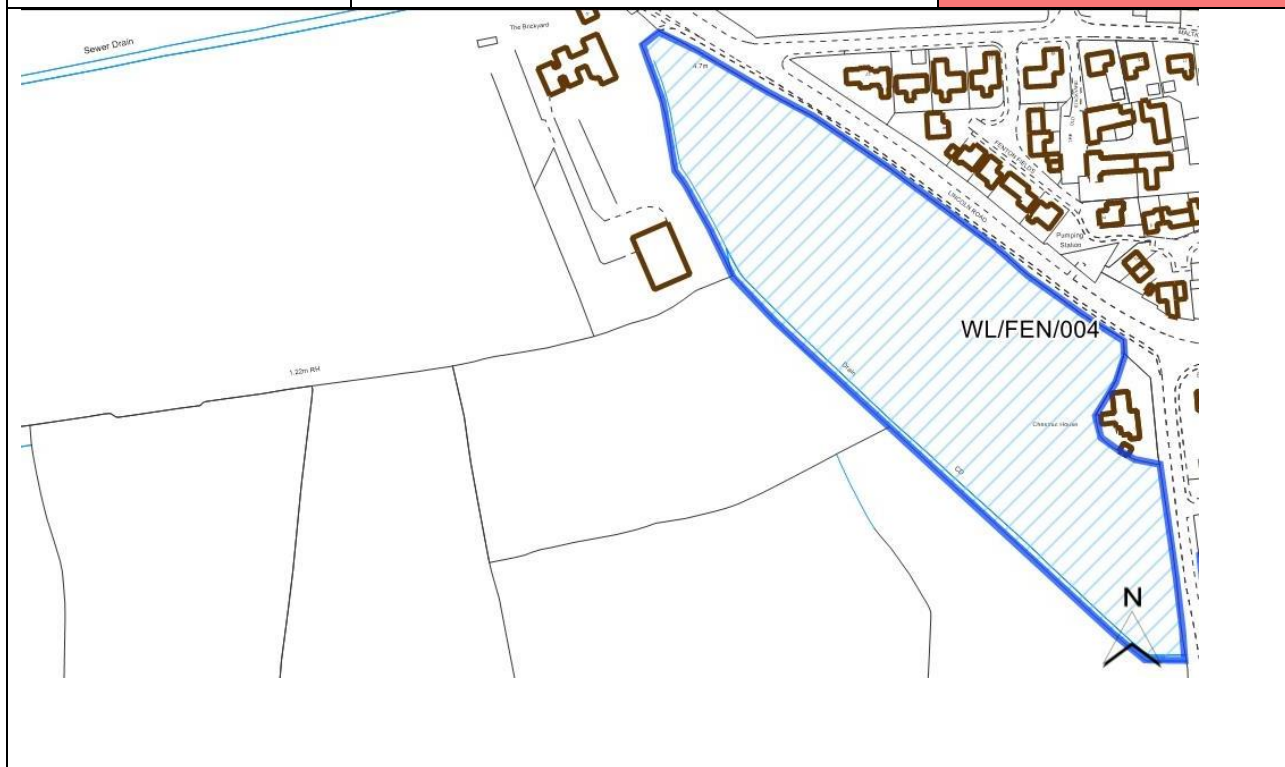
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/FEN/004	Site Address: Land south of Lincoln Road, west of Kettlethorpe Rpad, Fenton	Status: Rejected
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Size(ha): 2.44	Current use: Grazing/Agricultural
Indicative capacity: 37	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is a field to the south of Lincoln Road, between a dwelling to the east and former brickyard to the north-west. There are fields to the west. The site is entirely within flood zone 2 and 3.

Conclusion:

The site is constrained by the location within Flood Zone 3. Fenton is a small village with limited services and connections. It is proposed not to allocate in this location.

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination from unknown filled ground in NW of the site			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

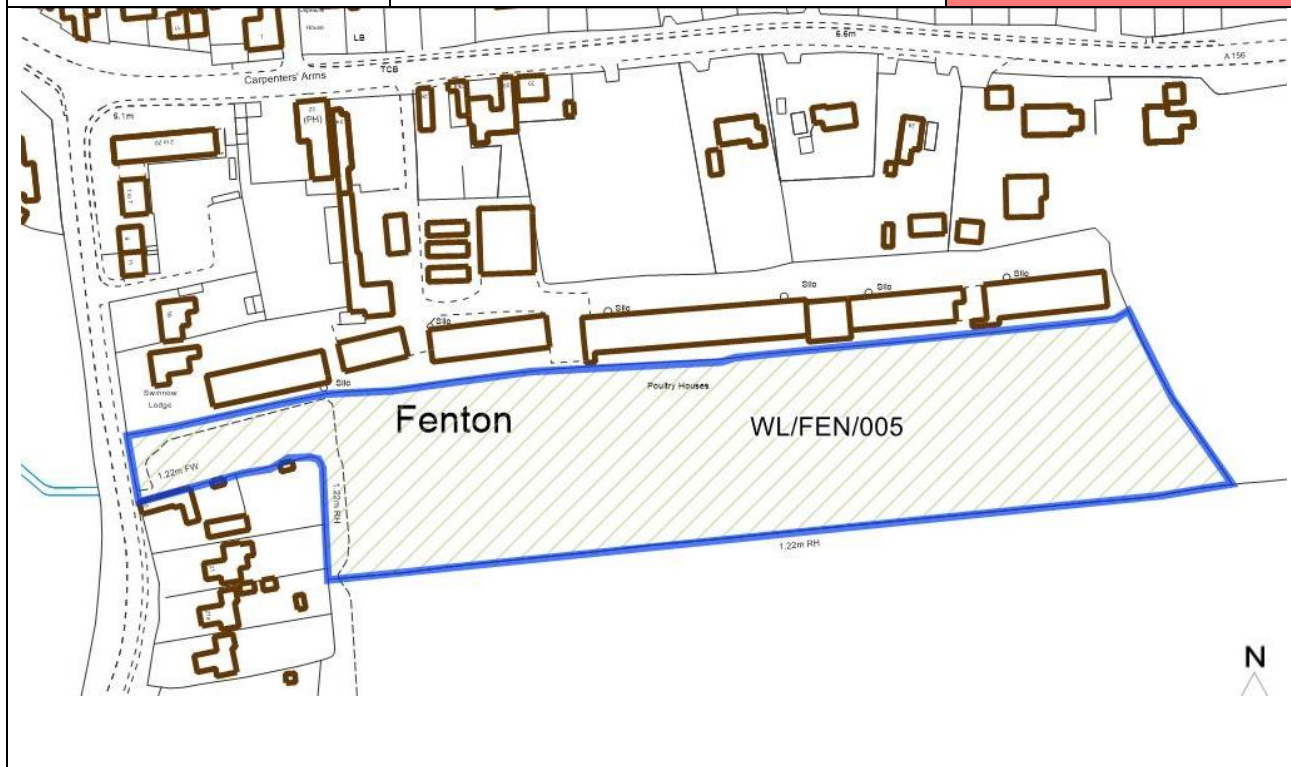
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/FEN/005	Site Address: Land east of Kettlethorpe Road, Fenton	Status: Rejected
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Size(ha): 1.91	Current use:
Indicative capacity: 32	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is a field to the south of a former poultry farm. There are dwellings to the north and west of the site and fields to the south. The site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is constrained by the location within flood zone 3. Fenton is a small village with limited services and connections. It is proposed not to allocate in this location.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Bounds use for intensive livestock production along northern boundary, potential as such for contamination and nuisance			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

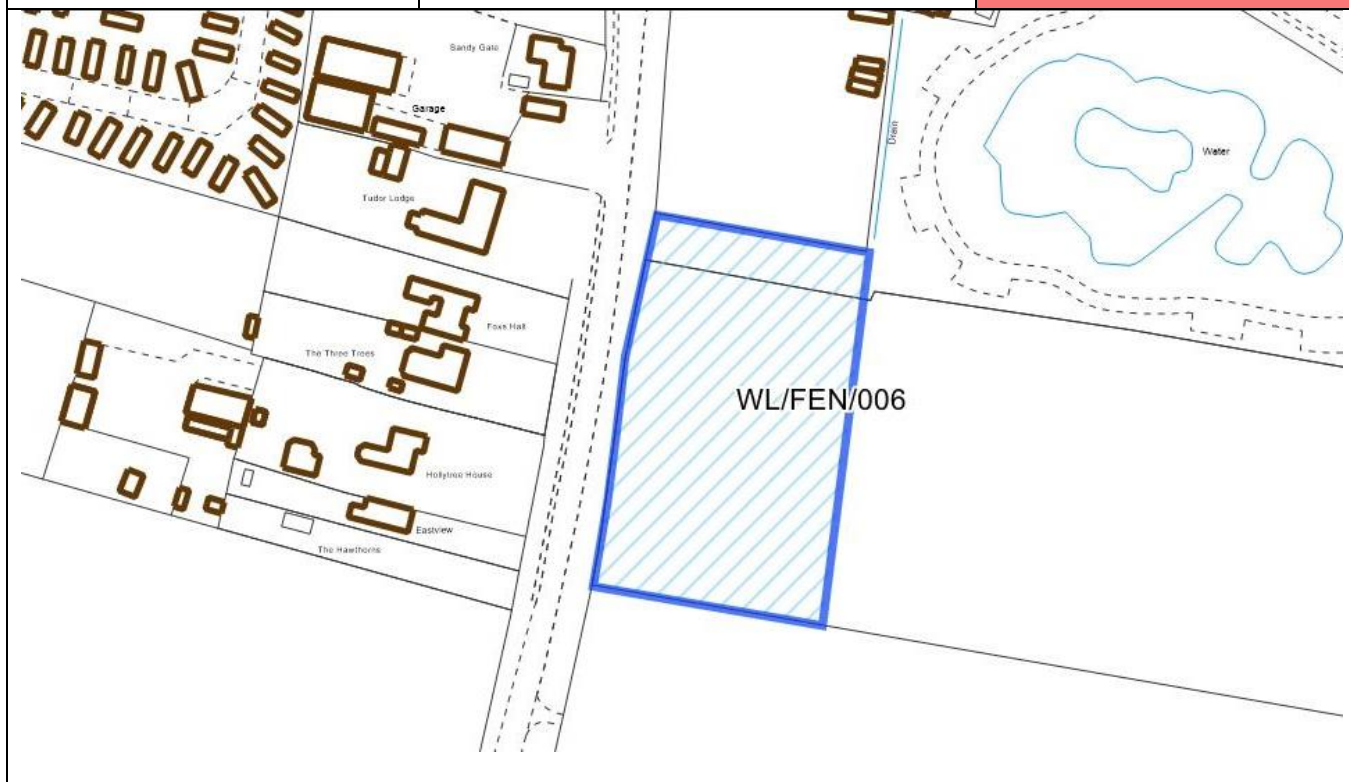
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/FEN/006	Site Address: Land east of Newark Road, Torksey Lock	Status: Rejected
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Size(ha): 0.79	Current use: Last use railway embankment
Indicative capacity: 13	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of land to the east of Newark Road. There are dwellings to the west and fishing bank to the north-east, with fields to the east and south of the site. The site is within flood zone 2 and 3.

Conclusion:

The site is detached from settlement and constrained by flood zone 3. Fenton is a small village with limited services and connections. It is proposed not to allocate in this location.

Constraints

Environmental

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

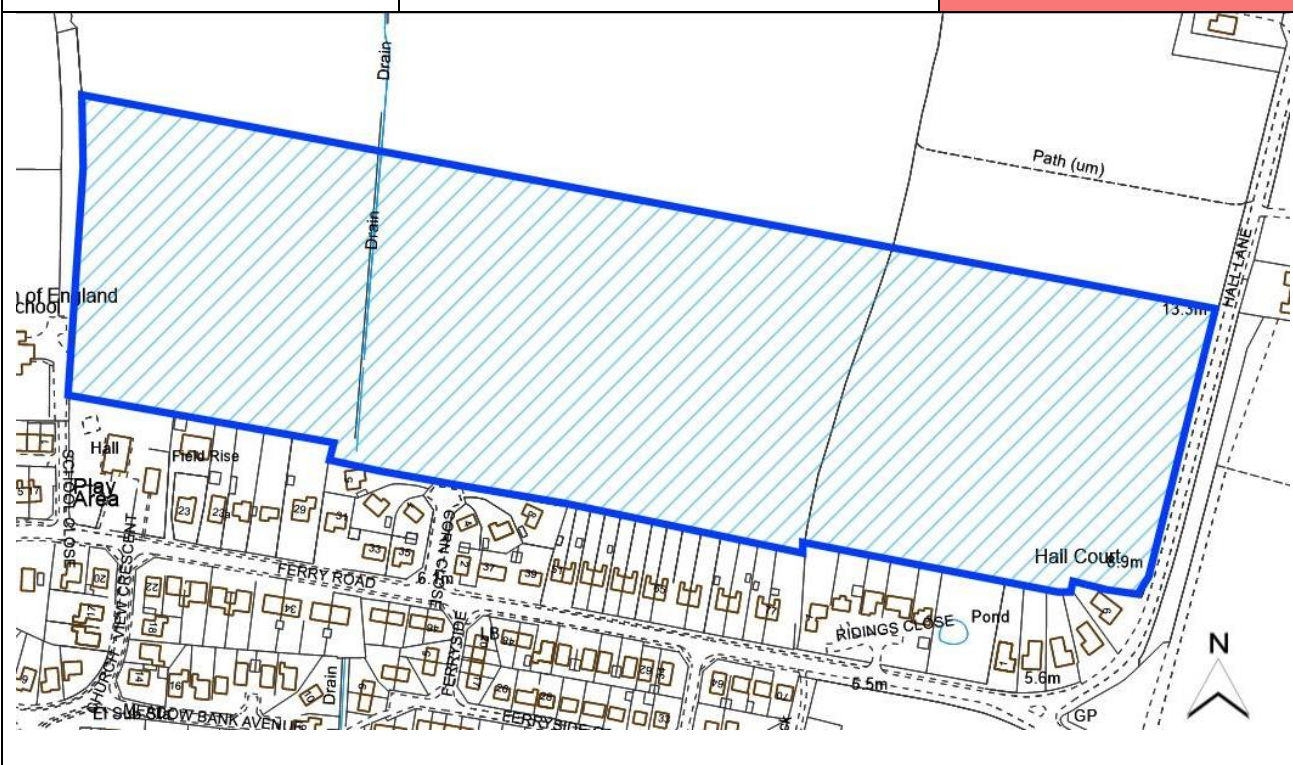
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Fiskerton

Ref: WL/FISK/001	Site Address: Land North of Corn Close, Fiskerton	Status: Rejected
		
Size(ha): 10.66	Current use: Agricultural	
Indicative capacity: 160	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is agricultural land to the north of existing dwellings. Hall Lane forms the boundary to the east, with fields to the north of the site. There is a watercourse through the site and a public right of way crosses the site.</p> <p>Conclusion:</p> <p>The site located close to the village centre, however it is a large area that extends past the built footprint to the north-west. Other sites preferable (see FISK/001A).</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
History of flooding in Fiskerton was largely addressed by way of a flood prevention scheme, the attenuation basins for which are at the west end of this site and for which a drainage channel extends to it from 2/3rds the length of the site. The scheme needs extending else a similar channel is needed to a point between Ridings Close and Hall Court to complete the surface water interception scheme at the east of the village. The existing scheme has a 99 year legal agreement in place with the Church Commissioners.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

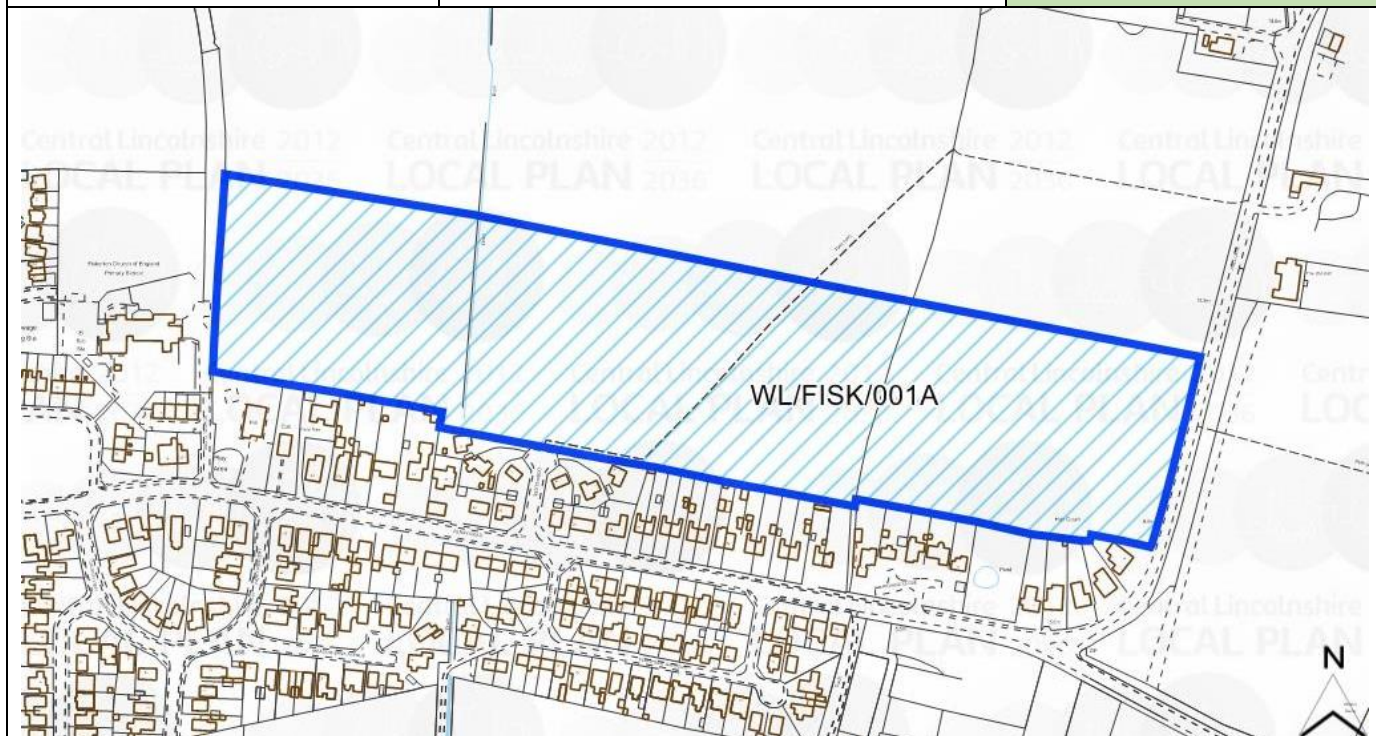
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Acceptable development depending on numbers can be accessed from Corn Close. Alternatively Hall Lane could serve as access with improvements. May need speed limit extension. Site at risk of surface water flooding.	

Ref: WL/FISK/001A	Site Address: Land North of Corn Close, Fiskerton	Status: Allocate
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Size(ha): 8.13	Current use:
Indicative capacity: 122	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the north of existing dwellings. Hall Lane forms the boundary to the east, with fields to the north of the site. There is a watercourse through the site and a public right of way crosses the site. The site boundaries are reduced from FISK/001 to better reflect the built line of existing development to the west of the site.

Conclusion:

The site is well connected to the existing village and the reduction in size retains the shape and character of the settlement. A site of this scale has the potential to provide additional services to the village. Proposed to be allocated.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Woodland Priority Area
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
History of flooding in Fiskerton was largely addressed by way of a flood prevention scheme, the attenuation basins for which are at the west end of this site and for which a drainage channel extends to it from 2/3rds the length of the site. The scheme needs extending else a similar channel is needed to a point between Ridings Close and Hall Court to complete the surface water interception scheme at the east of the village. The existing scheme has a 99 year legal agreement in place with the Church Commissioners.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

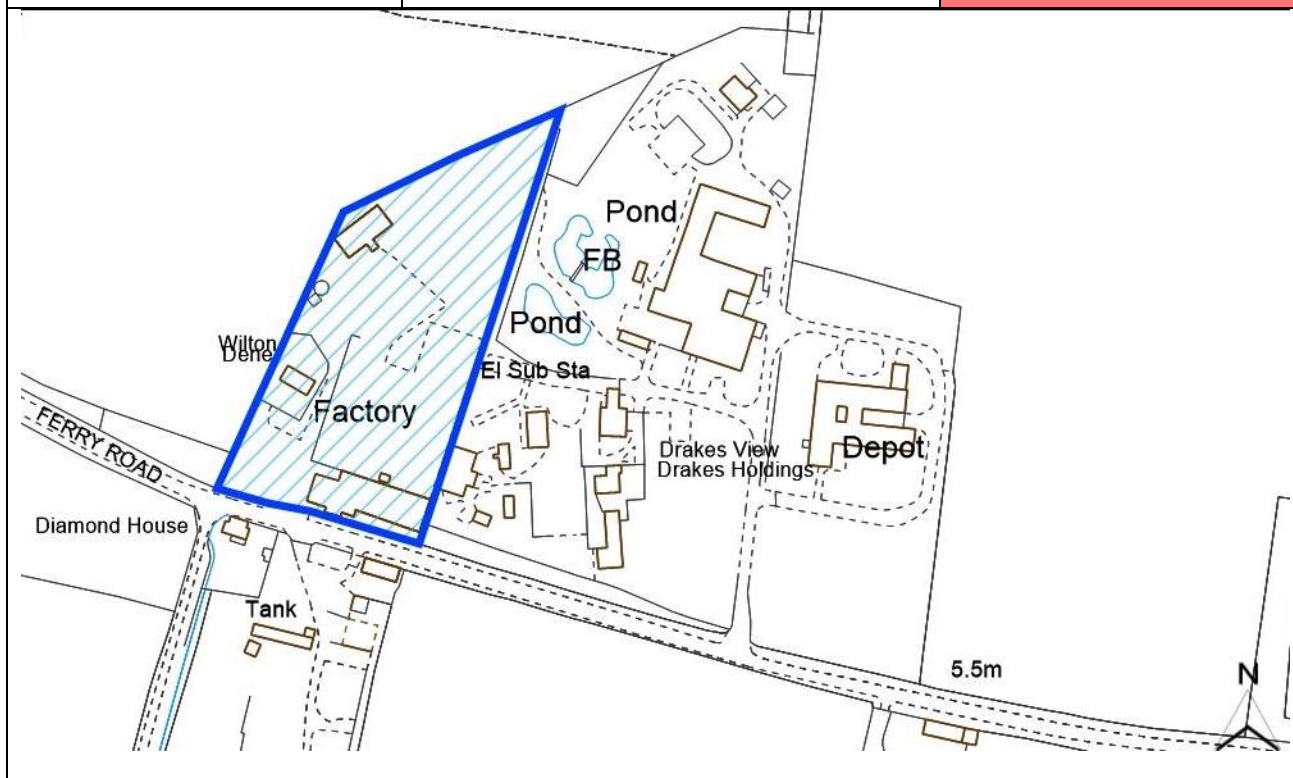
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Acceptable development depending on numbers can be accessed from Corn Close. Alternatively Hall Lane could serve as access with improvements. May need speed limit extension. Site at risk of surface water flooding. Site at risk of surface water flooding.	

Ref: WL/FISK/002	Site Address: Tanya Knitwear Factory, Fiskerton LN8 3SQ	Status: Rejected
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Size(ha): 1.12	Current use: Vacant factory site
Indicative capacity: 29	Brownfield/Greenfield: Brownfield
Hierarchy (new): Countryside	
<p>Summary:</p> <p>The site is a former factory site to the west of the village. There is a depot and industrial buildings to the west of the site and fields to the north, west and south.</p> <p>Conclusion:</p> <p>The site is detached from the main built footprint of the settlement. Other sites are preferable.</p>	

Constraints

Environmental

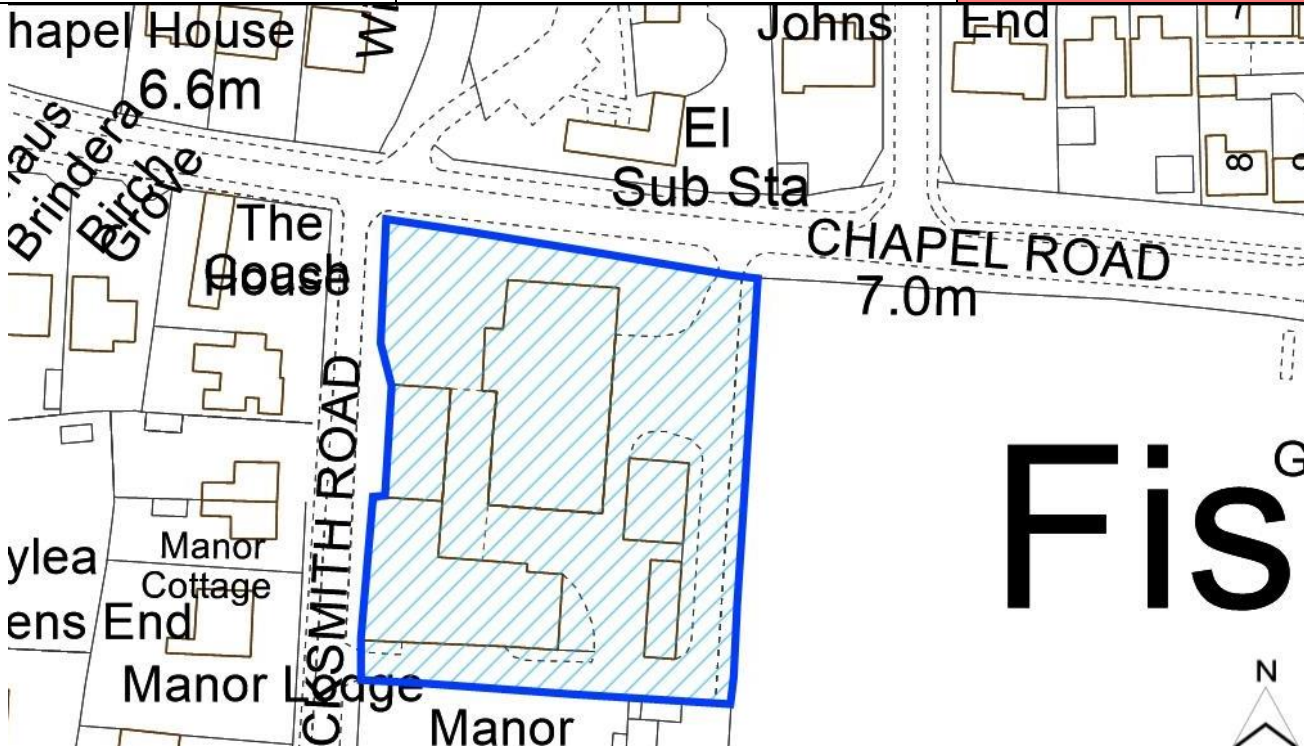
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination. An onward flow issue in respect of surface water had been flagged for a development solution.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/FISK/003	Site Address: Manor Farm Blacksmith Road ,Fiskerton, LN3 4HE	Status: Rejected
		
Size(ha): 0.44	Current use: Redundant buildings	
Indicative capacity: 8	Brownfield/Greenfield: Brownfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is a small area containing redundant farm buildings. There are dwellings to the north and west of the site, and paddocks to the east. There is a listed building to the south of the site.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
A brownfield site comprising a farm or former farm with potential for contamination in relation to this and other nearby land uses. The adjoining Blacksmith Road has predictive mapping suggesting surface water flooding.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

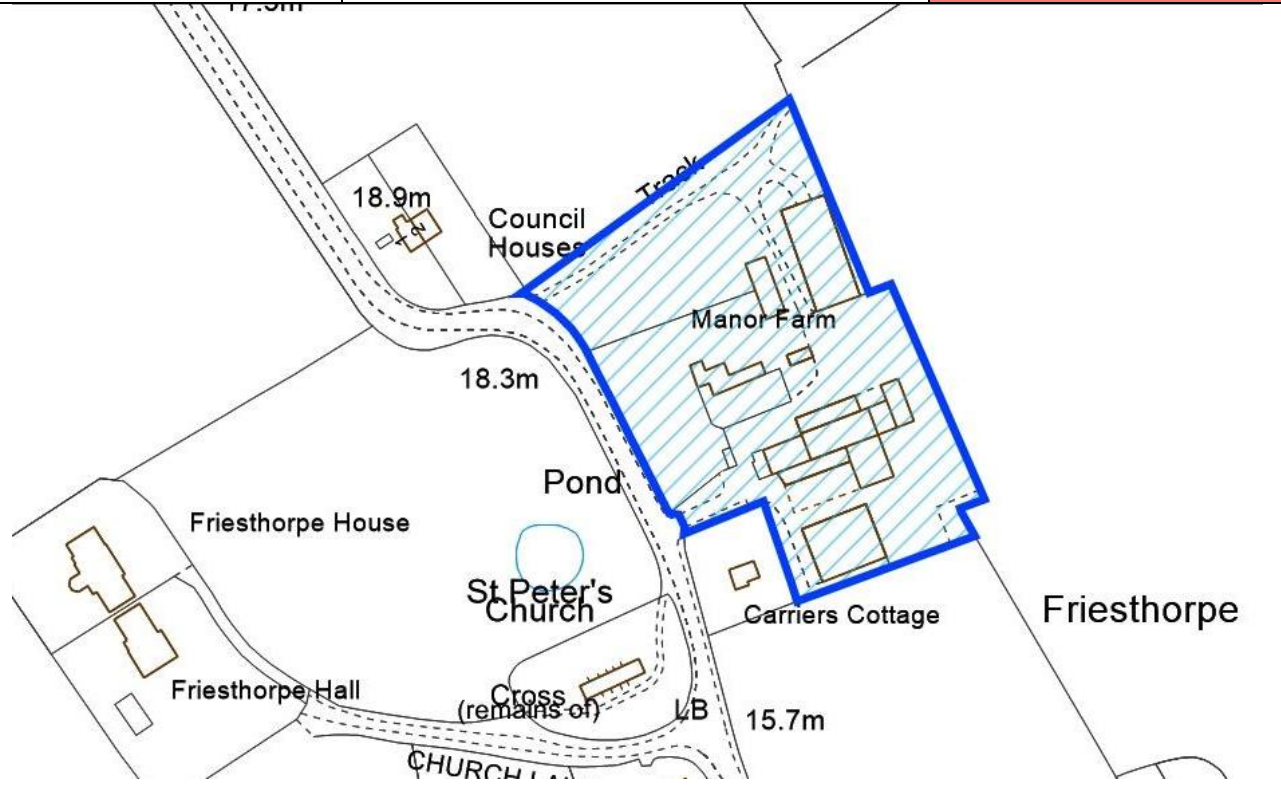
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Friesthorpe

Ref: WL/FRIE/001	Site Address: Manor Farm, Friesthorpe, Market Rasen	Status: Rejected
		
Size(ha): 1.18	Current use: Agricultural	
Indicative capacity: 30	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is a farm yard and buildings, including a listed building. There are fields to the north east and south and St Peter's Church to the west.</p> <p>Conclusion:</p> <p>The site is constrained by the listed building and is located in the countryside. Proposed not to allocate.</p>		

Constraints

Environmental

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

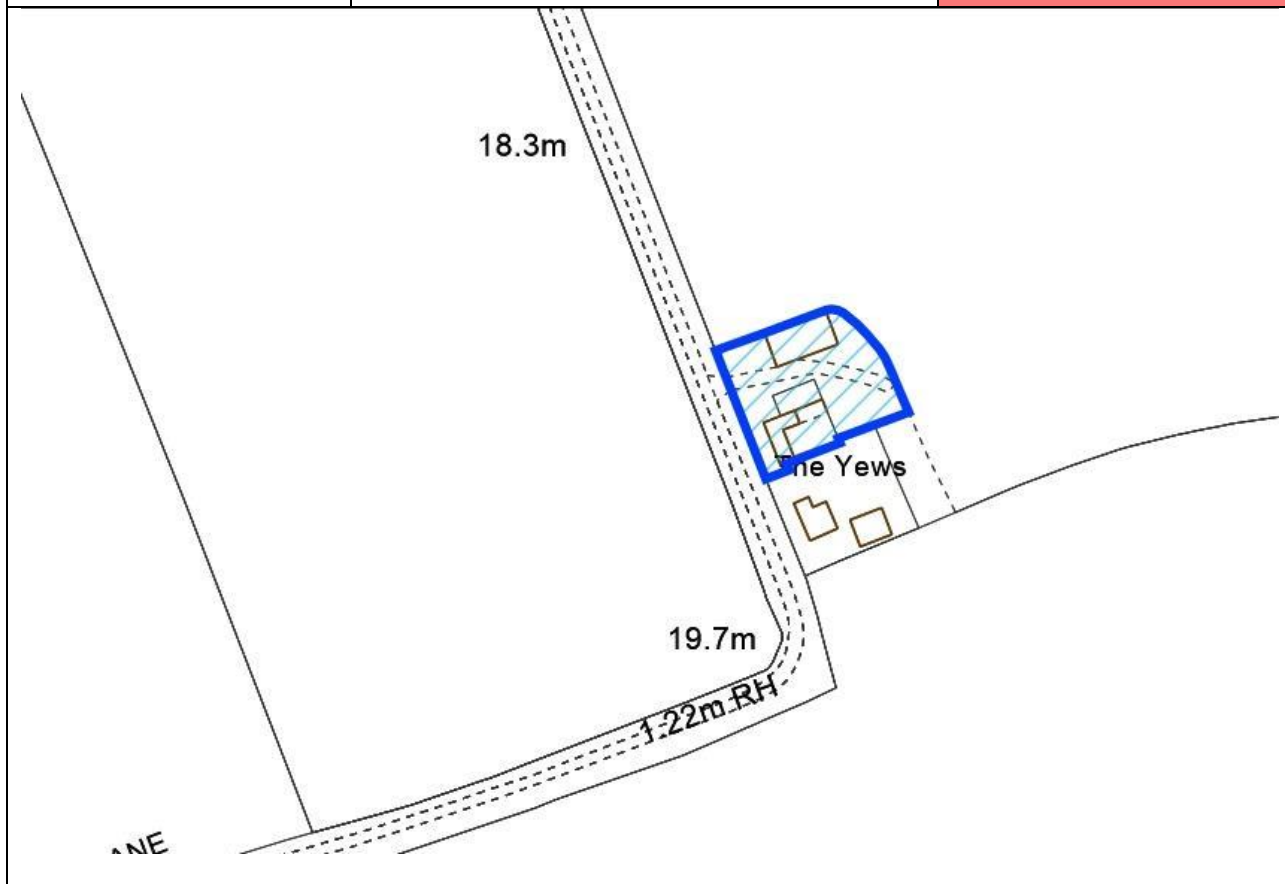
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/FRIE/002	Site Address: The Yews Farmyard, Friesthorpe	Status: Rejected
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Size(ha): 0.15	Current use: Agricultural
Indicative capacity: 5	Brownfield/Greenfield: Brownfield
Hierarchy (new): Countryside	

Summary:

The site comprises of a barn to the north of The Yews. There is hedgerow to the boundaries and fields on all sites of the site.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. The site is in the open countryside. Proposed not to allocate.

Constraints

Environmental

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

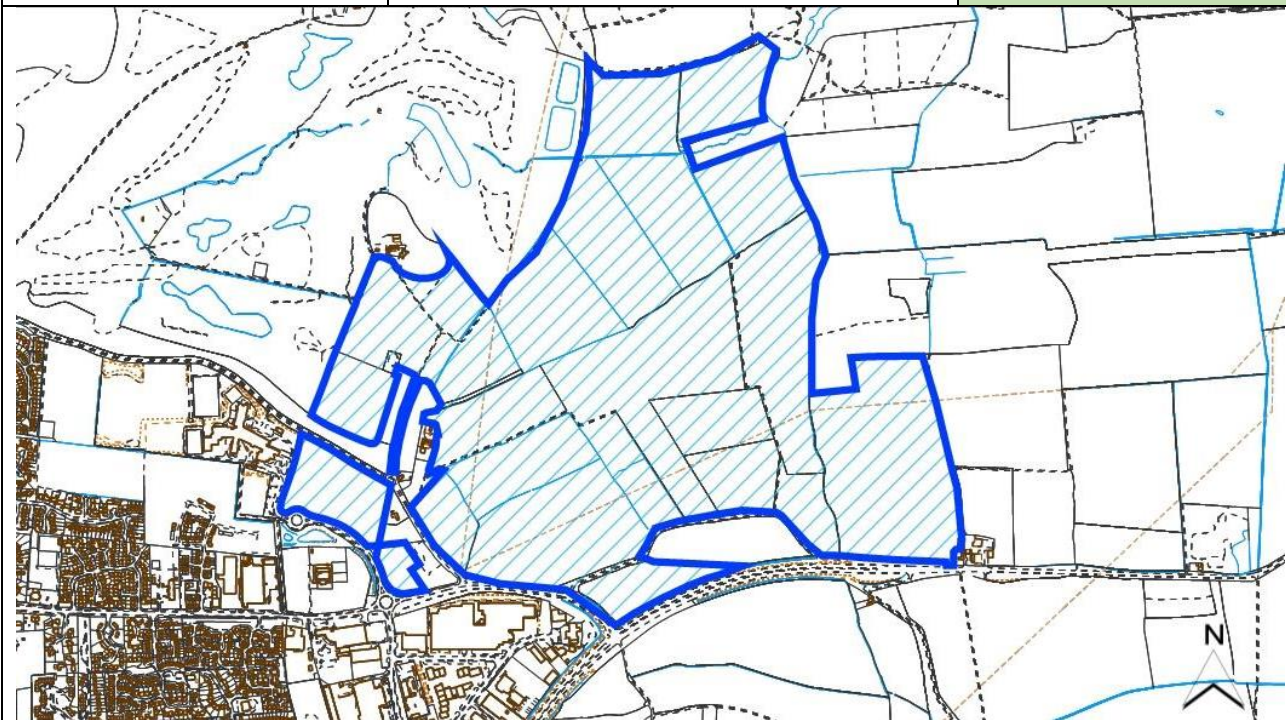
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Gainsborough

Ref: WL/GAIN/001	Site Address: Gainsborough Northern Neighbourhood SUE	Status: Allocate
		
Size(ha): 128.87	Current use: Agricultural	
Indicative capacity: 750	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Main Towns		
<p>Summary:</p> <p>This is a large site made up of a number of arable fields. It is fairly flat and has hedgerows at a number of boundaries and dividing up the fields within the site and it includes some small woodland areas. It is mainly surrounded by arable fields with some woodland and a golf course is to the west. The A631 runs along part of the southern boundary.</p> <p>Conclusion:</p> <p>The site is an existing SUE to be carried forwards. Has planning permission for 750 dwellings.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Yes
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes, Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
The southern boundary is largely adjacent to a significant duelled trunk road with potential for noise nuisance as is the case with the S/W boundary being adjacent to the Corringham Road and access points therefrom. The west boundary is along The Belt Road which is a minor road but has seen much increased traffic from development. Drainage is poor in the area with localised predictive surface water flooding and is directional in the main towards the trunk road and a drainage system on the east side that drains much of uphill Gainsborough. Said system was contributory to uphill flooding of numerous properties in the floods of 2007. Belt Farm sits central to the Belt Road boundary of the site and as such gives rise to the potential for noise, dust, odour and contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	Yes		
Waste Safeguarding Area			

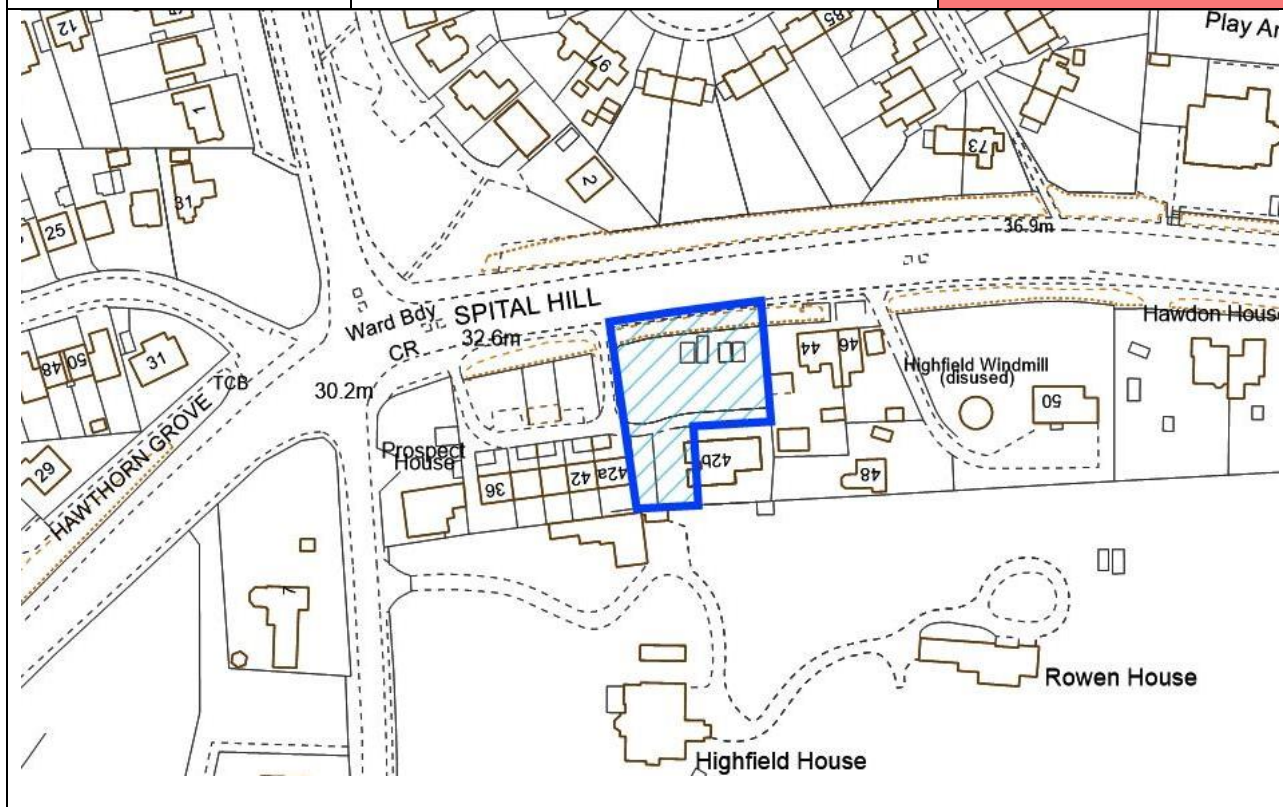
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
We have previously been consulted on this site and have highlighted the potential archaeological impacts. Some limited evaluation has already taken place, but a significant area of geophysical survey (as a minimum to inform trial trenching) still remains outstanding. At present there is simply insufficient information available to enable the local planning authority to make any reasoned decision on the impacts of the proposal on buried archaeology.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Mitigation works/S.106 contributions will be required following assessment of the TA & TP. Site at risk of surface water flooding.	

Ref: WL/GAIN/002	Site Address: Lock up Garages, Spital Hill, Gainsborough	Status: Rejected
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Size(ha): 0.14	Current use: Brownfield land
Indicative capacity: 5	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	
<p>Summary:</p> <p>The site is a small area of land neighbouring residential dwellings. There is a listed building to the west of the site. To the south of the site is wooded area.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/003	Site Address: Land south of the Belt Road, Gainsborough, DN21 1HN	Status: Allocate
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Size(ha): 3.39	Current use: Agricultural
Indicative capacity: 80	Brownfield/Greenfield: Greenfield
Hierarchy (new): Main Towns	
<p>Summary:</p> <p>This site is a generally flat arable field with a hedge along north and west boundaries. It is adjacent to school playing fields and a new housing estate. To the south is a copse.</p> <p>Conclusion:</p> <p>The site is an existing allocation being built. Proposed to carry forward.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
This site is already substantially developed and already demonstrating drainage problems flagged in 2015 consultation. It bounds the belt road which is a minor road and already subject to significant traffic increase and essentially drains towards and is part of a previously unrealised significant catchment that discharges via undersized balancing ponds S/E of Gainsborough. Said uphill drainage system was significant in inability to prevent flooding across much of uphill Gainsborough in 2007.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

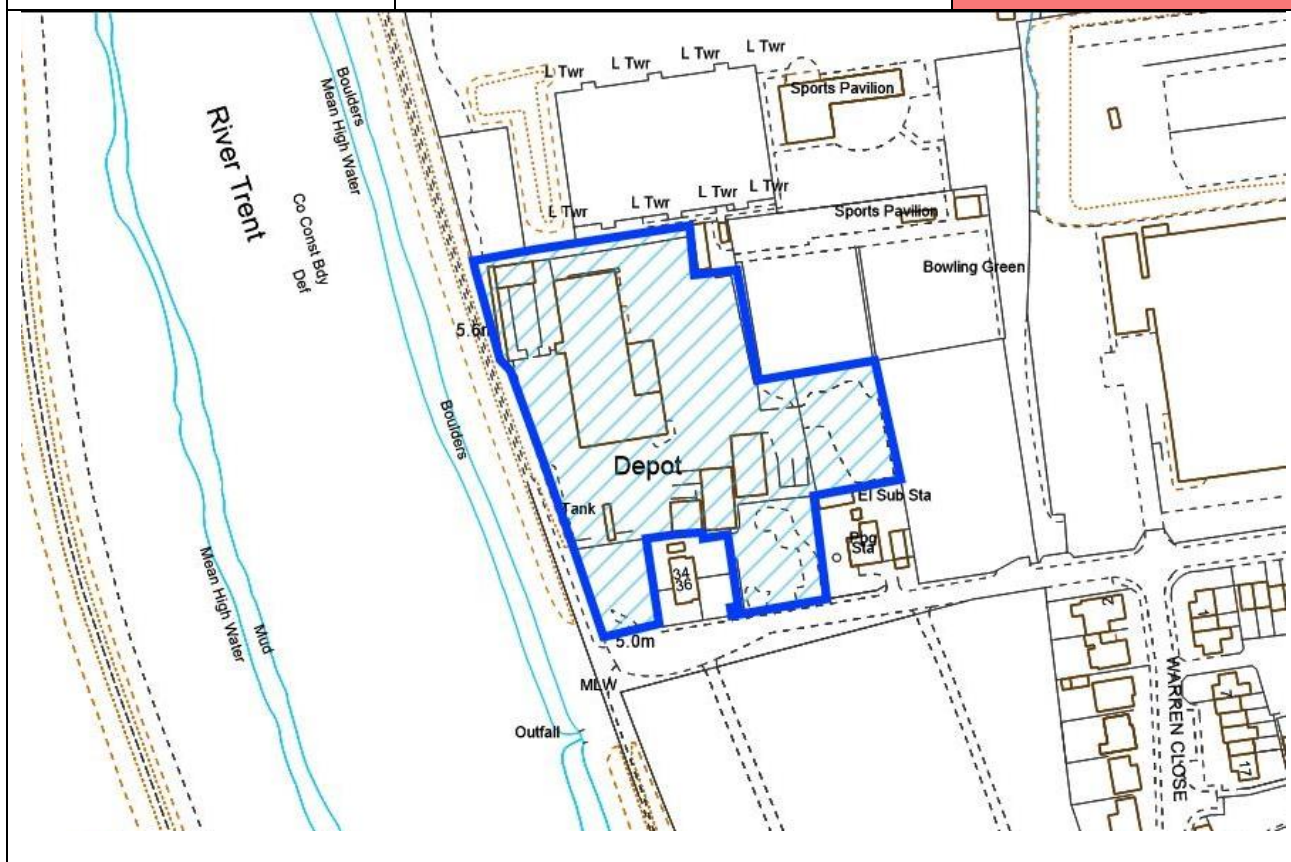
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Access from the Belt Road is unacceptable. A Transport assessment and Travel Plan would be required to determine whether or not off site mitigation works would be necessary. Site at risk of surface water flooding.	

Ref: WL/GAIN/004	Site Address: The Depot, North Warren Road, Gainsborough	Status: Rejected
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Size(ha): 0.88	Current use: Council depot, former mortuary
Indicative capacity: 26	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	

Summary:

The site comprises of a depot and buildings used by the Council waste services. The River Trent is to the west of the site, playing fields are to the north and allotments to the south. The site is within flood zone 2 and 3.

Conclusion:

The site is an existing allocation proposed to be deallocated as a housing site.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
Currently used by WLDC Waste Services for Servicing the Household and Commercial Waste Services for the West of the District, the site sits next to the tidal Trent and as such has restricted ability to discharge surface water to it at high tide. The site and wider industrial area have potential for contamination as does the wider area potential for noise nuisance.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area	Yes		

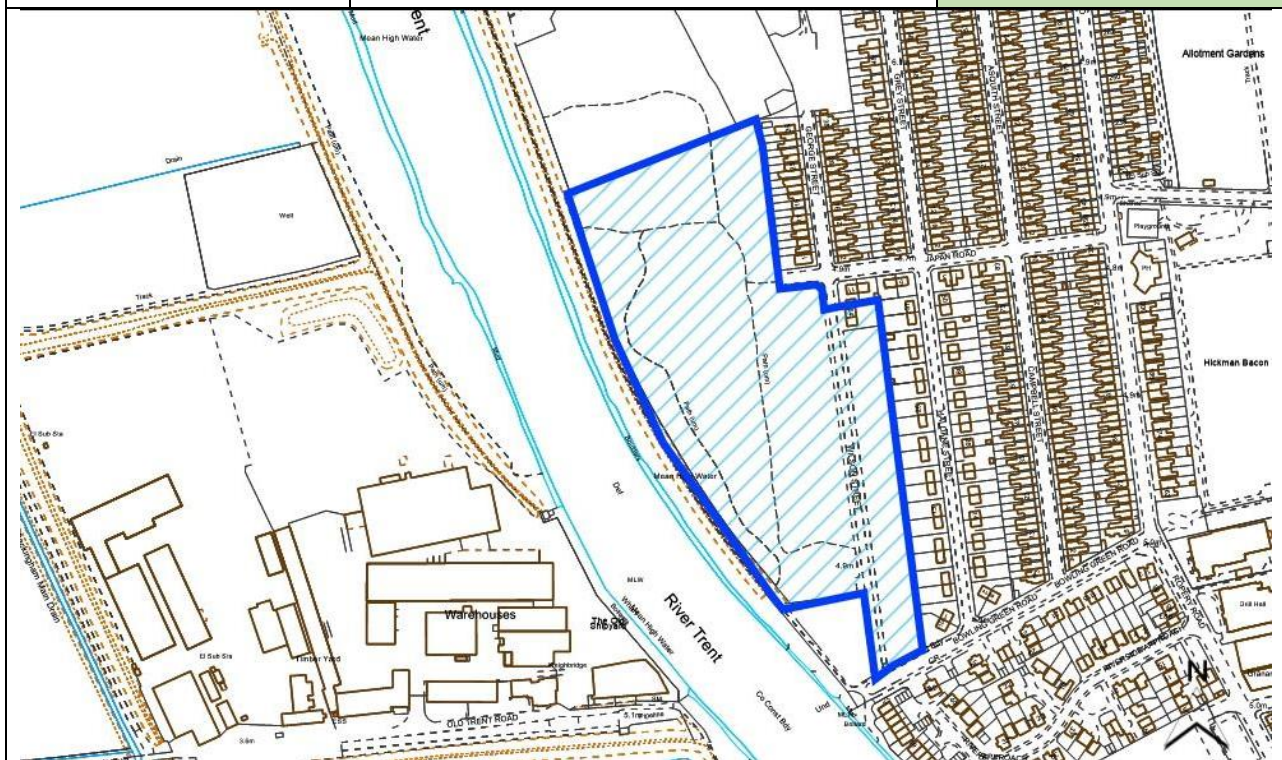
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/005	Site Address: Riverside North Housing Zone, Gainsborough	Status: Allocate
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Size(ha): 4.29	Current use: Scrub land, industrial and allotments
Indicative capacity: 135	Brownfield/Greenfield: Mixed
Hierarchy (new): Main Towns	

Summary:

This site is a large edge of centre area bordering the River Trent to the west. It is made up of scrub land in the southern and central areas of the site, with allotments and some industrial buildings at the northern end. There are residential areas bordering the site to the south, east and north. The site is within flood zone 2 and 3.

Conclusion:

The site is an existing allocation with planning permission for 135 dwellings. Proposed to be retained.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is under development for housing, is in Flood Zone 3 and has areas of contamination from long term neglect.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/007	Site Address: Land west of The Avenue, Gainsborough	Status: Allocate
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Size(ha): 2.87	Current use: Agricultural
Indicative capacity: 43	Brownfield/Greenfield: Greenfield
Hierarchy (new): Main Towns	
<p>Summary:</p> <p>The site is an area of grassland to the west of The Avenue and north-east of Castle Wood Academy primary school. To the north of the site is a reservoir. There are existing dwellings to the east of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation with planning permission. Proposed to retain.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The North end of the site is in Source Protection Zones 1, 1c & 2c. The South and West boundaries are adjacent school grounds and the East boundary that of a main cut through to the North from central Gainsborough, all as such giving rise to potential for noise.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area		r	
Waste Safeguarding Area			

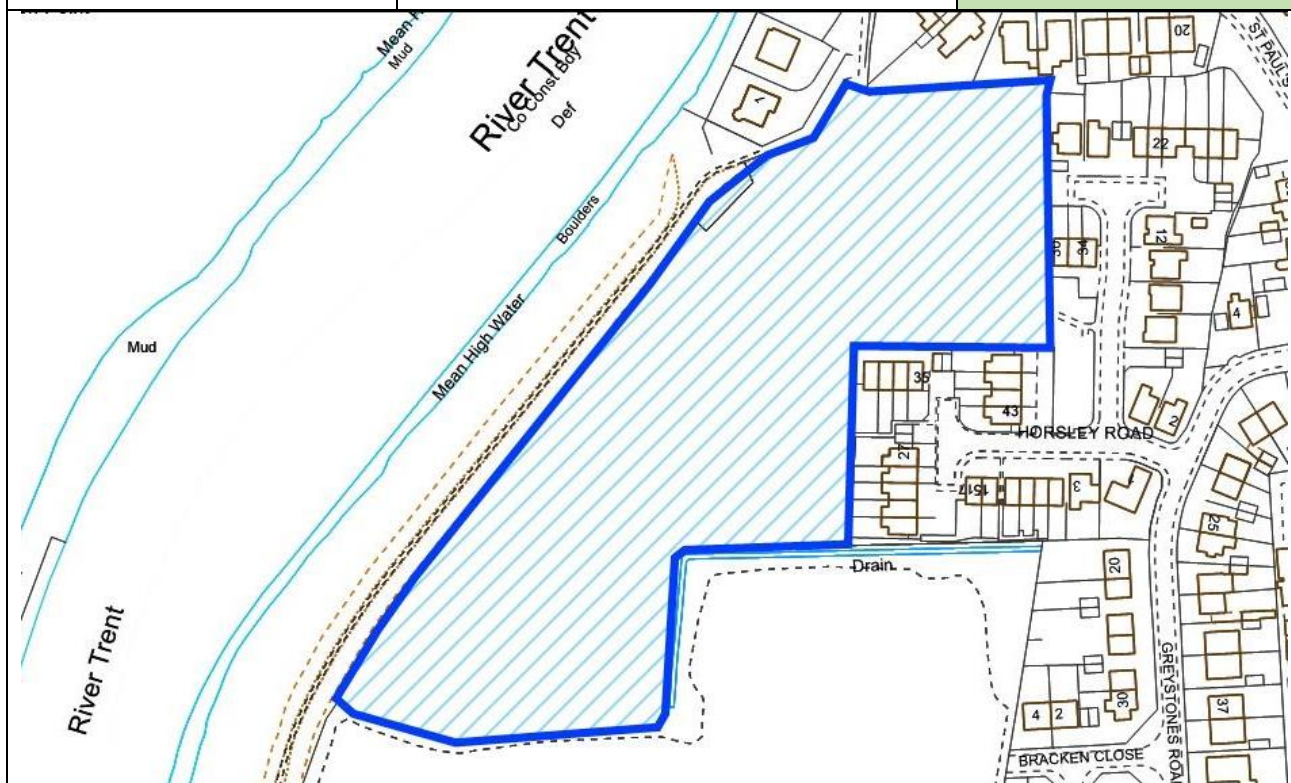
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/008	Site Address: Land west of Horsley Road, Gainsborough	Status: Allocate
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Size(ha): 2.03	Current use: Vacant
Indicative capacity: 49	Brownfield/Greenfield: Greenfield
Hierarchy (new): Main Towns	

Summary:

The site is located to the west of Horsley Road and to the east of the River Trent. There are playing fields to the south. The site is within flood zone 2 and 3.

Conclusion:

The site is an existing allocation with planning permission for 49no dwellings. Proposed to be retained.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Some Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
In Flood Zone 3 this is essentially a and locked basin site bounded by the Tidal Trent to the West and development to the North and East that has compromised what drainage systems there were. There is a sports ground and Community Centre to the South.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

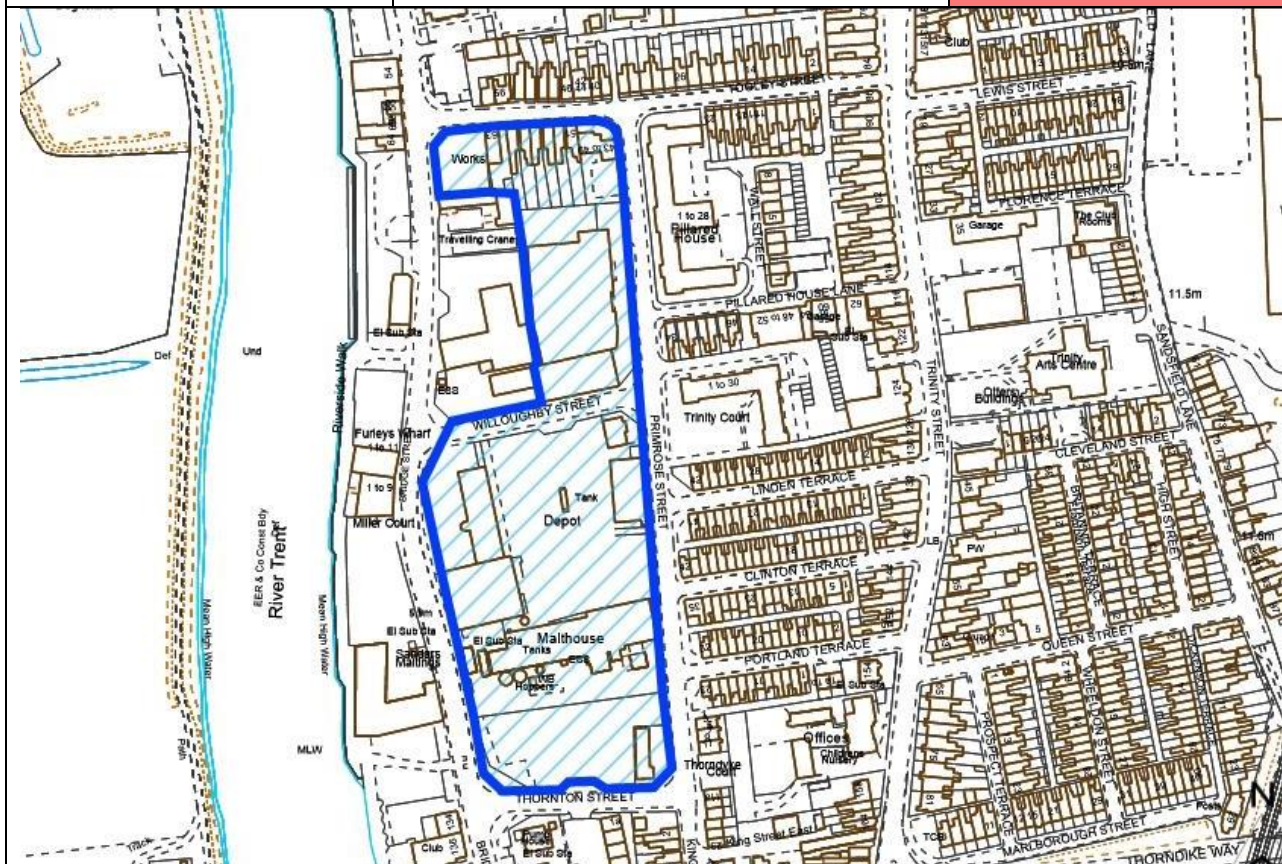
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/009	Site Address: West of Primrose Street, Gainsborough	Status: Rejected
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Size(ha): 2.22	Current use: Industrial warehousing and housing
Indicative capacity: 58	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	
<p>Summary:</p> <p>This flat site is predominantly in industrial/commercial uses with some residential terraces at northern edge. It also has a large yard/parking area to the south of Willoughby Street. The surrounding area is predominantly residential, but there are pockets of offices, industrial units and undeveloped areas.</p> <p>Conclusion:</p> <p>The site is an existing allocation which is proposed to be deallocated for housing use and allocated as a Regeneration Area for mixed use.</p>	

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk	R	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
An area of Gainsborough with long history of commercial activity (Brewing and Malting, Transport Support and Cargo Handling in an area between the Tidal Trent & residentially converted Maltings and that of a residential area with record of social deprivation and predictive mapping of surface water flooding. The site has potential for made ground and contamination, is in Flood Zone 3 with some predictive surface water flooding and currently is the cause of some noise and odour.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

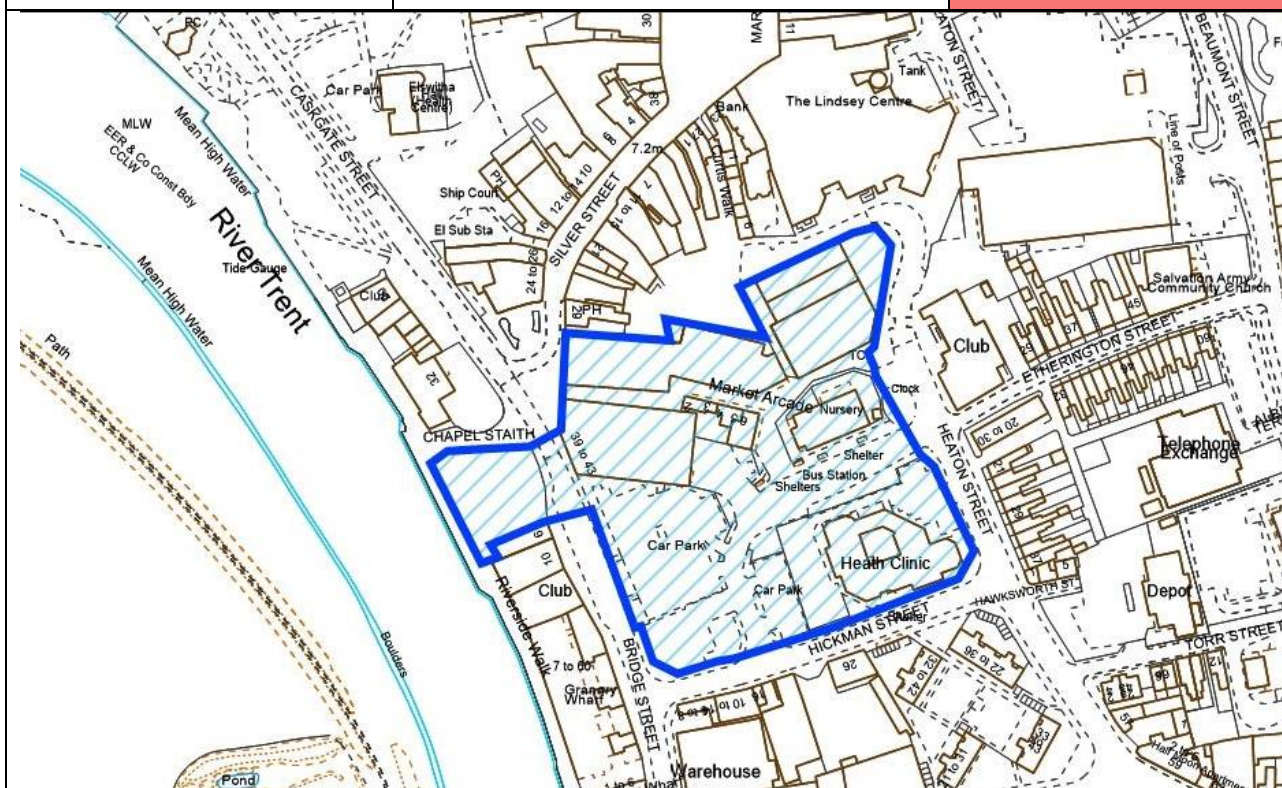
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	Within 250m	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Redevelopment of this site would present a range of potential impacts on the historic environment. It is adjacent to the Gainsborough Riverside Conservation Area and a number of Listed buildings. It covers an area characterised as "18th and 19th century growth" in the recent Extensive Urban Survey of Gainsborough funded by Historic England. Prior to what were termed 'slum clearances' in the 20th century, this site was densely developed with houses, shops, inns and industrial buildings fronting Bridge Street, and terraced houses and yards filling much of the area behind. Today the only buildings of heritage value that survive are the existing Rank Hovis malt house, and the 19th century brick semi-detached houses and former shop on Tooley Street. It should be noted that the surviving malt house on the site originated in the 19th century and was formerly part of the Sanders Maltings on the west side of Bridge Street which is now Listed Grade II, so the heritage assets are functionally and visually related, and we would strongly encourage any redevelopment of this site to make use of the main malt kiln buildings as a landmark in the new development. Like nearby buildings it would be very suitable and desirable for residential conversion. Development here also has a high potential to disturb buried archaeology related to Gainsborough's post-medieval history as a thriving river port and industrial centre. Future development proposals for this site would need to be accompanied by heritage impact assessments considering both above and below ground heritage assets, and demonstrating how new development will be designed to respond to the site's heritage and the character of the adjacent conservation area and historic street townscapes. Following desk-based assessment it is likely that some targeted areas would be subject to trial trench evaluation to understand the significance and preservation of buried remains.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access to the site from either Primrose Street or Bridge Street would appear acceptable, in principle. A TA and Travel Plan will be required to determine whether or not any off site mitigation works are required. Site at risk of surface water flooding.	

Ref: WL/GAIN/010	Site Address: Town Centre Riverside Housing Zone a, Gainsborough	Status: Rejected
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Size(ha): 1.72	Current use: Retail, car park, office, and health centre
Indicative capacity: 73	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	
<p>Summary:</p> <p>This town centre site is fairly flat and is made up of a number of retail units, a health centre, a children's centre, some offices and car parks. It also includes an area of a demolished building linking the site to the river. The site is surrounded by a range of buildings containing town centre uses.</p> <p>Conclusion:</p> <p>The site is an existing allocation which is proposed to be deallocated for housing use and allocated as a Regeneration Area for mixed use.</p>	

Constraints

Environmental

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

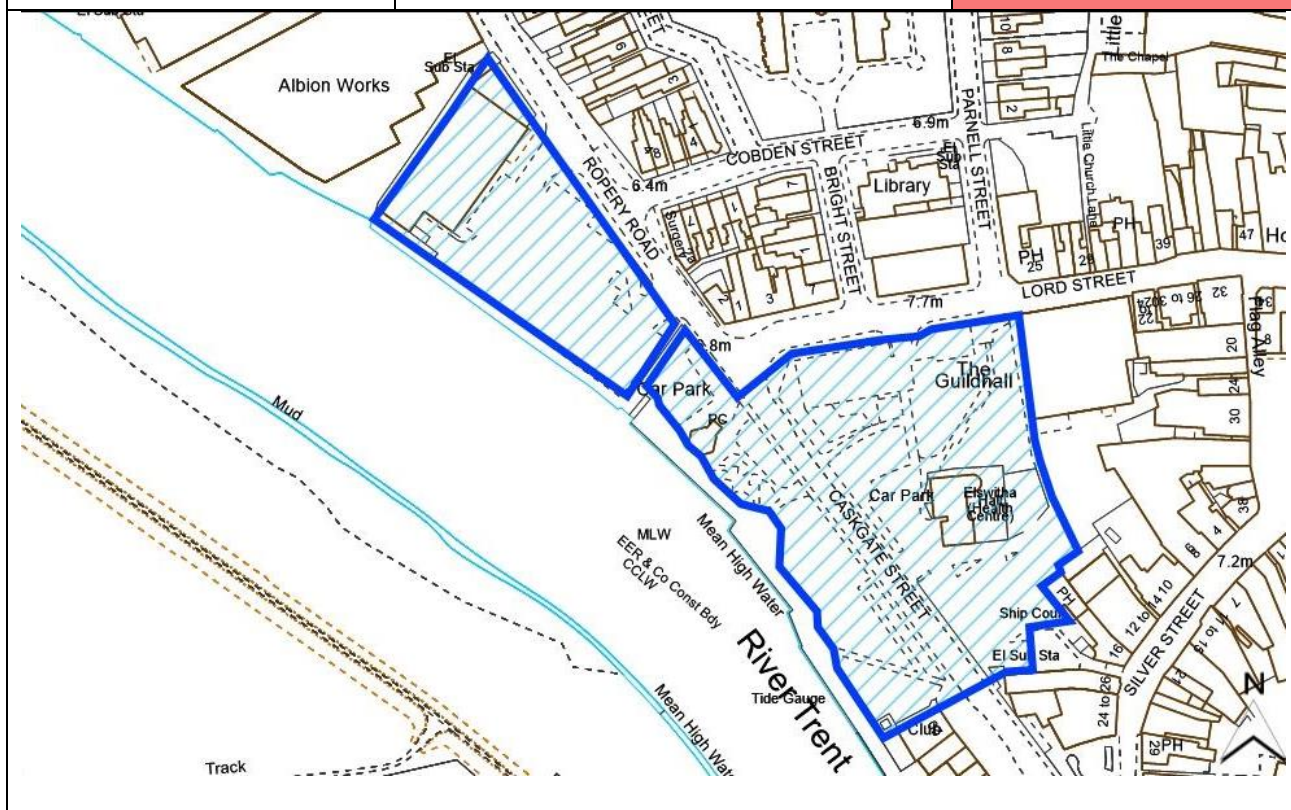
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	Within 250m	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
<p>Redevelopment of this site would present a range of potential impacts on the historic environment. It is adjacent to the Gainsborough Town Centre and Riverside Conservation Areas and a number of Listed buildings. It covers an area characterised as "18th and 19th century growth" in the recent Extensive Urban Survey of Gainsborough funded by Historic England. Prior to what were termed 'slum clearances' in the 20th century, this site was densely developed with houses, shops, inns and industrial buildings fronting Bridge Street, and terraced houses and yards filling much of the area behind. Development here also has a high potential to disturb buried archaeology. The northwest part of the site is very close to an early medieval cemetery previously encountered during redevelopment work and the site of a guild chapel on or around Chapel Staith. There is also potential for remains related to Gainsborough's post-medieval history as a thriving river port and industrial centre. Future development proposals for this site would need to be accompanied by heritage impact assessments considering both above and below ground heritage assets, and demonstrating how new development will be designed to respond to the site's heritage and the character of the adjacent conservation area and historic street townscapes. Following desk-based assessment it is likely that some targeted areas would be subject to trial trench evaluation to understand the significance and preservation of buried remains.</p>			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No comments received	

Ref: WL/GAIN/011	Site Address: Town Centre Riverside Housing Zone b, Gainsborough	Status: Rejected
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Size(ha): 1.56	Current use: Guild hall, car park, and open space
Indicative capacity: 67	Brownfield/Greenfield: Mixed
Hierarchy (new): Main Towns	
<p>Summary: This flat town centre site sits between the main shopping area of Gainsborough and the River Trent. It contains the site of the former Guildhall, the Grade II* listed Elswitha Hall, some car parking and a park area fronting the river.</p> <p>Conclusion: The site is an existing allocation which is proposed to be deallocated for housing use and allocated as a Regeneration Area for mixed use.</p>	

Constraints

Environmental

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

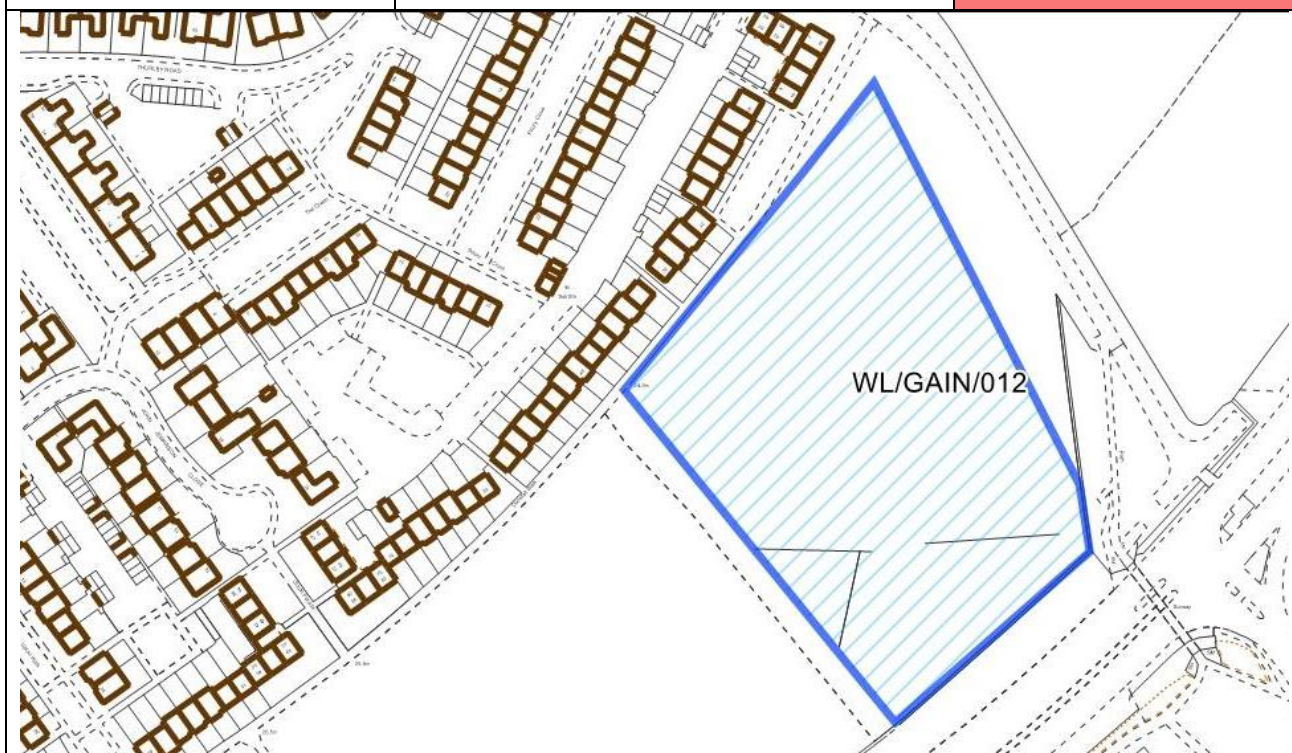
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	Within 250m	Historic Park and Garden	No
Listed Buildings	Yes	AONB	No
Conservation Area	Yes	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
<p>Redevelopment of this site would present a range of potential impacts on the historic environment. It is within the Gainsborough Town Centre Conservation Areas and close to a number of Listed buildings, whilst the Grade II* Listed Elstwitha Hall lies within it. It covers part of the historic core of the medieval settlement of Gainsborough, as defined in the recent Extensive Urban Survey of Gainsborough funded by Historic England. Prior to slum clearances and road widening and the layout of the former Guildhall (now demolished) in the 20th century, this site was a densely developed quarter of the historic town, and likely the location of its earliest river port around the Lord's Staith. Development here also has a high potential to disturb buried archaeology which could be of high significance, particularly given the proximity to the river meaning that remains may be waterlogged preserving organic materials such as wood and leather. Future development proposals for this site would need to be accompanied by heritage impact assessments considering both above and below ground heritage assets, and demonstrating how new development will be designed to respond to the site's heritage and the character of the adjacent conservation area and historic street townscapes. Following desk-based assessment trial trench evaluation would be need to create a deposit model and to help formulate a mitigation strategy to ideally preserve the most significant remains, and where that is not possible record them prior to destruction.</p>			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
No comments received	

Ref: WL/GAIN/012	Site Address: Land south east of Dunstall Walk, Gainsborough	Status: Rejected
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Size(ha): 1.54	Current use:
Indicative capacity: 46	Brownfield/Greenfield: Mixed
Hierarchy (new): Main Towns	

Summary:

The site is an area of grassland to the south-east of dwellings on Dunstall Walk. To the southern boundary is Thorndike Way. The south-western half of the site is at risk of surface water flooding.

Conclusion:

The site is located at the edge of settlement and would result in loss of important green space. Other sites preferable

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
A long unmanaged piece of land adjacent to a main and dualled Trunk Road linking west to east coast. There is record of pollution incident(s) and the land has been the source of many fly tipping reports over the years and well as of burning so has potential to be contaminated. Drainage is poor and there is both predictive mapping of surface water flooding and adjacent residential land with history of external flooding.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Improvements to carriageway and pedestrian links required. Site at risk of surface water flooding.	

Ref: WL/GAIN/013	Site Address: Former Middlefield School, Middlefield Road, Gainsborough	Status: Allocate
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Size(ha): 7.26	Current use: Former school
Indicative capacity: 95	Brownfield/Greenfield: Mixed
Hierarchy (new): Main Towns	

Summary:

The site is land formerly used as a school. The Thornsike Way is to the northern edge of the site and there are dwellings to the east. To the south are fields and a school and to the west are playing fields.

Conclusion:

The site is an existing allocation, proposed to be retained.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The north of the site bounds a main and duelled trunk road whilst the East of the site bounds a significant cut through to the south for uphill Gainsborough, both giving rise to noise potential. The site is brownfield, will likely have potential for contamination and has a couple of areas of predictive surface water flooding.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area	r		
Waste Safeguarding Area			

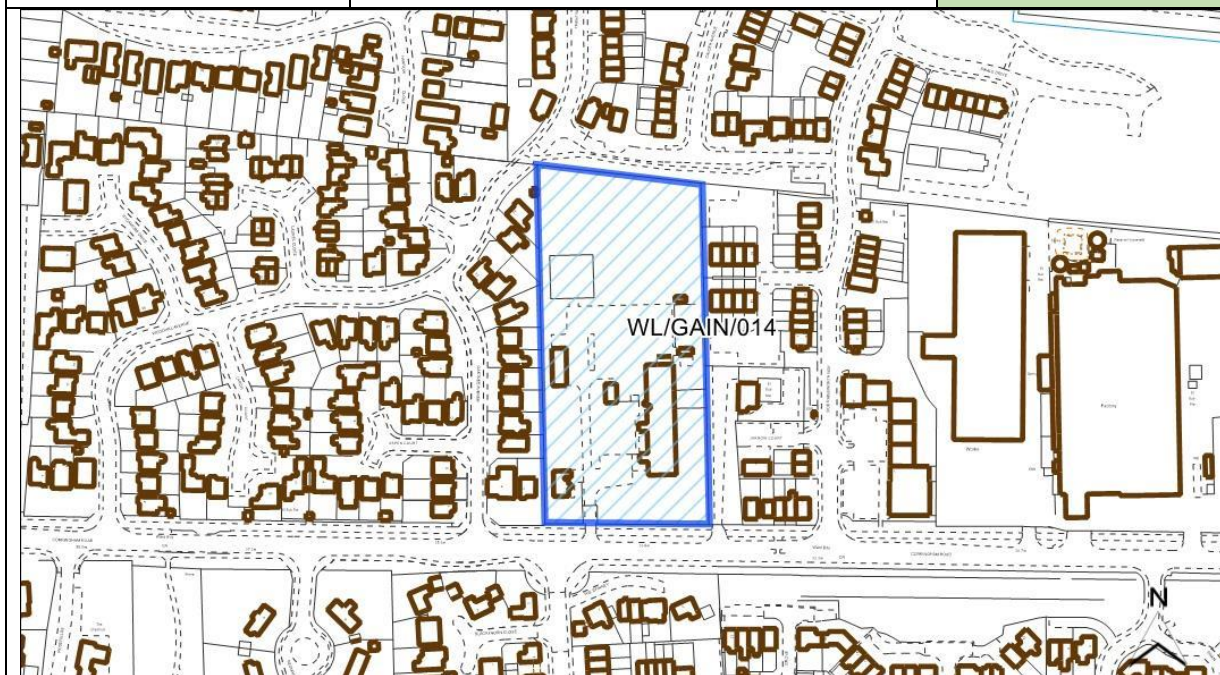
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/014	Site Address: Former Environment Agency Office, Corringham Road, Gainsborough	Status: Allocate
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Size(ha): 1.15	Current use: Office/commercial
Indicative capacity: 34	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	

Summary:

The site comprises of buildings used by the Environment Agency. There are dwellings to the north, south and west of the site and a local centre to the east.

Conclusion:

The site is a brownfield site well located within the built footprint and close to services.
Proposed to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	woodland priority area
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
A brownfield site with potential for made land and contamination. Currently remainaing as the local Environment Agency Offices it now sits in the midst of residential development. At the East boundary is an and Electrical Sub Station with the potential for noise and contamoination.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

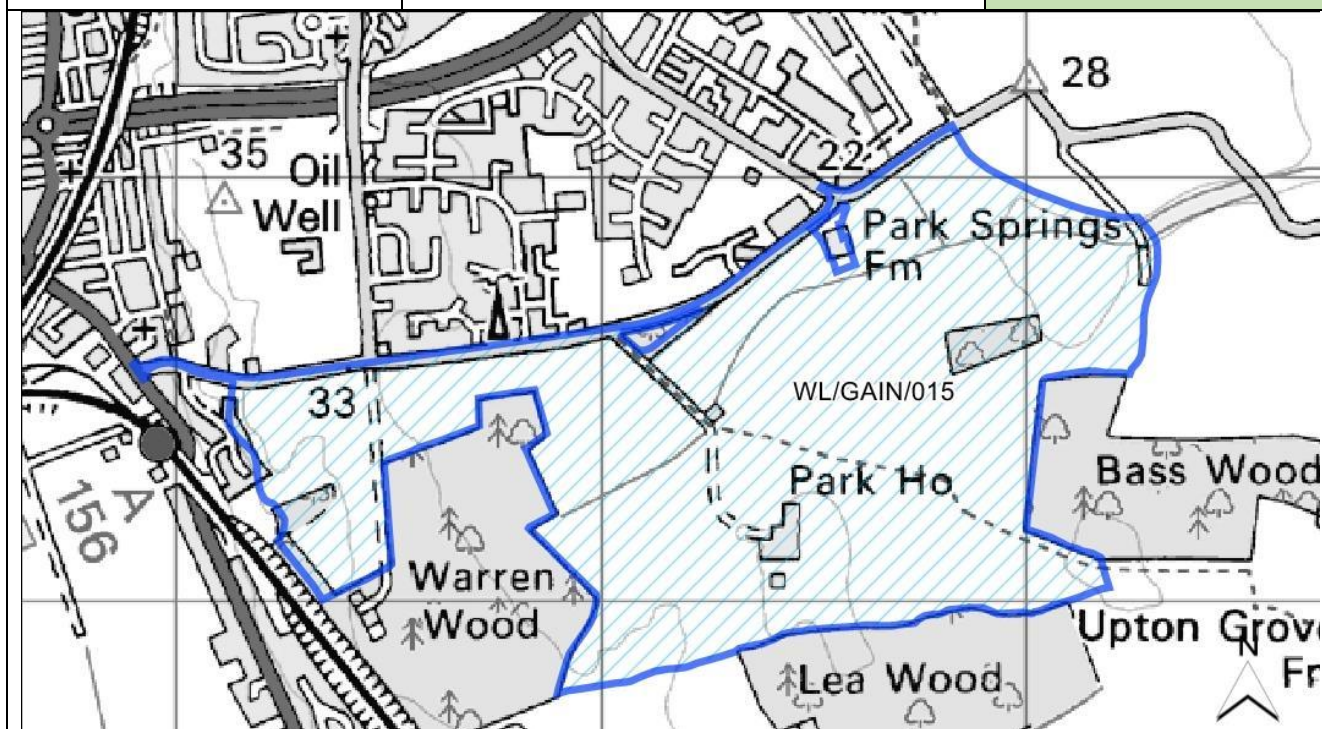
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/015	Site Address: Gainsborough Southern Neighbourhood SUE (Land at Foxby Lane, Gainsborough)	Status: Allocate
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Size(ha): 140.45	Current use: Agricultural
Indicative capacity: 2500	Brownfield/Greenfield: Greenfield
Hierarchy (new): Main Towns	

Summary:

The site is an area of agricultural land to the south of Gainsborough. There are areas of woodland to the south of the site.

Conclusion:

The site is an existing SUE under construction to be carried forward.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	yes
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 250m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			Yes
Opportunity for creation – joined up			Yes
Environmental Health Comments			
A large site with complex history of development negotiation and drainage resolution as regards potential for impacting the site and systems East and West. It is bounded on the East by a watercourse that drains the whole of uphill Gainsborough into undersized balancing ponds. Flood Zones 2 & 3 bound a small section of the watercourse within the site and upstream of the balancing ponds. There is uncertain drainage to the West towards the Tidal River Trent and a combined sewer system servicing downhill Gainsborough at the juncture with Foxby Lane. A new sewer was laid from a pumping station on Heapham Road South to the Sewage Treatment works at Causeway Lane following 2007 extensive uphill flooding. There is a landfill at the eastern extremity next the balancing ponds, a farm within the site and a number of archaeological features.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

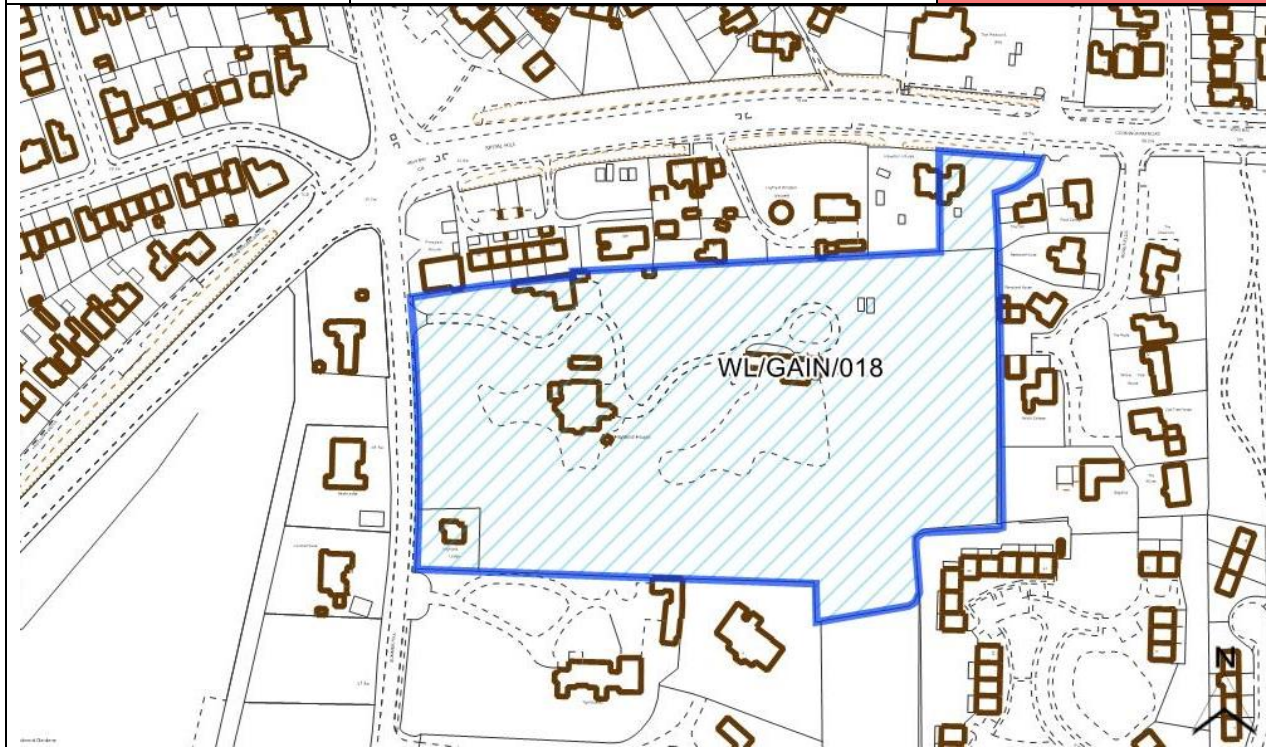
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
We have previously been consulted on this site and a framework agreement is in already in place with the developer to carry out a range of archaeological surveys as required by condition post-determination. These are being done as each phase is developed in order to inform the design of the scheme and any mitigation works required.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Acceptable development with mitigation/improvements. See extant permission. Site at risk of surface water flooding.	

Ref: WL/GAIN/018	Site Address: Highfield House and Roan House, Summer Hill, Gainsborough	Status: Rejected
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Size(ha): 3.05	Current use: Residential
Indicative capacity: 80	Brownfield/Greenfield: Mixed
Hierarchy (new): Main Towns	

Summary:

The site is a heavily wooded area (covered by a Group Tree Preservation Order) to the east of Summer Hill. There are residential properties on the site that appear not to be occupied. There are dwellings to the north, east and south of the site, including a listed building to the north-west.

Conclusion:

The site is constrained by group Tree Preservation Order, other sites preferrable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	woodland priority area
Surface water flood risk		TPO	yes
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Record apparent of external flooding			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

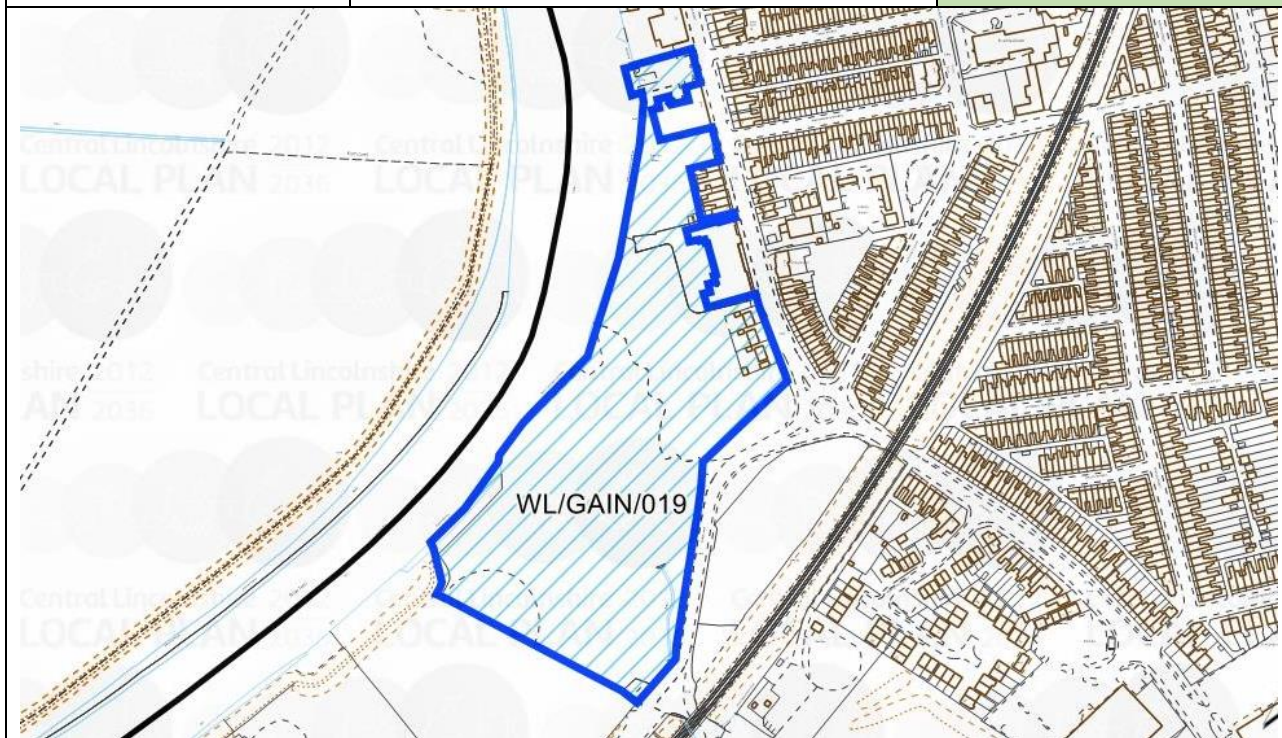
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/019	Site Address: Gainsborough Riverside Gateway	Status: Allocate
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Size(ha): 4.04	Current use:
Indicative capacity: 220	Brownfield/Greenfield: Mixed
Hierarchy (new): Main Towns	
<p>Summary:</p> <p>The site is grassland and buildings to the west of the River Trent and east of Lea Road.</p> <p>Conclusion:</p> <p>The site is an existing allocation with planning permission. Proposed to retain.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has archaeological conditions in place to secure appropriate targeted mitigation of remains revealed in a previous trial trench evaluation.			

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/020	Site Address: AMP Rose site, Heapham Road, Gainsborough	Status: Allocate
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Size(ha): 2.28	Current use: Former commercial/yard
Indicative capacity: 78	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	

Summary:

The site is a former factory site containing industrial buildings. There is a fence to the boundaries. To the north, east and south are residential developments and to the west is a cemetery.

Conclusion:

The site is an existing allocation within the built footprint of the town. Proposed to retain.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Woodland Priority Area
Local Wildlife Site	Within 100m	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/021	Site Address: Former Castle Hills Community College site, The Avenue, Gainsborough	Status: Allocate
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Size(ha): 4.94	Current use: Grassland
Indicative capacity: 173	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	

Summary:

The site is open space and grassland to the north of Castle Hill Academy. There is a reservoir to the north-east and dwellings to the east of the site. To the west is an area of woodland.

Conclusion:

The site is an existing allocation with planning permission. Proposed to be retained.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/022	Site Address: Former Ropery Inn, 202 Ropery Road, Gainsborough	Status: Allocate
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Size(ha): 0.11	Current use: Former public house
Indicative capacity: 14	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	
<p>Summary:</p> <p>The site is a former public house that has been demolished. There are dwellings to the north, south and west and play area and fields to the east.</p> <p>Conclusion:</p> <p>The site has planning permission 14no apartments. Proposed to allocate.</p>	

Constraints

Environmental

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

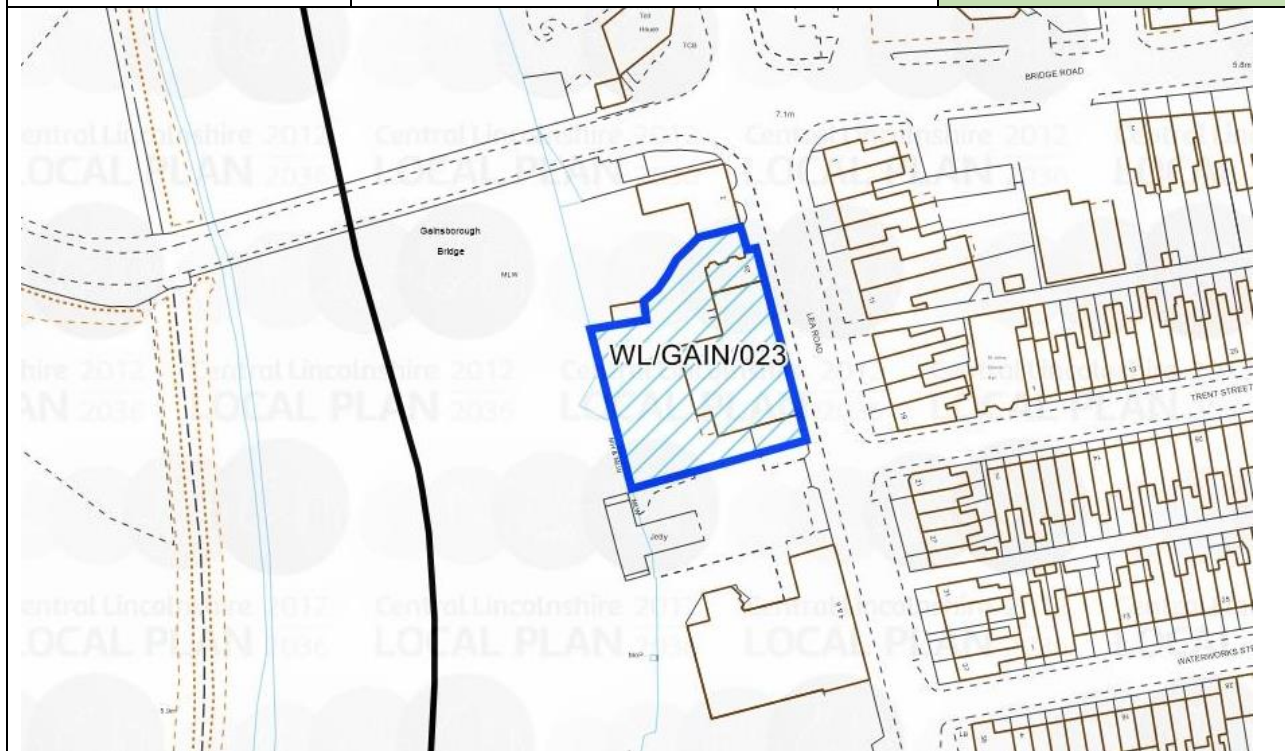
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/023	Site Address: The Maltings, 2B Lea Road, Gainsborough	Status: Allocate
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Size(ha): 0.16	Current use: Former public house
Indicative capacity: 15	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	
<p>Summary:</p> <p>The site is a former public house and venue located to the east of the River Trent on Lea Road. There are residential dwellings to the east and south of the site.</p> <p>Conclusion:</p> <p>The site has planning permission for 15no dwellings. Proposed to allocate.</p>	

Constraints

Environmental

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

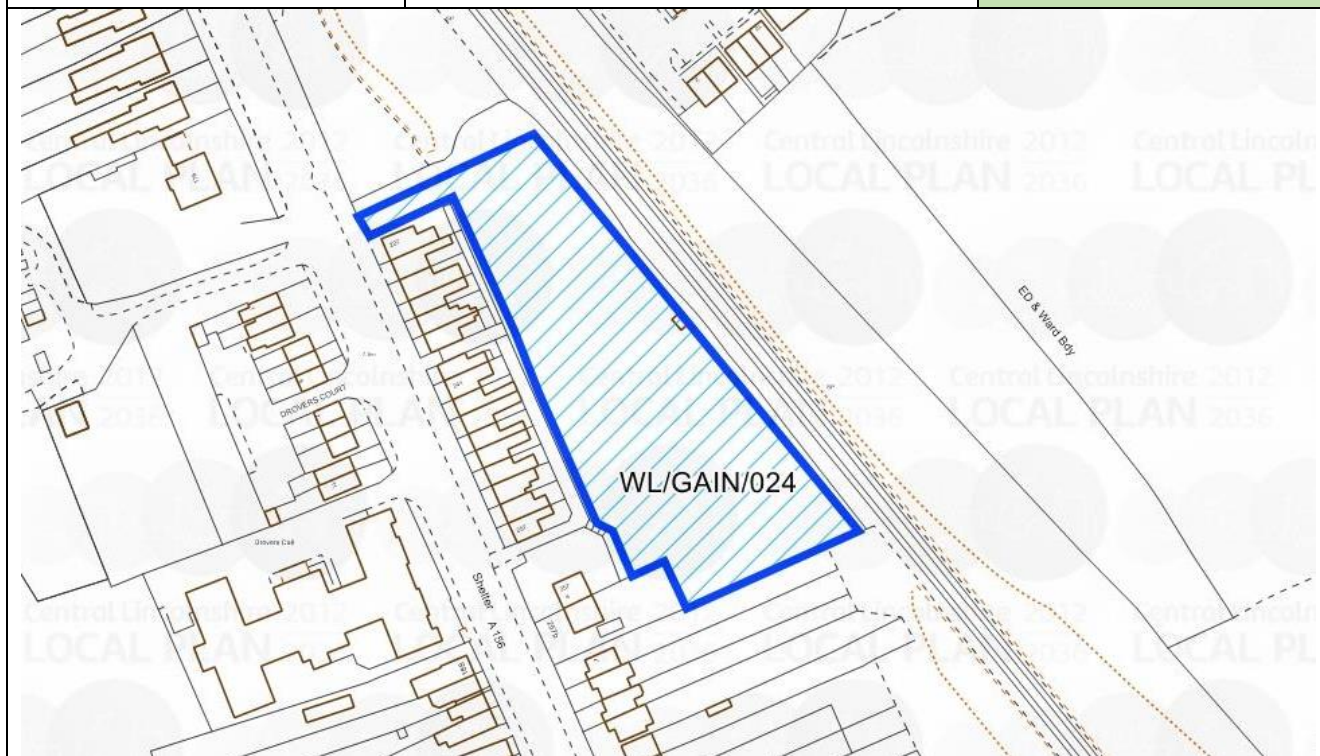
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 100m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/024	Site Address: Land to the rear of 227 - 257 Lea Road, Gainsborough	Status: Allocate
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Size(ha): 0.52	Current use: Vacant land
Indicative capacity: 16	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	

Summary:

The site is vacant land to the rear of properties on Lea Road. The railway runs to the north-east of the site.

Conclusion:

The site has planning permission for 16no dwellings. Proposed to allocate.

Constraints

Environmental


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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/025	Site Address: Land at The Beckett School, Whites Wood Lane, Gainsborough	Status: Allocate
		
Size(ha): 0.64	Current use: former school	
Indicative capacity: 25	Brownfield/Greenfield: Brownfield	
Hierarchy (new): Main Towns		
<p>Summary:</p> <p>The site is on land formerly used as a school. There are dwellings to the north and west of the site.</p> <p>Conclusion:</p> <p>The site has planning permission for 25no dwellings. Proposed to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	Within 250m
Surface water flood risk	A	TPO	Woodland Priority Area
Local Wildlife Site	Within 500m	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GAIN/026	Site Address: Land at Marshalls Rise, Gainsborough	Status: Allocate
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Size(ha): 0.66	Current use:
Indicative capacity: 39	Brownfield/Greenfield: Brownfield
Hierarchy (new): Main Towns	

Summary:

The site is an area of land to the west of the railway and east of Marshalls Yard. It has been partially built, with dwellings to the north part of the site.

Conclusion:

The site is an existing allocation with planning permission, partially built. Proposed to retain.

Constraints

Environmental

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

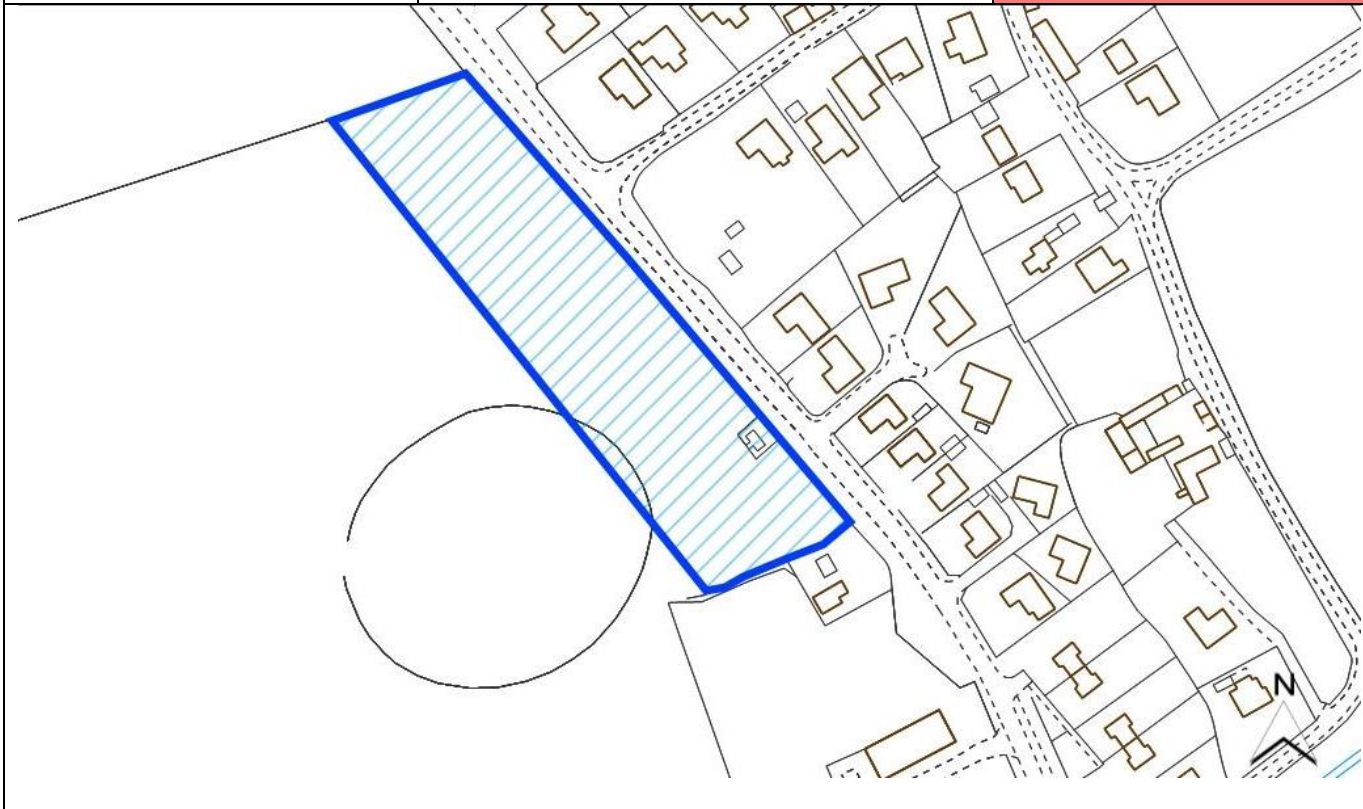
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Glenthams

Ref: WL/GLH/001	Site Address: Land to West of Bishop Norton Road and north of Seggimore Farm Cottage, Glenthams	Status: Rejected
		
Size(ha): 0.91	Current use: Grass	
Indicative capacity: 23	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is located to the west of Bishop Norton Road. There are residential properties to the east and farm buildings to the south of the site.</p> <p>Conclusion:</p> <p>The site extends into countryside and is on the opposite side of the road to the main built footprint of the site. Glenthams is a small village with limited services. Proposed not to allocate in this location.</p>		

Constraints

Environmental

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

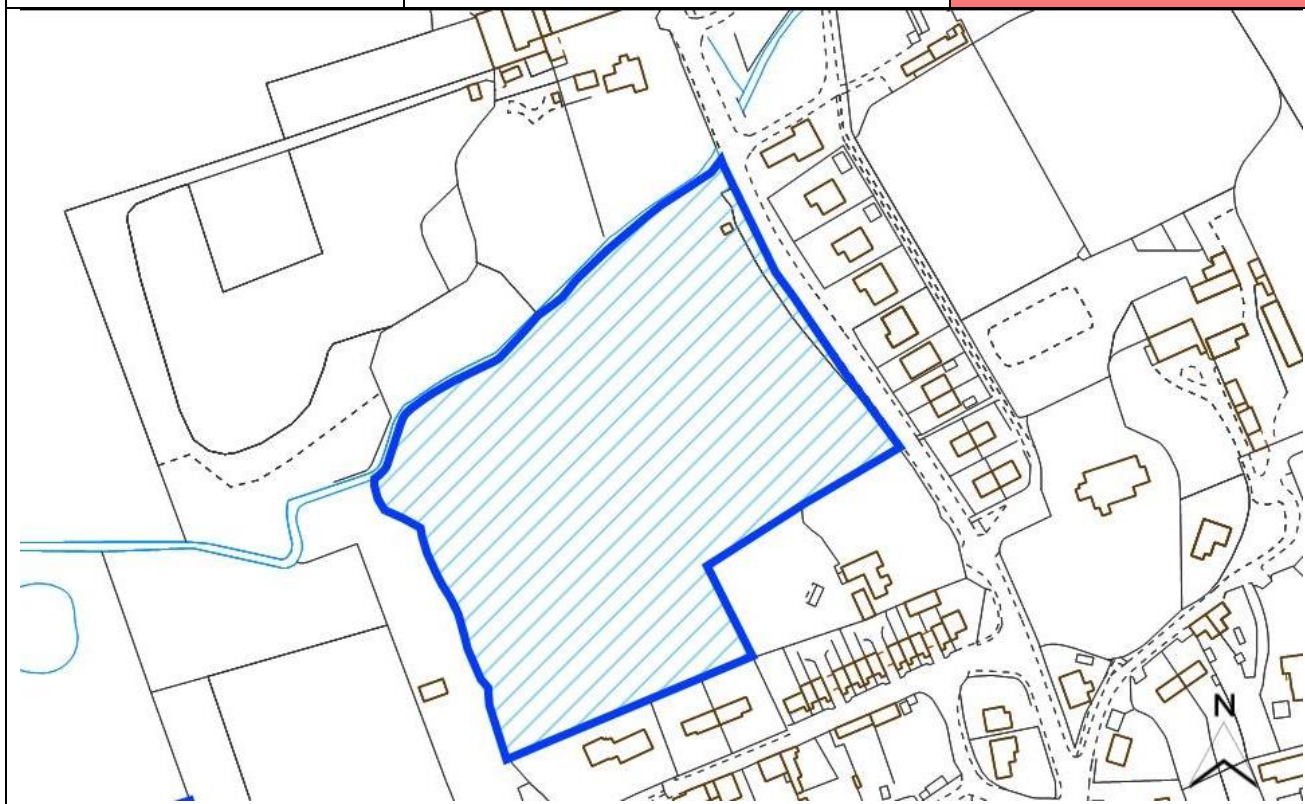
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GLH/002	Site Address: Land off Bishop Norton Road, Glentham	Status: Rejected
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Size(ha): 2.29	Current use: Grass
Indicative capacity: 34	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of land to the west of Bishop Norton Road. There are properties to the south and east of the site and farm buildings to the north. The northern part of the site is within flood zone 2 and 3.

Conclusion:

The site is constrained by flood zone 3. Glentham is a small village with limited services. Proposed not to allocate in this location.

Constraints

Environmental


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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GLH/003	Site Address: The Willows Garden Centre (site 2), Gainsborough Road, Glentham	Status: Rejected
		
Size(ha): 0.74	Current use: Overflow car park	
Indicative capacity: 13	Brownfield/Greenfield: Mixed	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is a former car park to the Garden centre at the edge of the village. There are dwellings to the east of the site, the garden centre buildings and land to the north and west and the road to the south.</p> <p>Conclusion:</p> <p>Glentham is a small village with limited services. Proposed not to allocate in this location.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Flood mitigation opportunity presents to land to south of the A631 by way of a culverted watercourse through this site			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GLH/004	Site Address: Land adjacent Barff Farm/Barff Meadow, Barff Lane, Glenthams, Market Rasen, Lincs LN8 2EY	Status: Rejected
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Size(ha): 0.71	Current use:
Indicative capacity: 15	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is an area of land off Barff Lane, opposite Barff Farm. There are dwellings to the west and south of the site.

Conclusion:

Glenthams is a small village with limited services. Proposed not to allocate in this location.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Previous trial trench evaluation on this site in association with the adjacent development to the southwest 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. We would recommend that the remains on this site could also be dealt with by condition, likely for a programme of rapid topsoil strip, map and record.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access to the site must be gained from Barff Meadow due to unsuitability of width and footway provision on Barff lane. Good existing footway on Bishop Norton Road.	

Constraints

Environmental

Fluvial flood risk	a	Ancient Woodland	No
Surface water flood risk	g	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Part in Flood Zones 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

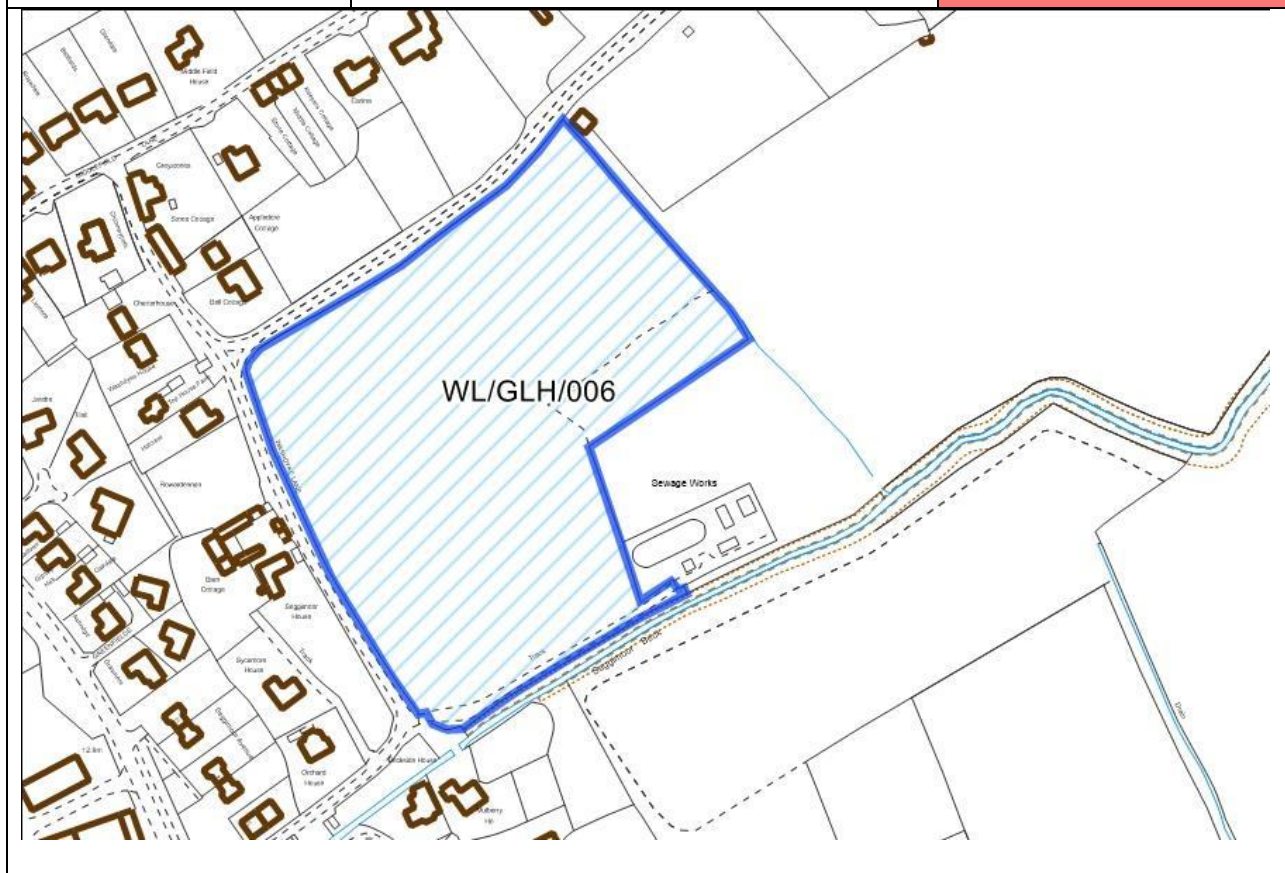
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination. The site adjacent to the East (WL/GLH/02) 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.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Good existing frontage footway on High Street.	

Ref: WL/GLH/006	Site Address: Land to the east of Washdyke Lane, Glentham	Status: Rejected
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Size(ha): 2.88	Current use:
Indicative capacity: 43	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is located to the east of dwellings on Washdyke Lane. There is a sewage works to the south-east. The southern part of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>Glentham is a small village with limited services. Proposed not to allocate in this location.</p>	

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Bounds a sewage works and Flood Zones 2 & 3 partially encroach			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

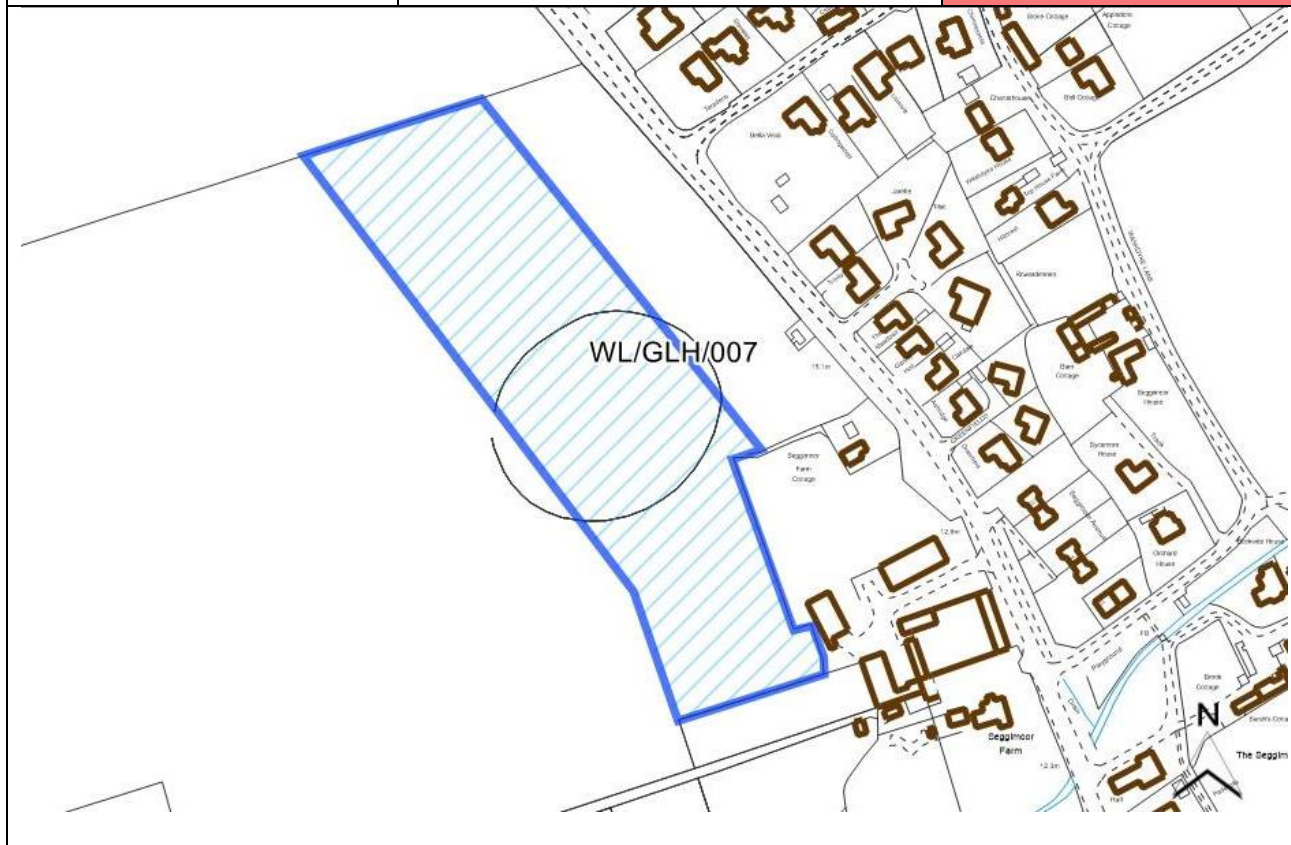
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GLH/007	Site Address: Land to the west of Seggimoor Farm Cottage, Bishop Norton Road, Glentham	Status: Rejected
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Size(ha): 2.18	Current use:
Indicative capacity: 33	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is land located to the north-west of Seggimoor Farm. There are dwellings to the east of the site and fields to the north and west. Seggimoor Farm is a listed building.</p> <p>Conclusion:</p> <p>Glentham is a small village with limited services. Proposed not to allocate in this location.</p>	

Constraints

Environmental

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

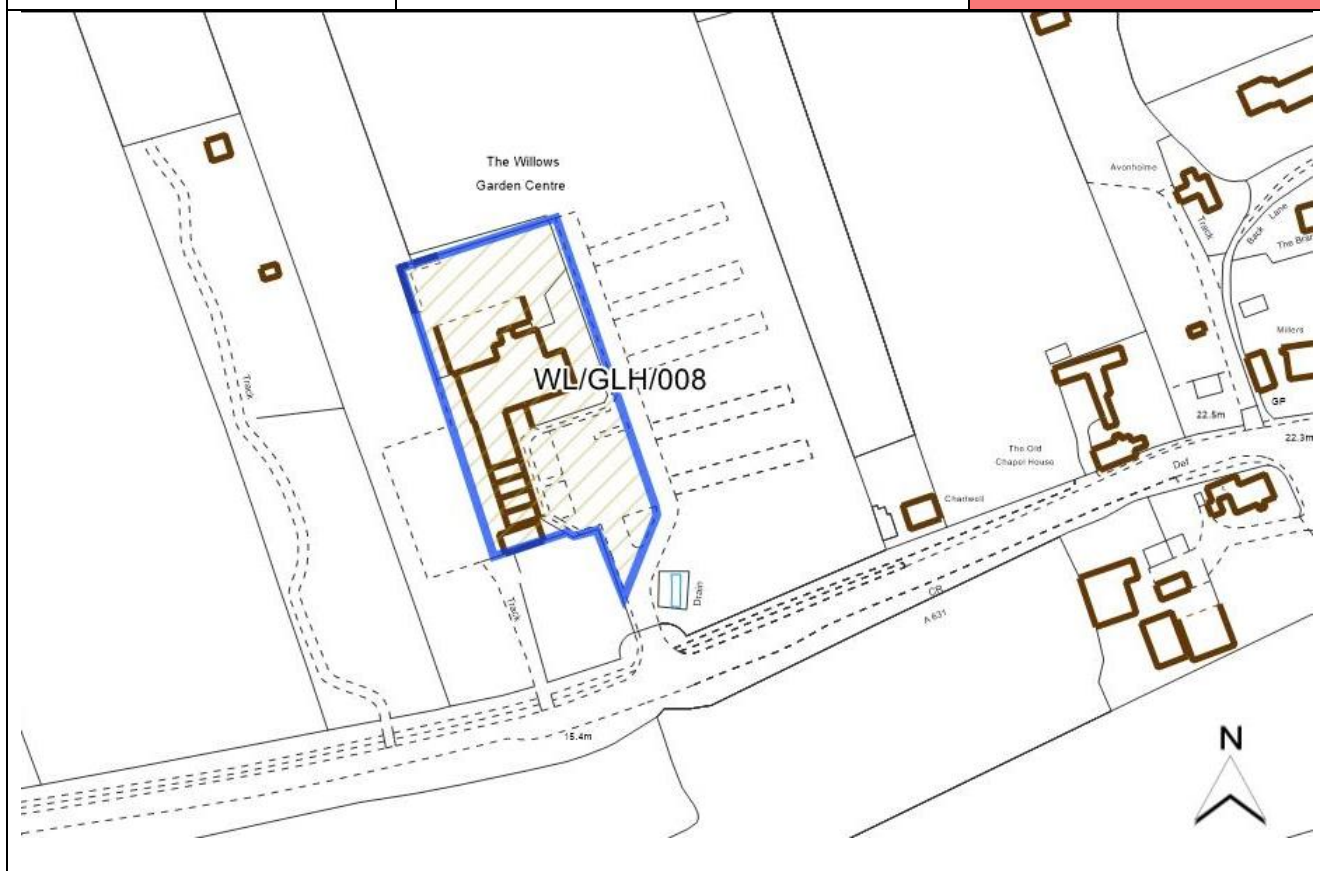
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GLH/008	Site Address: The Willows Garden Centre (site 1), Gainsborough Road, Glentham	Status: Rejected
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Size(ha): 0.48	Current use: Garden centre
Indicative capacity: 8	Brownfield/Greenfield: Brownfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site contains the buildings formerly used as a garden centre and café. There is a car park to the east and fields to the north and west.</p> <p>Conclusion:</p> <p>Glentham is a small village with limited services. Proposed not to allocate in this location.</p>	

Constraints

Environmental

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

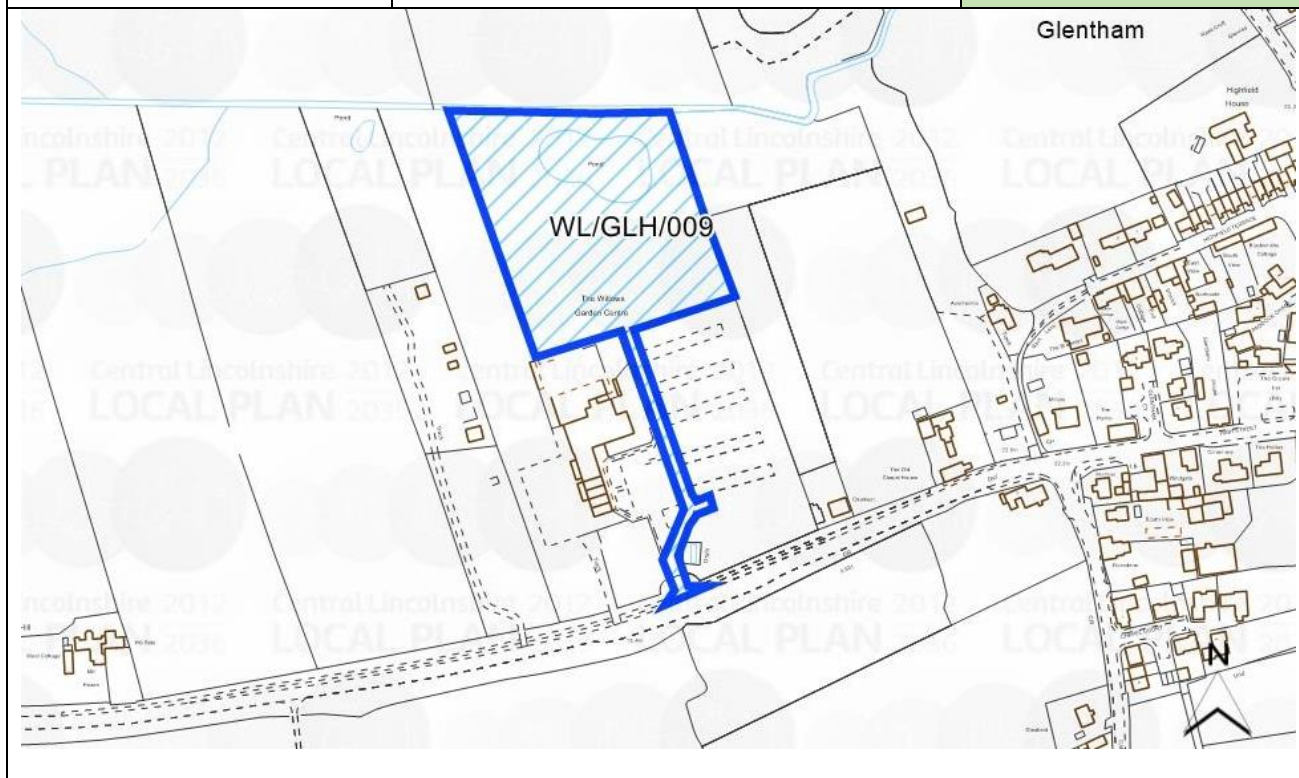
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GLH/009	Site Address: The Willows Garden Centre (north), Gainsborough Road, Glenthams	Status: Allocate
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Size(ha): 1.34	Current use:
Indicative capacity: 19	Brownfield/Greenfield: Brownfield
Hierarchy (new): Small Villages	
<p>Summary:</p> <p>The site is land to the north of a former garden centre and car park. The site contains a pond. There are fields to the north, east and west of the site.</p> <p>Conclusion:</p> <p>The site has planning permission for 19no dwellings, proposed to be allocated.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Great Limber

Ref: WL/GLIM/001	Site Address: Grasby Road, Great Limber	Status: Rejected
<p>Map details: A18, 39.6m, 41.2m, El Sub Sta, New Inn (PH), PO, 41.1m, 40.2m, TCB, Grasby Road, 38.3m, 38.6m, 10, 12, 20, 23, 29, 11, 15, N, Pa.</p>		
Size(ha): 0.38		Current use: Grazing
Indicative capacity: 8		Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is a small area of land to the north of Grasby Road. The A18 runs to the northern boundary of the site. The site is within an Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Partial Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

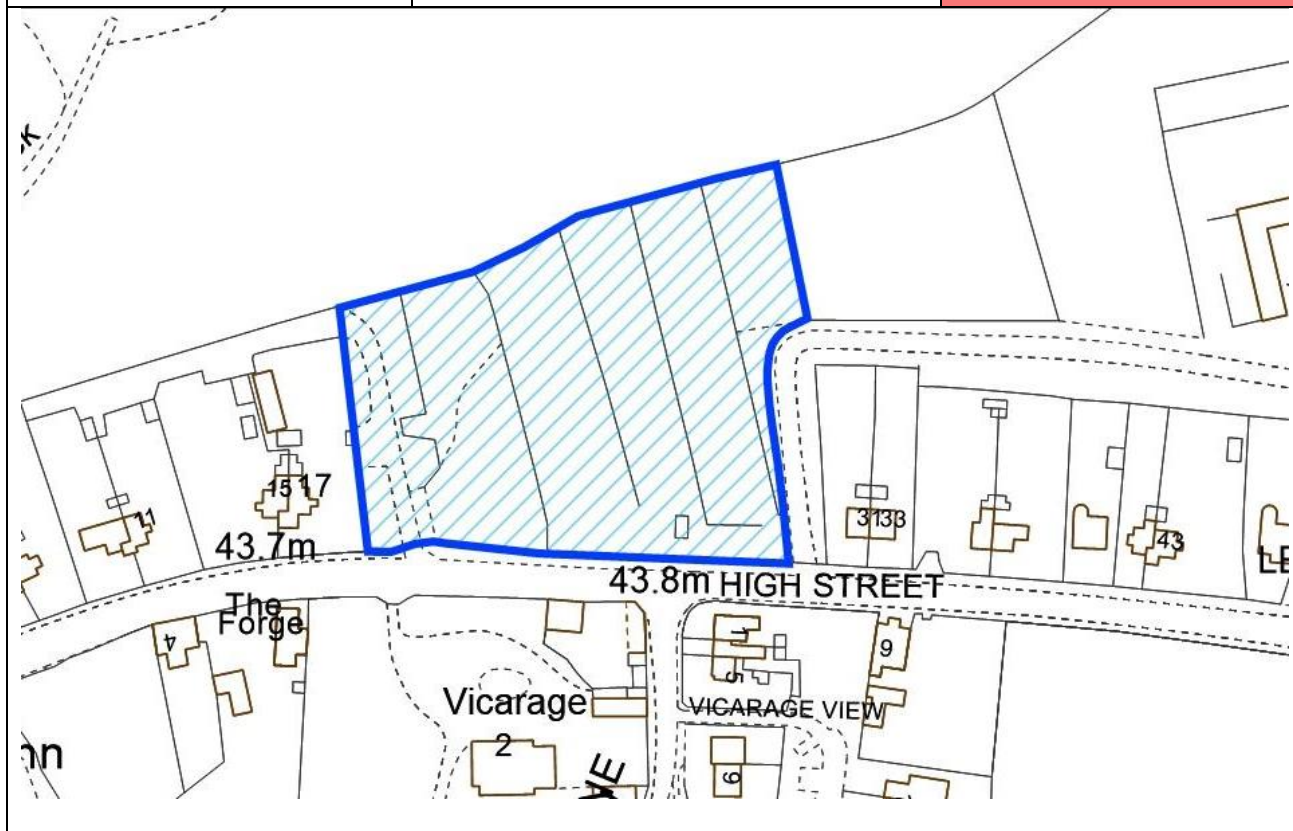
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GLIM/002	Site Address: High Street, Great Limber	Status: Rejected
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Size(ha): 0.89	Current use: Unmanaged woodland and car park
Indicative capacity: 15	Brownfield/Greenfield: Mixed
Hierarchy (new): Small Villages	

Summary:

The site is an area of woodland between dwellings on the High Street. There is an area of woodland to the north of the site. The site is within an Area of Great Landscape Value.

Conclusion:

The site is constrained by woodland and Area of Great Landscape Value. Proposed not to allocate.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GLIM/003	Site Address: Land west of Cormuir, Brickyard, Great Limber	Status: Rejected
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Size(ha): 0.45	Current use:
Indicative capacity: 8	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is located to the south of the main built area of the village. There are dwellings to the east and a pond and dwellings to the west of the site.

Conclusion:

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

Constraints

Environmental

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

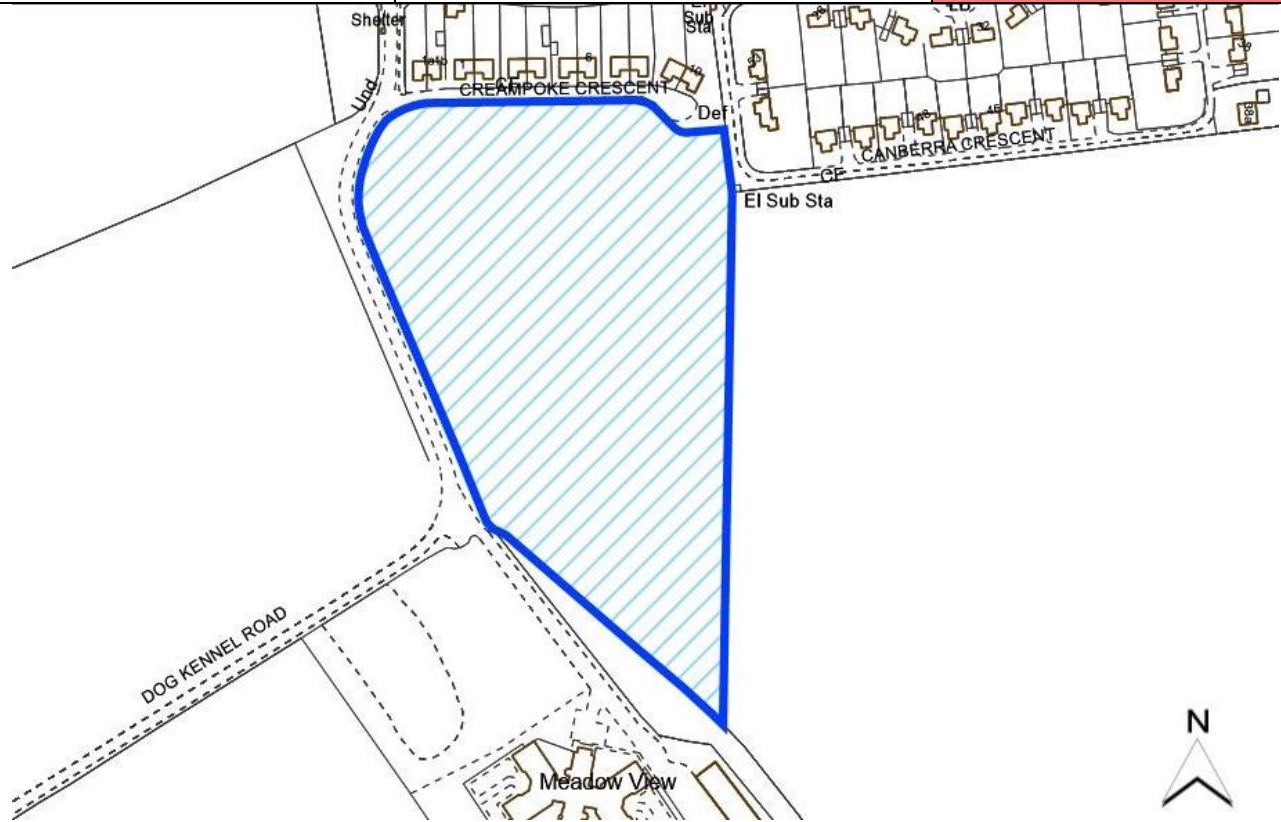
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Glentworth

Ref: WL/GLW/001	Site Address: Caenby Corner Field, Hemswell Cliff	Status: Rejected
		
Size(ha): 3.75	Current use: Agricultural	
Indicative capacity: 84	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>This site is a gently undulating arable field with hedgerows on its western boundary and open boundaries to all other sides. There are arable fields around the site with a small residential estate to the north and a private hospital to the south.</p> <p>Conclusion:</p> <p>The site is detached from Glentworth and located close to Hemswell Cliff. It is detached from the main built footprint and extends into open countryside. Proposed not to allocate.</p>		

Constraints

Environmental

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


Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	NA
Impact on Local Road Network	NA
Additional Highways Comments	
Late submission no comments received	

Goltho

Ref: WL/GOL/001	Site Address: Land adjacent Malt Kiln Cottages, Goltho	Status: Rejected
		
Size(ha): 0.21	Current use:	
Indicative capacity: 6	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Hamlet		
<p>Summary:</p> <p>The site is an area of land to the west of dwellings. There are fields to the north and west of the site.</p> <p>Conclusion:</p> <p>A small site with limited capacity located within a hamlet, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

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

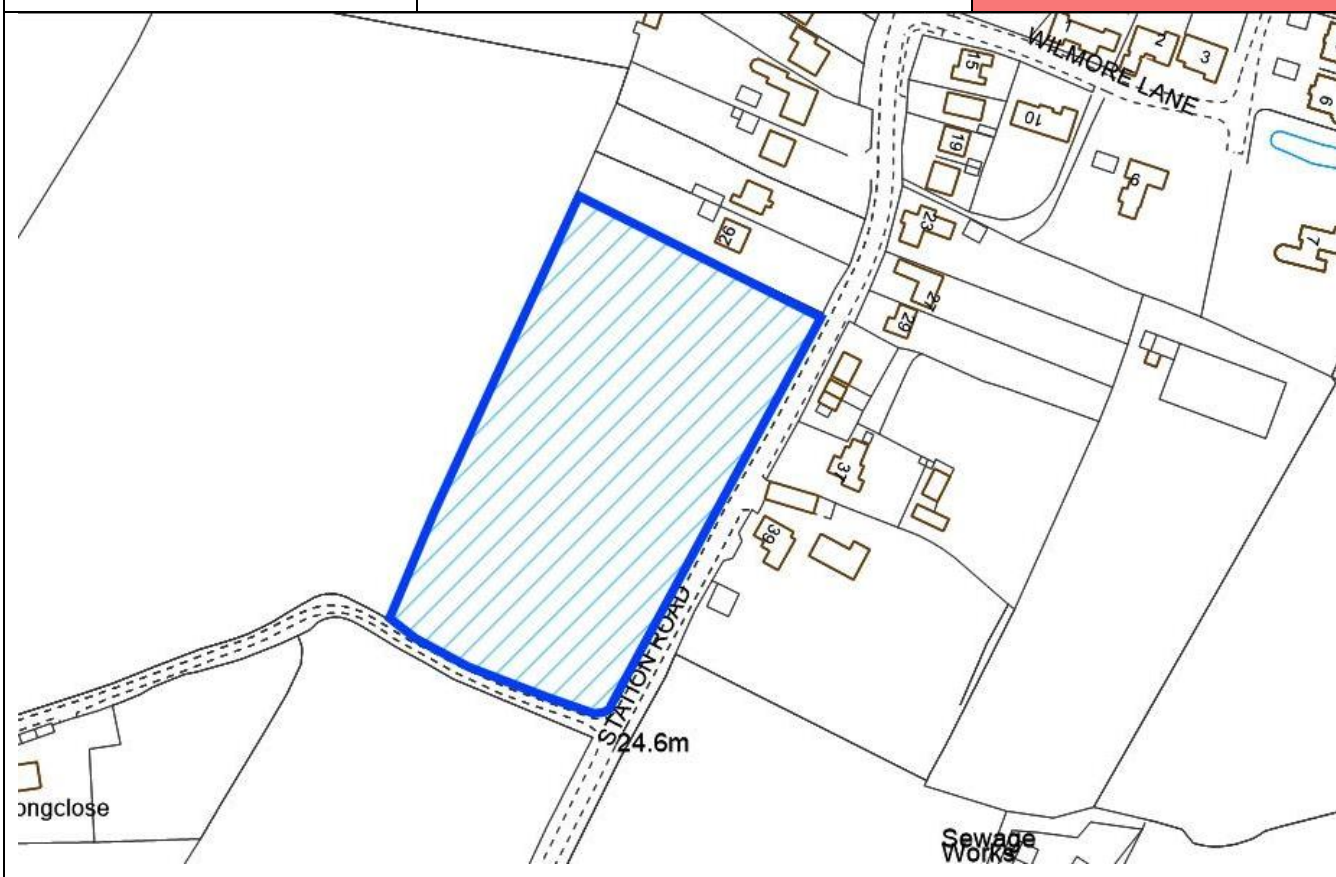
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Grasby

Ref: WL/GRA/001	Site Address: Land West of Station Road, Grasby	Status: Rejected
		
Size(ha): 1.47	Current use: Agricultural	
Indicative capacity: 25	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is to the south of dwellings on Station Road. There are dwellings to the east and fields to the south and west of the site.</p> <p>Conclusion:</p> <p>Grasby is a small village with limited services. Proposed not to allocate in this location.</p>		

Constraints

Environmental

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

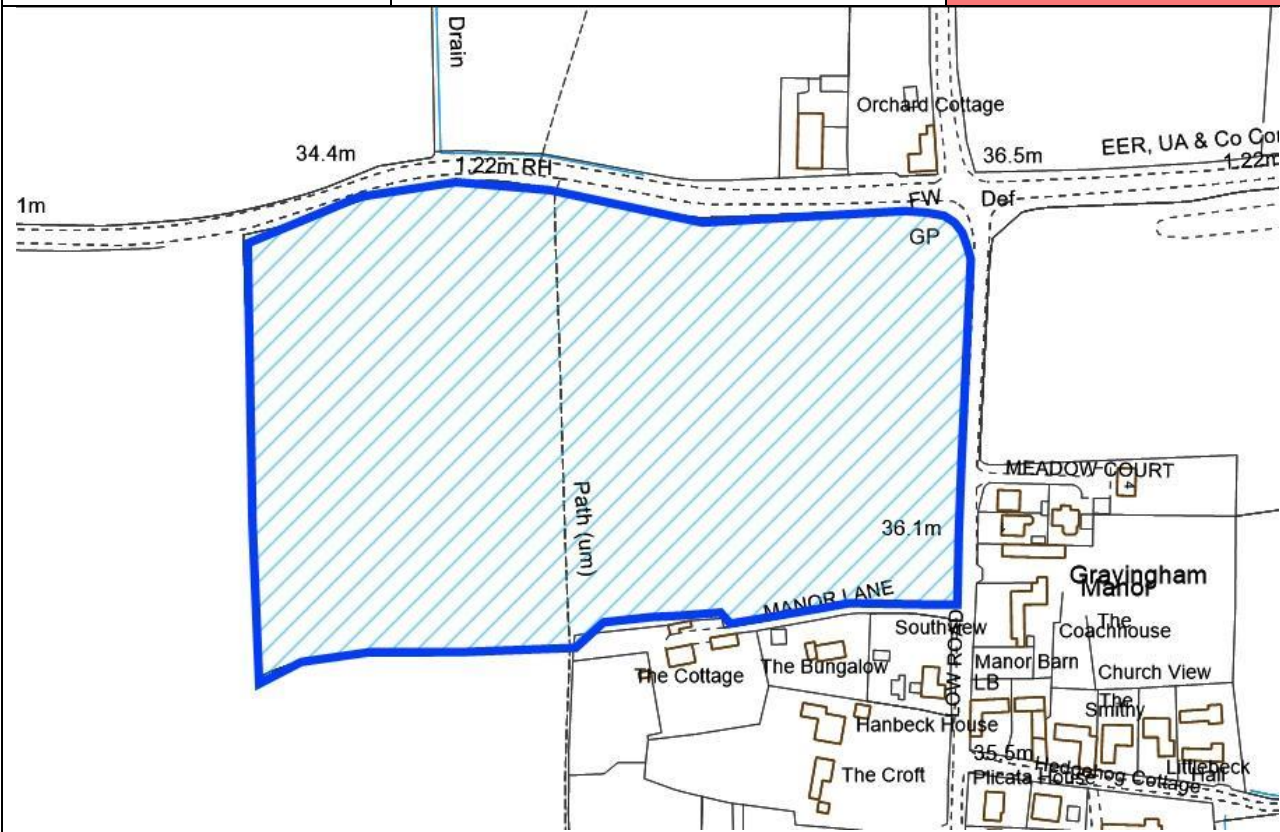
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Frontage footway required, with crossing point to link to existing footway on opposite side Station Road.	

Grayingham

Ref: WL/GRAY/001	Site Address: Land south of Main Road and west of Low Road, Grayingham, Gainsborough	Status: Rejected
		
Size(ha): 5.45		Current use: Agricultural and Grazing
Indicative capacity: 123		Brownfield/Greenfield: Greenfield
Hierarchy (new): Hamlet		
<p>Summary:</p> <p>The site is a large area of land to the west of Low Road. There is a footpath running through the site. The highway forms the boundary to the east and north of the site.</p> <p>Conclusion:</p> <p>The site is a large area located within a hamlet, with impacts on the cahracter of the settlement. Proposed not to allocate.</p>		

Constraints

Environmental

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

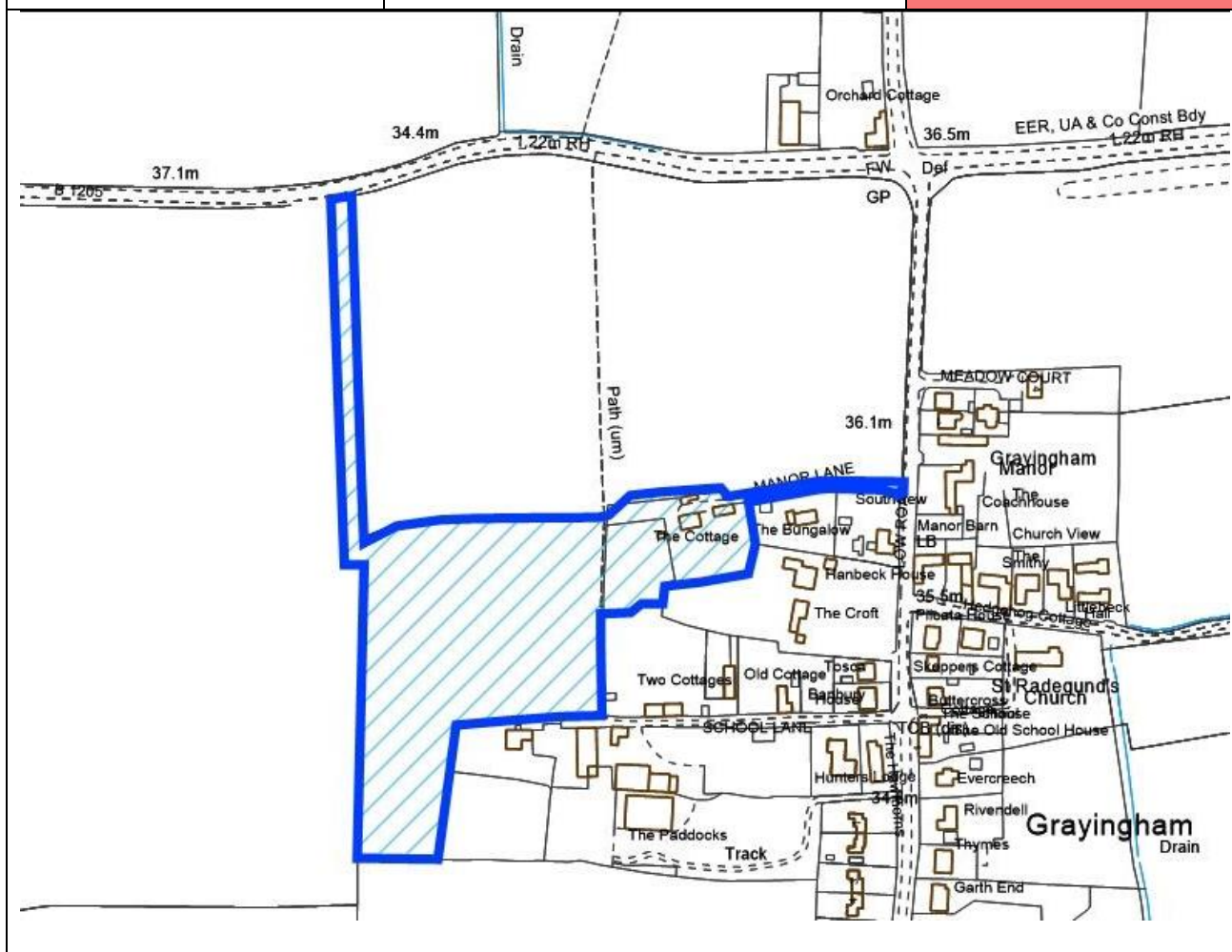
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GRAY/002	Site Address: Land to the West and the grounds of the Cottage, Manor Lane, Grayingham	Status: Rejected
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Size(ha): 2.50	Current use: Grazing
Indicative capacity: 56	Brownfield/Greenfield: Greenfield
Hierarchy (new): Hamlet	

Summary:

The site is land located to the west of The Cottage. There are farm buildings and dwellings to the east of the site and fields to the north, west and south of the site. There is a footpath through the site.

Conclusion:

The site is located within a hamlet, proposed not to allocate.

Constraints

Environmental

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

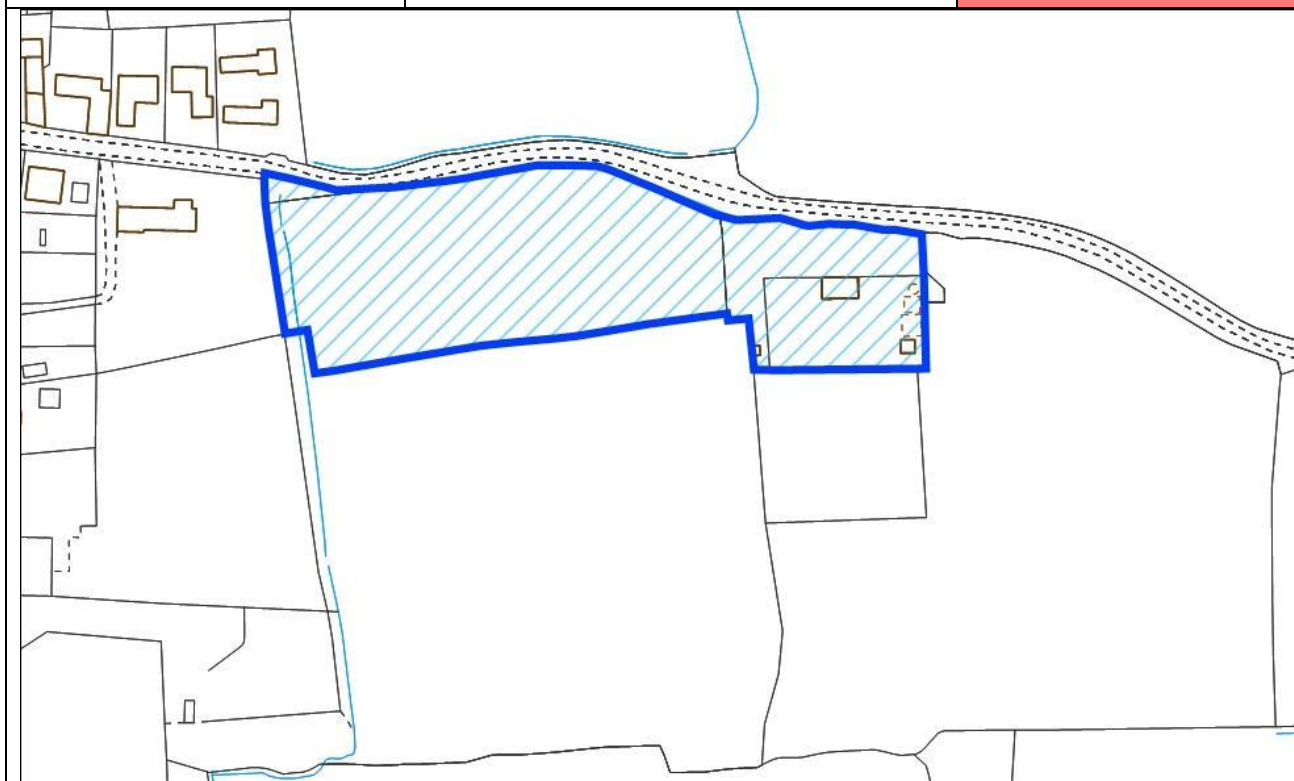
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GRAY/003	Site Address: Walled Garden, Church Lane, Grayingham	Status: Rejected
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Size(ha): 1.04	Current use: Agricultural and garden
Indicative capacity: 26	Brownfield/Greenfield: Greenfield
Hierarchy (new): Hamlet	

Summary:

The site is an area of land to the east of St Radegunds Church (listed building). The site is within the Area of Great Landscape Value.

Conclusion:

The site is within a hamlet and extends into the countryside and is constrained by the neighbouring listed building. Proposed not to allocate.

Constraints

Environmental

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

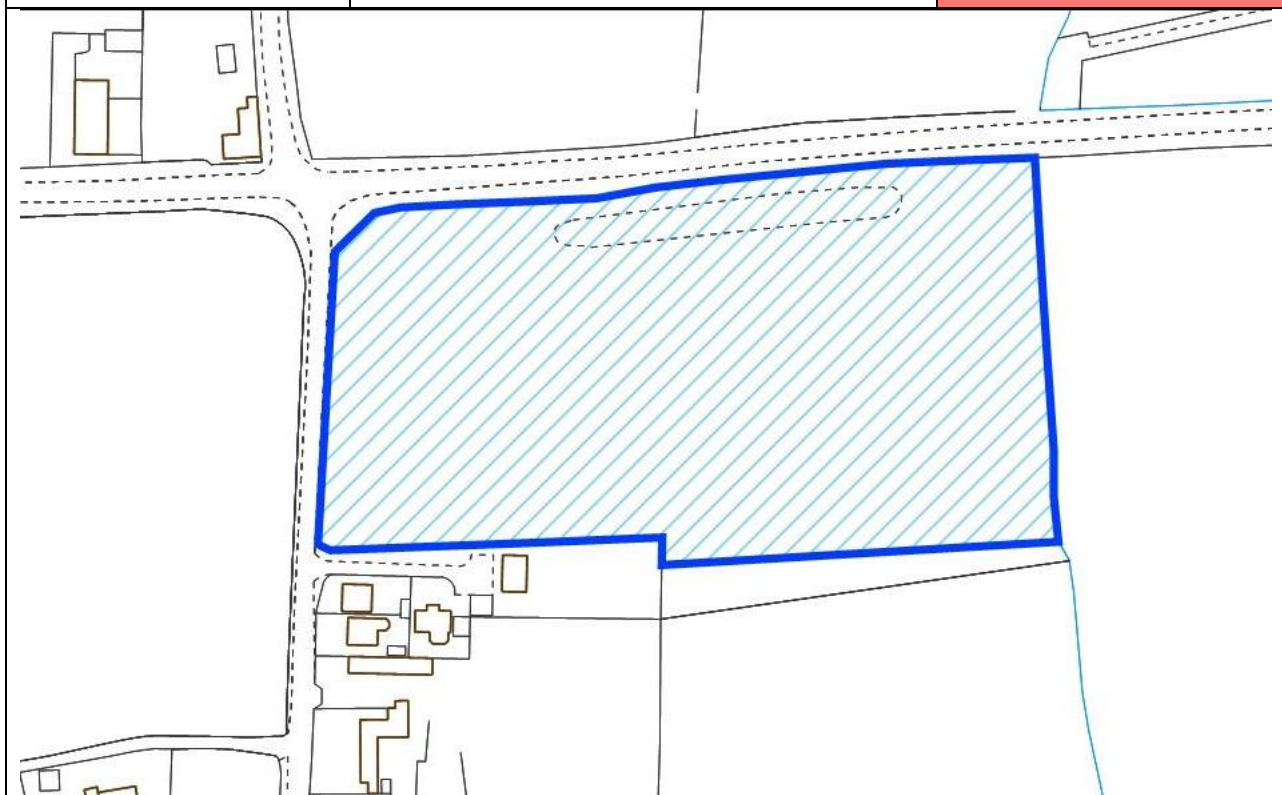
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/GRAY/004	Site Address: Land south of Main Road and west of Low Road, Grayingham, Gainsborough	Status: Rejected
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Size(ha): 2.63	Current use: Agricultural
Indicative capacity: 59	Brownfield/Greenfield: Greenfield
Hierarchy (new): Hamlet	

Summary:

The site is agricultural land to the north of the settlement. There are dwellings and fields to the south of the site. The site is within the Area of Great Landscape Value.

Conclusion:

The site is located within a hamlet and extends into the open countryside. Proposed not to allocate.

Constraints

Environmental

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

Built Environment, Heritage and Landscape

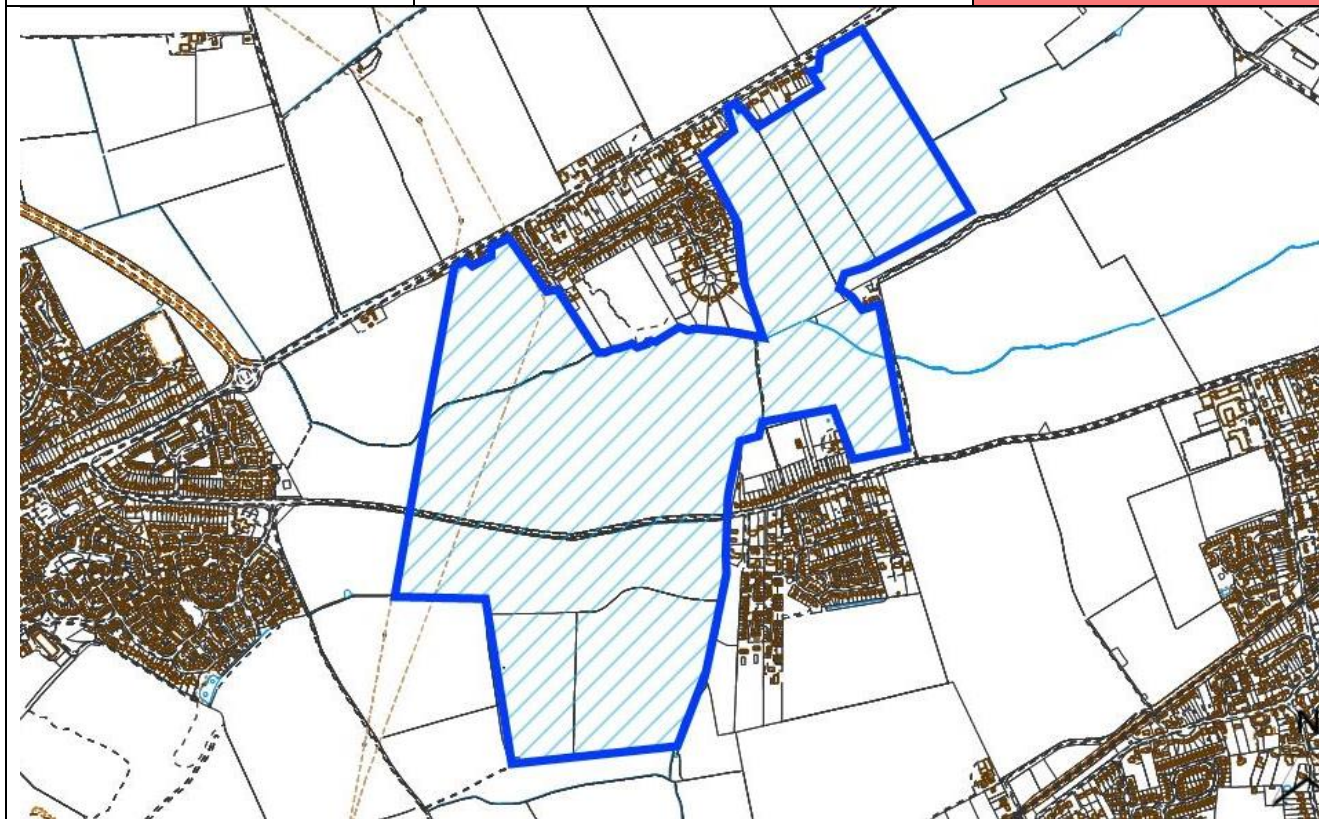
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Greetwell

Ref: WL/GREE/001	Site Address: Land at North Greetwell and Hawthorn Road, Cherry Willingham	Status: Rejected
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Size(ha): 110.37	Current use: Agricultural
Indicative capacity: 1324	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is a larger area of farmland surrounding the settlement of Greetwell and Little Cherry. Site is divided by Hawthorn Road.

Conclusion:

The site would be a large scale development linking existing villages to create a much bigger settlement. Proposes not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2 & Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The whole of the area appears to be in Source Protection Zone 2			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

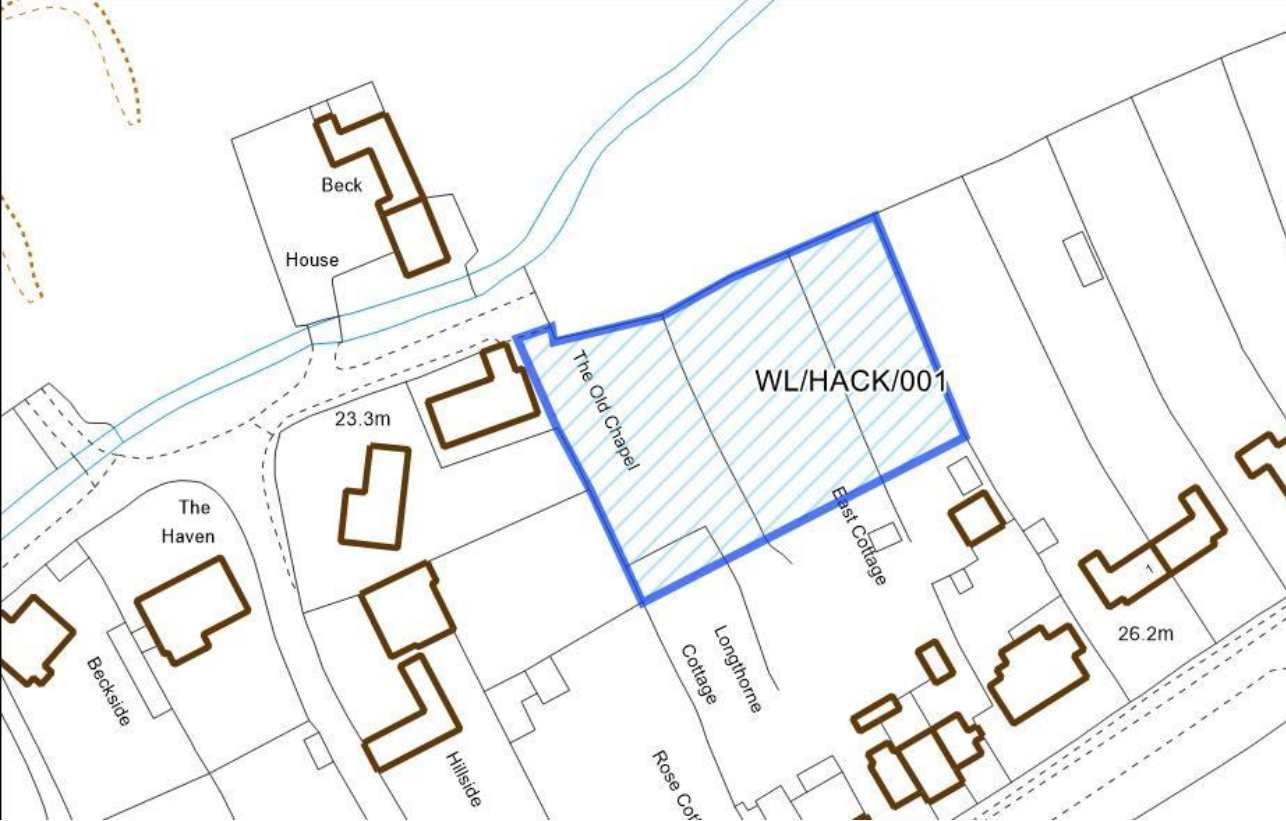
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This office would have serious concerns about allocating part of this area for development. That is because it contains a site that has been identified as a potential Roman temple by English Heritage (now Historic England) during their Witham Valley National Mapping Programme. There is a high potential that such remains may be of national significance, warranting consideration under paragraph 194 of the National Planning Policy Framework as of equivalent significance to a Scheduled Monument. This would mean that development on that part of the site should not be granted planning permission because of the impacts on buried archaeology. We would not recommend allocation of this site without field evaluations having been carried out first. Other cropmarks are recorded within the potential allocation in the Historic Environment Record, suggesting the temple may not have existed in isolation.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Extensive mitigation works and S106 contributions needed. Contribution to the eastern bypass likely needed. Possibility of multiple access points. A TA and Travel plan will be required and traffic impact will need to be mitigated. Existing Prow's crossing the site which will need to be maintained or diverted.	

Hackthorn

Ref: WL/HACK/001	Site Address: Land adjacent The Old Chapel, Chapel Lane, Hackthorn	Status: Rejected
		
Size(ha): 0.22	Current use:	
Indicative capacity: 4	Brownfield/Greenfield: Mixed	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is garden land to the rear of properties on Main Street. There are dwellings to the west and south of the site and fields to the north.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment other than the site is in Source Protection Zone 2			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

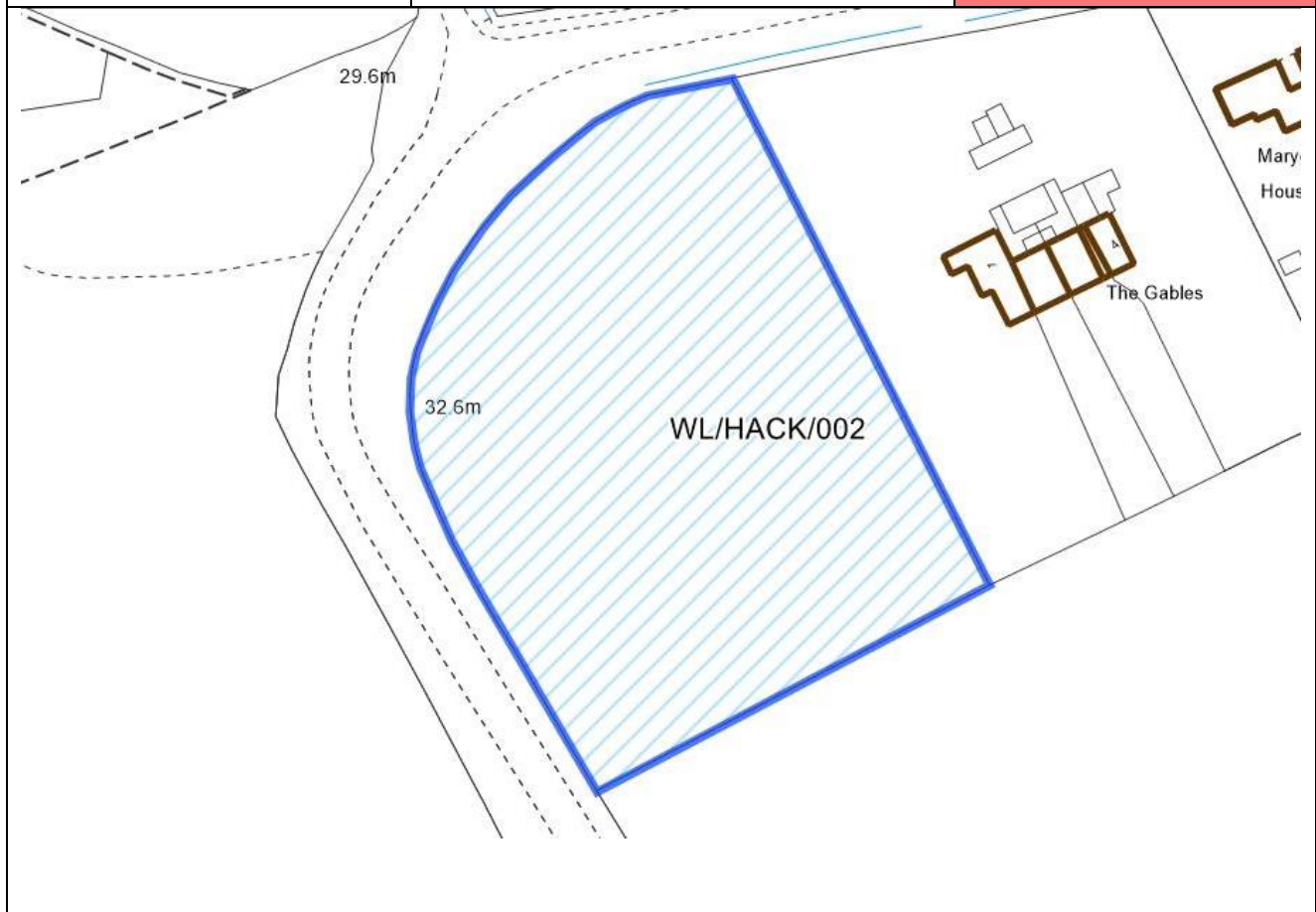
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/HACK/002	Site Address: Land south of Main Street, Hackthorn	Status: Rejected
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Size(ha): 0.56	Current use:
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is located to the west of properties on Main Street, with highway to the western boundary. There are fields to the south of the site.

Conclusion:

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

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
No comment other than the site is in Source Protection Zone 2			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

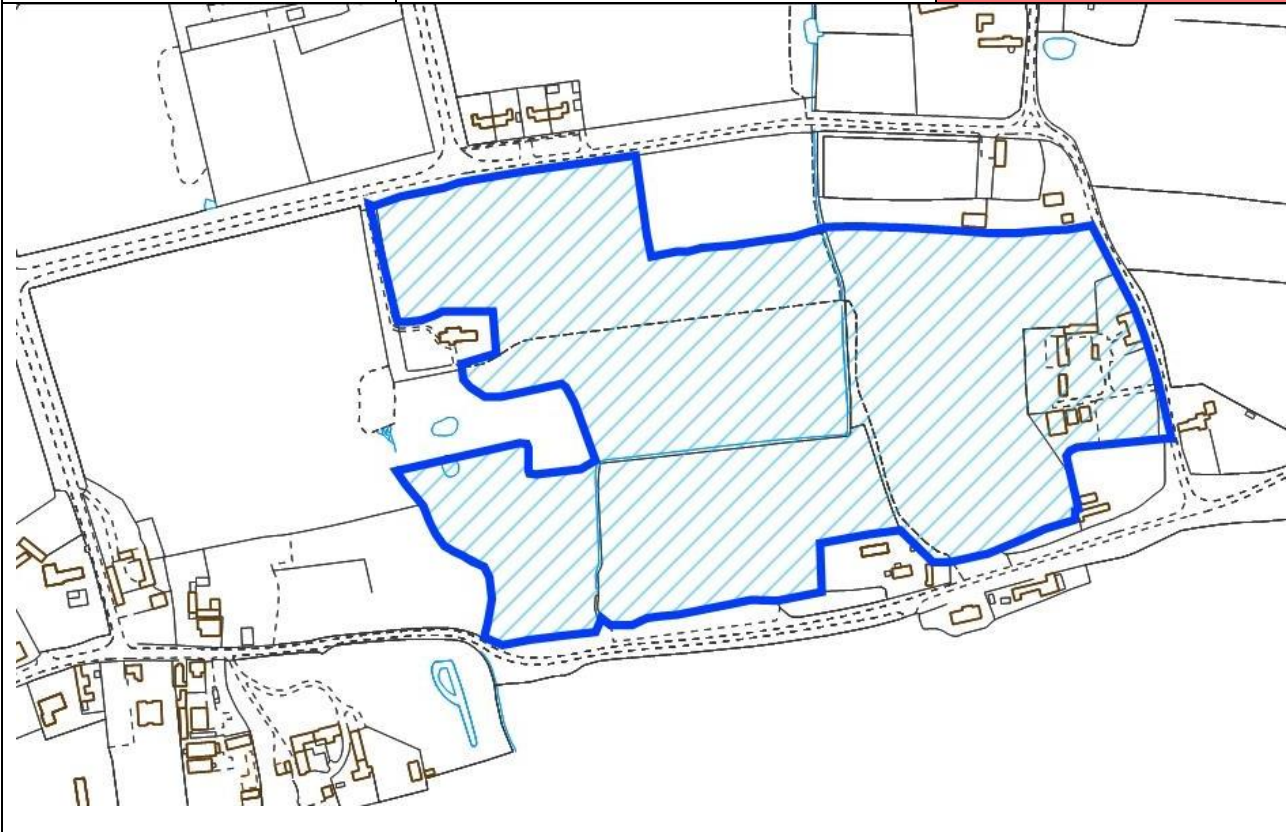
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	Within 500m	Historic Park and Garden	Yes, 25m to west
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Heapham

Ref: WL/HEA/001	Site Address: Chestnut Farm, Heapham	Status: Rejected
		
Size(ha): 9.43		Current use: Agricultural/ Residential
Indicative capacity: 212		Brownfield/Greenfield: Mixed
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is an area of agricultural land between All Saints Church, Hawthorn House and Chestnut Farm. The highway runs to the north, east and southern boundaries of the site.</p> <p>Conclusion:</p> <p>The site is a large area, detached from the main footprint of the village. Development of this scale would have impacts on the setting and character of the village. Proposed not to allocate.</p>		

Constraints

Environmental

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

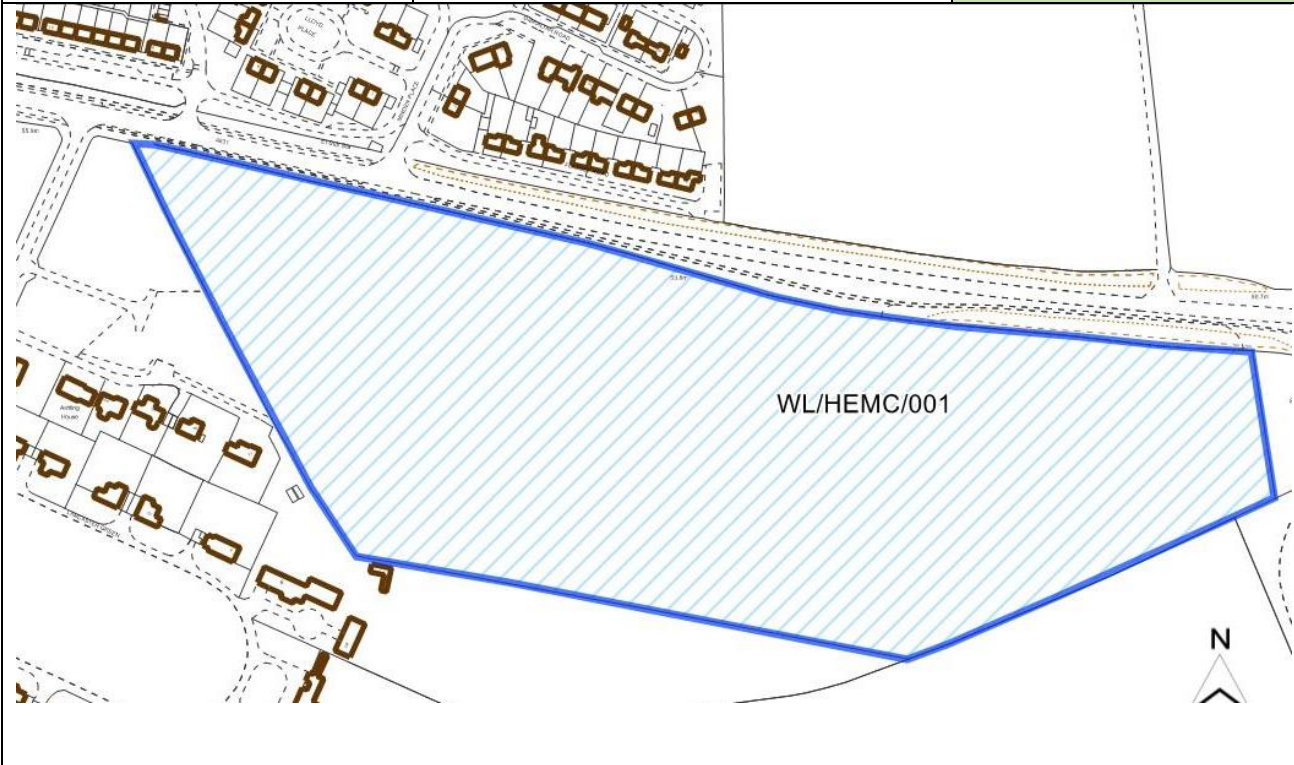
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Hemswell Cliff

Ref: WL/HEMC/001	Site Address: Land south of A631, Hemswell Cliff	Status: Allocate
		
Size(ha): 7.56	Current use: Agricultural	
Indicative capacity: 180	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is agricultural land to the south of the A631. There are dwellings to the west and north of the site and fields to the south.</p> <p>Conclusion:</p> <p>The site is an existing allocation with outline planning permission. Proposed to be retained.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
In Source Protection Zones 2 & 3 with unknown filled ground and quarrying record proximate to the east boundary and former MOD land to the West giving rise to potential for contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area		yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

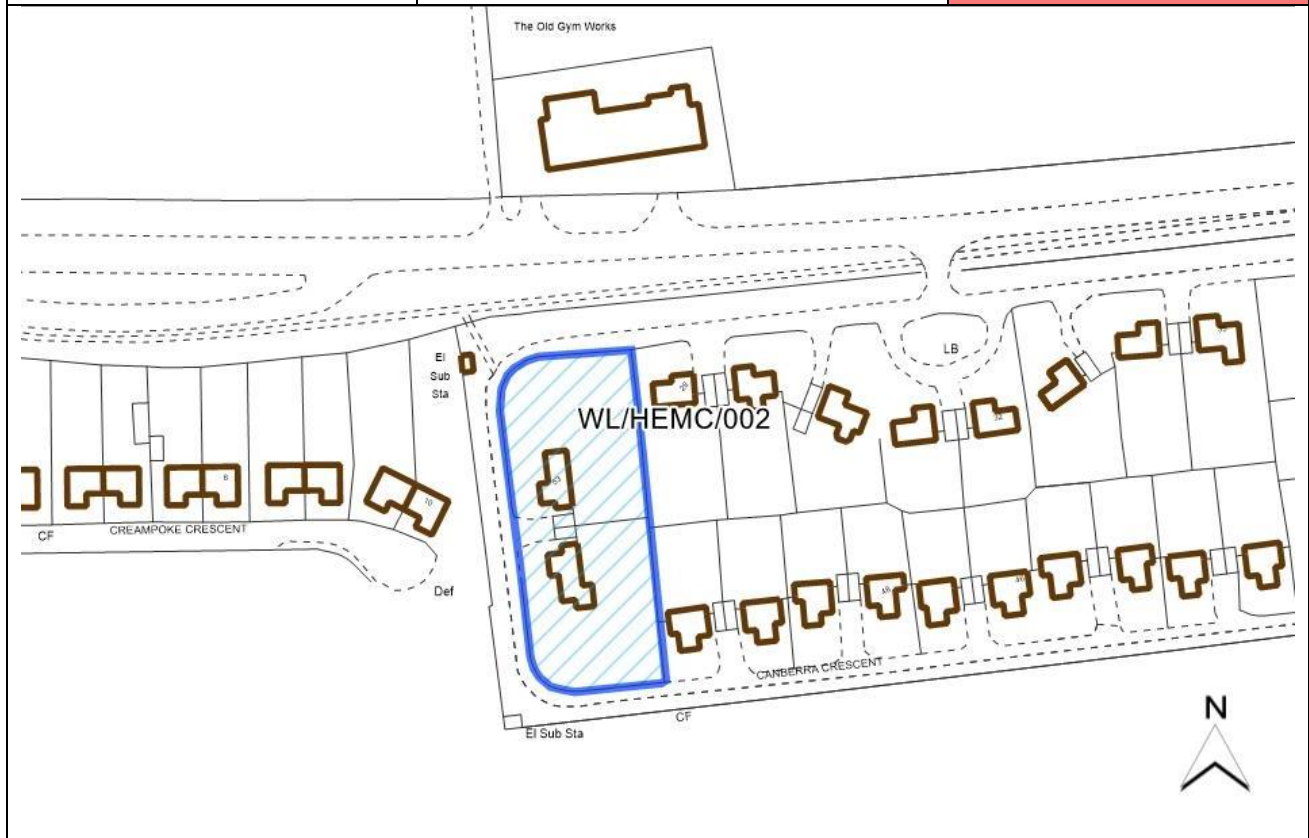
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No objection in principle to a residential development on this site footway improvements and safe pedestrian crossover facilities will be required to enable facilities on the opposite side of A631. A Transport and Travel Plan will be required to determine whether or not any off site mitigation works or developer contributions will be required.	

Ref: WL/HEMC/002	Site Address: 52 and 53 Canberra Crescent	Status: Rejected
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Size(ha): 0.28	Current use: Residential
Indicative capacity: 6	Brownfield/Greenfield: Brownfield
Hierarchy (new): Medium Villages	

Summary:

The site is land associated with 2no dwellings on Canberra Crescent. There are dwellings to the east and west of the site and fields to the south.

Conclusion:

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

Constraints

Environmental

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

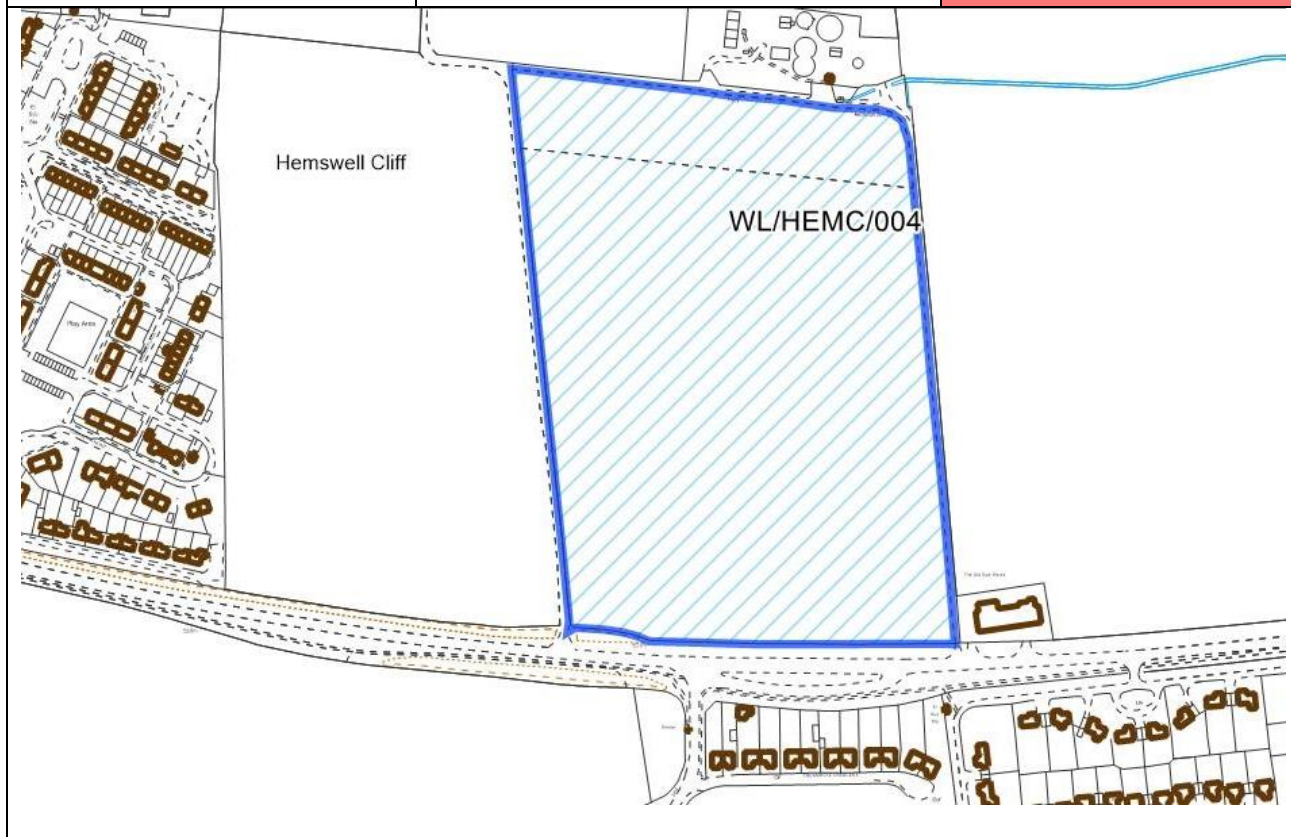
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/HEMC/004	Site Address: Land north of A631	Status: Rejected
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Size(ha): 8.33	Current use: Agricultural
Indicative capacity: 125	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is located to the north of A631. The site to the west is a proposed allocation. There are dwellings opposite and sewage treatment works to the northern boundary.

Conclusion:

The site extends into the open countryside and is constrained by the sewage works. Proposed not to allocate, other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for surface water flooding from west to east across the site. Significant nuisance and fly potential from sewage works at the north boundary as well a potential from contamination. The site is in Source Protection Zone 2 & 3, has a public foul only sewer at its north boundary capacity of which is not understood to have increased since 2007 impact by floods. There is also a private surface water sewer along the north boundary. Both sewers service large parts of the former MOD base.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

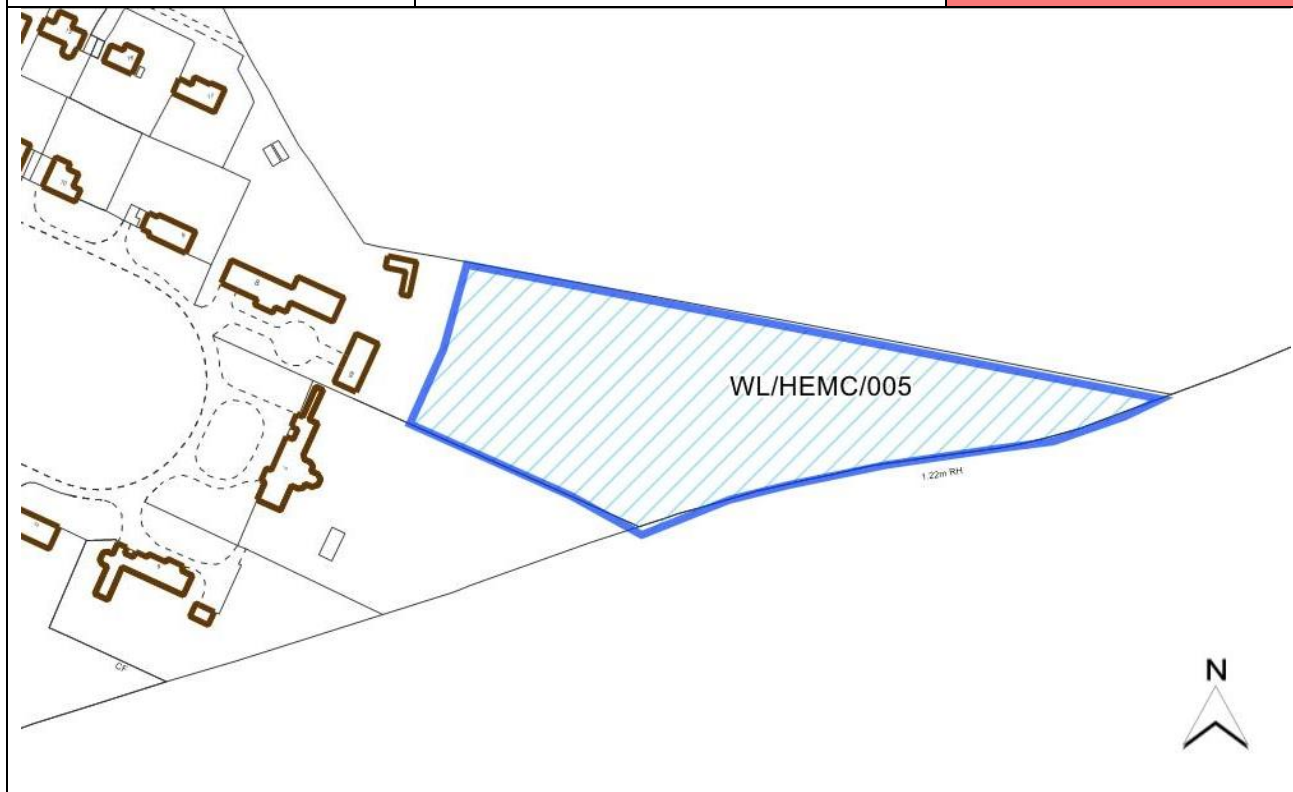
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/HEMC/005	Site Address: Land at 9 Lancaster Green	Status: Rejected
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Size(ha): 1.12	Current use: Residential
Indicative capacity: 19	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is a small area to the rear of Lancaster Green. There are properties to the west of the site and fields to the north, east and south.

Conclusion:

The site extends into the open countryside away from the built footprint. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential of contamination in relation to adjacent former MOD land. Public foul only sewer hasn't had any increased capacity and has downstream history of surcharge and there is no known onward means of flow for surface water. The area is in Source Protection Zone 2			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

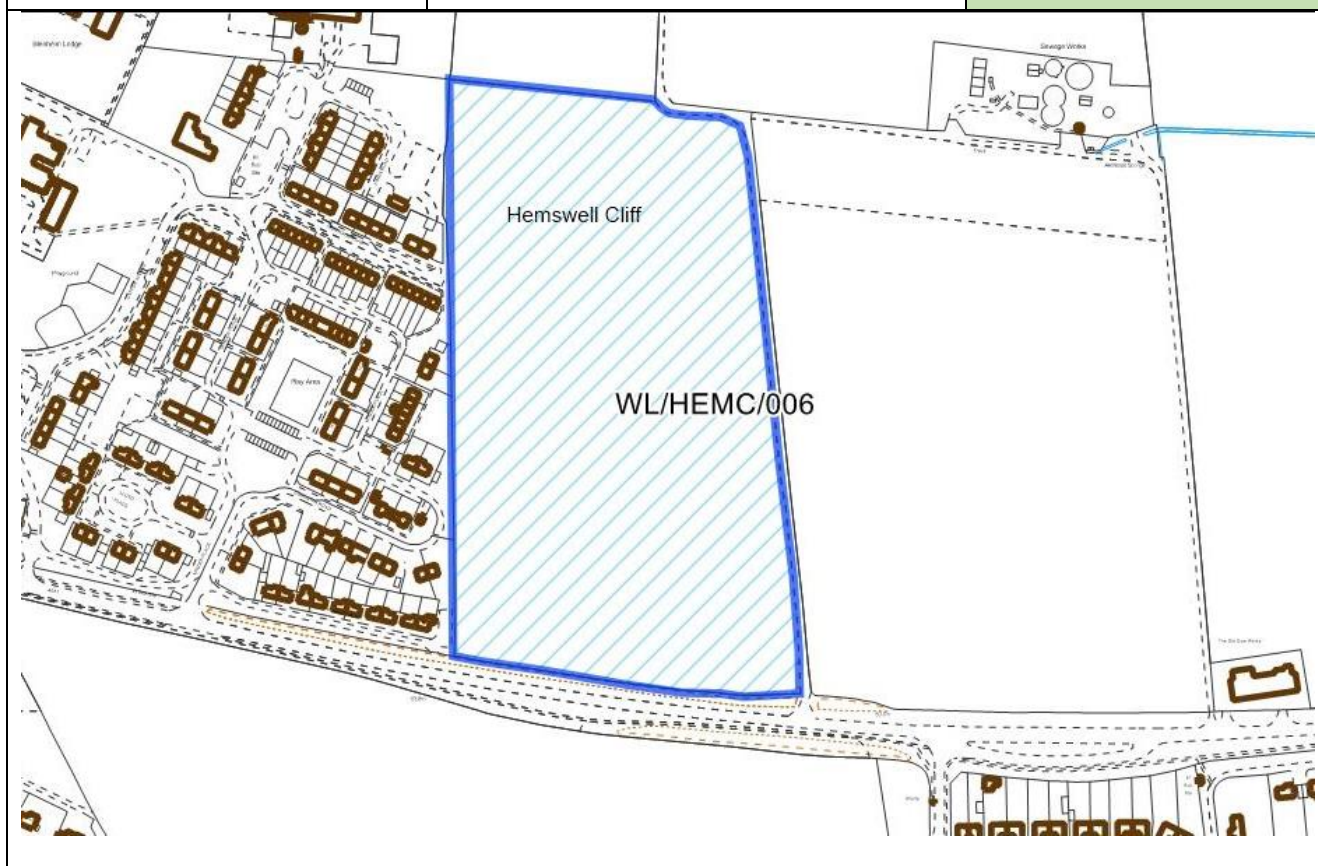
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/HEMC/006	Site Address: Land north of A631 and east of Minden Place	Status: Allocate
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Size(ha): 6.87	Current use: Agricultural
Indicative capacity: 103	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is located to the east of existing dwellings, with Hemswell Cliff Primary school to the north-west of the site. There are fields to the west of the site and existing allocation to the south.</p> <p>Conclusion:</p> <p>The site is within the emerging Neighbourhood Plan and retains shape and character of the settlement. Proposed to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for surface water flooding from west to east across the site. Nuisance and fly potential from nearby sewage works East of the north boundary as well a potential from contamination from the sewage works, the foul sewer crossing the site which has history of surcharge and under capacity and from former MOD activity including especially an area flagged by the MOD at James Court nearest the School. Nuisance potential from the school. The site is in Source Protection Zone 2 & 3, has a public foul only sewer crossing from west to the NE boundary that services the whole of the former MOD residential quarters north and south of the A361, capacity of which is understood not to have increased since 2007 impact by floods. There is also a private surface water sewer along the north boundary which is the responsibility of the management company on the industrial estate. Both sewers service parts of the former MOD base as does the surface water sewer service a small part of the residential quarter. The surface water sewer is known to be compromised by partial blockage at the former Spar shop. There was 2007 significant internal flooding of property at poroperty along the west boundary and into the former MOD housing quarter which effectively has minimal to no means of onward flow other than overland to Aisthorpe Springs.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

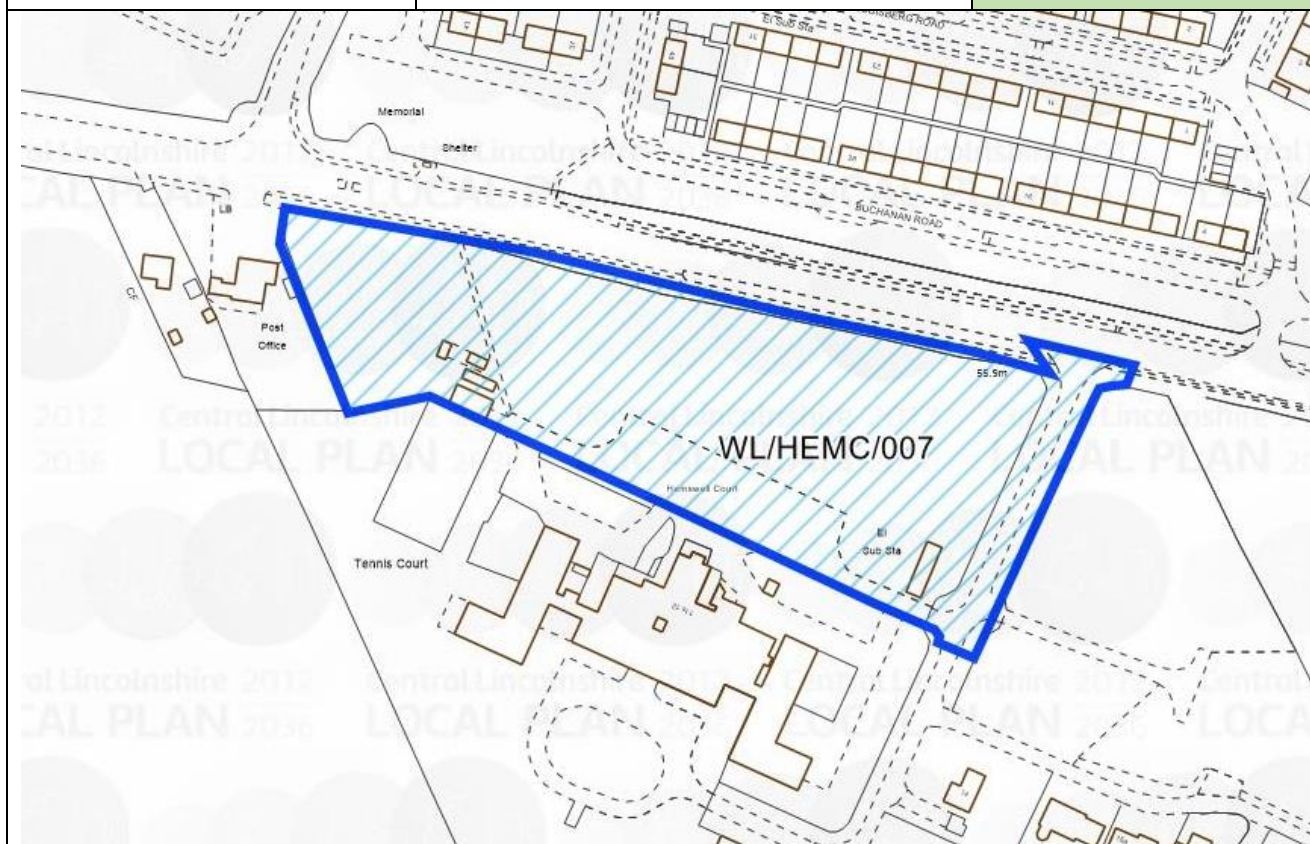
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/HEMC/007	Site Address: Land off Lancaster Green, Hemswell Court, Hemswell Cliff, Lincolnshire	Status: Allocate
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Size(ha): 1.33	Current use: Grassland
Indicative capacity: 38	Brownfield/Greenfield: Mixed
Hierarchy (new): Medium Villages	
<p>Summary: The site is land grassland to the north of Hemswell Court. The A631 is to the northern boundary, with established hedgerow. To the south is Grade II listed Hemswell court.</p> <p>Conclusion: The site has planning permission for 38no dwellings. Proposed to allocate.</p>	

Constraints

Environmental

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

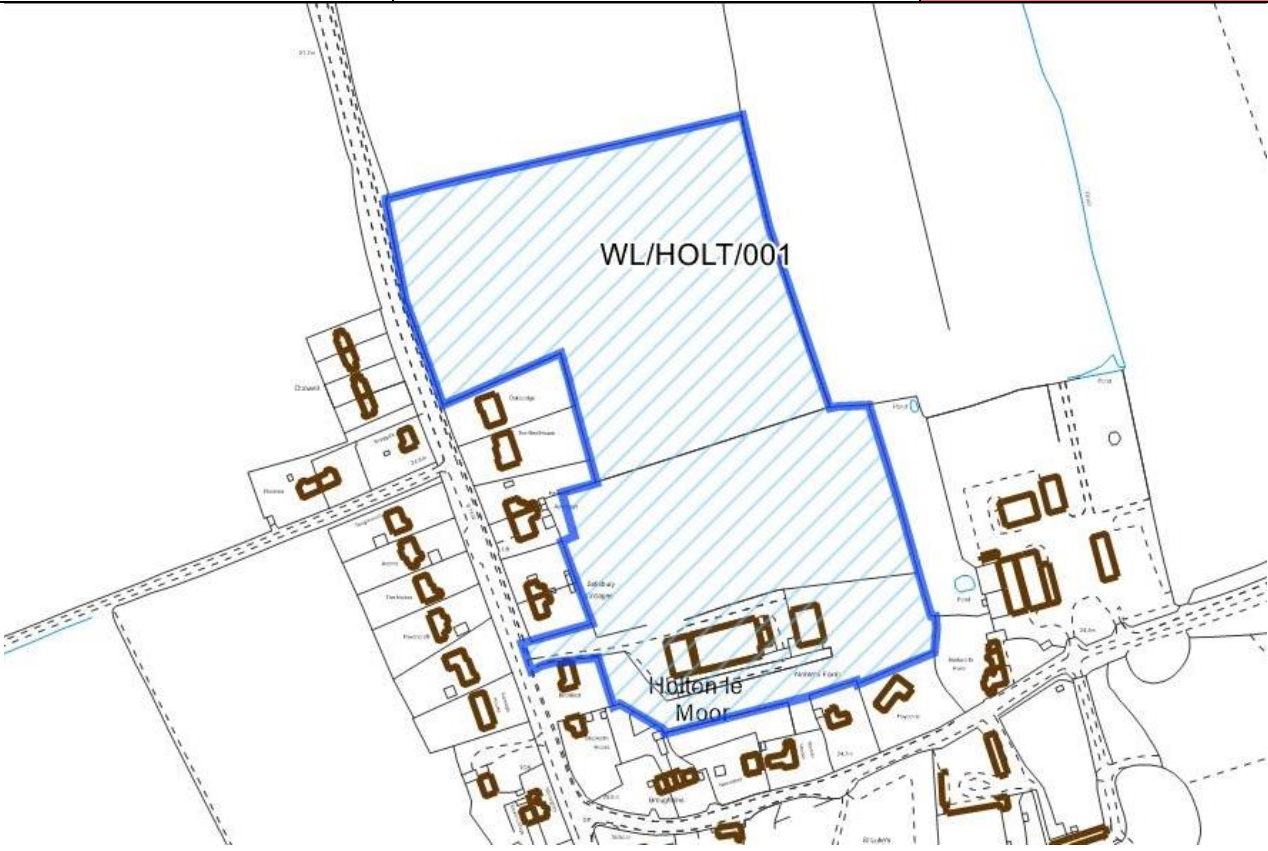
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 100m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			

Highways, Transport and Infrastructure

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

Holton le Moor

Ref: WL/HOLT/001	Site Address: Land east of Holton Road, Holton le Moor	Status: Rejected
		
Size(ha): 5.41	Current use:	
Indicative capacity: 81	Brownfield/Greenfield: Mixed	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is farm buildings and land to the east of Holton Road. There are dwellings to the west and south of the site and fields to the north and west.</p> <p>Conclusion:</p> <p>The site extends into the open countryside and is located in a small village with limited connections and services. Proposed not to allocate in this location.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	yes, 50m south	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
There is record of external flooding to the west of the site. Also, the site appears to comprise a working farm which in turn is immediately west of another farm; Farms have potential for nuisance biise, dust and odour as well as contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

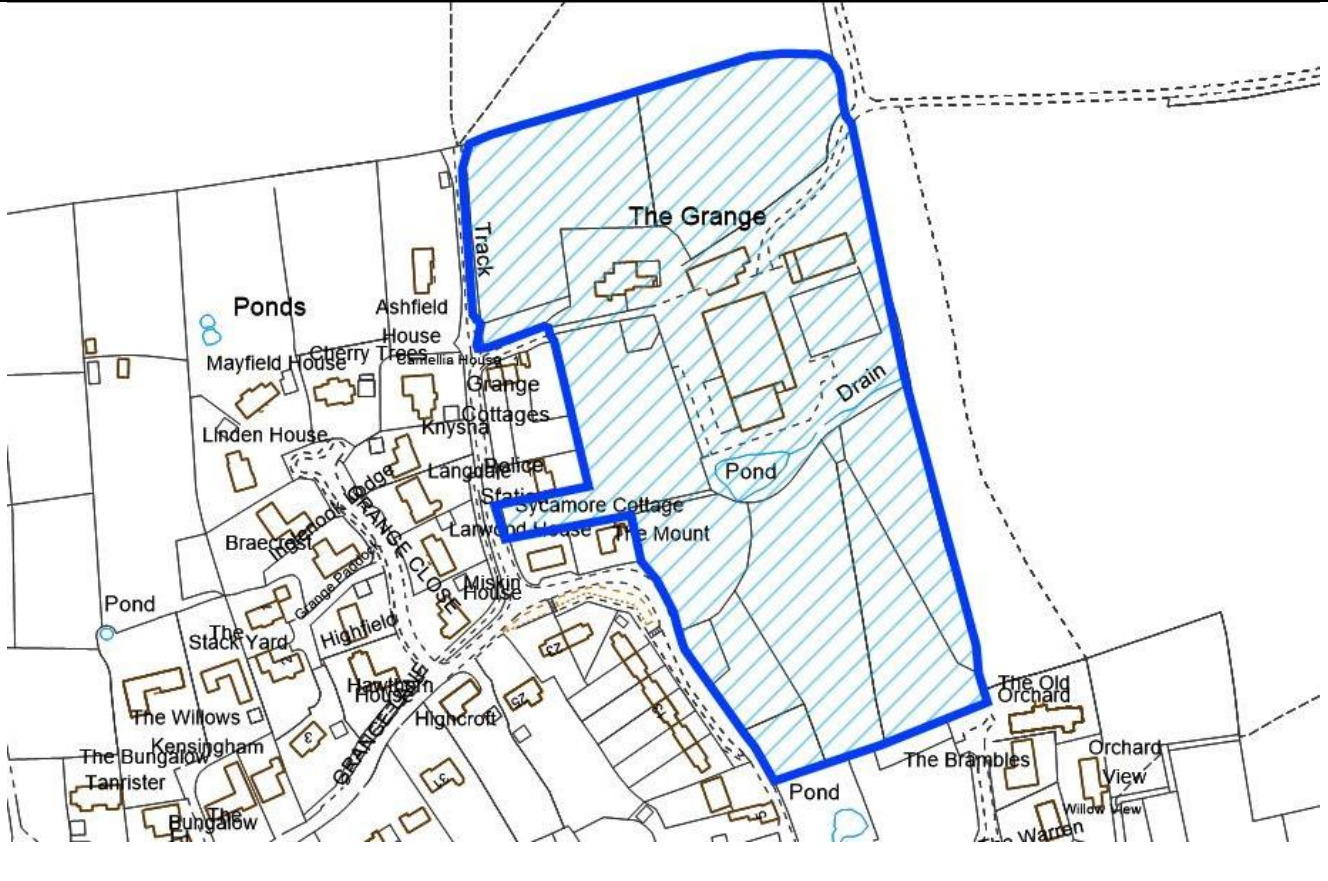
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ingham

Ref: WL/ING/001	Site Address: Land off Grange Lane, Ingham	Status: Rejected
		
Size(ha): 3.98	Current use: Farmyard, paddocks and livery yard	
Indicative capacity: 60	Brownfield/Greenfield: Mixed	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is a large area including listed building, farmyard and paddocks. There are fields to the north and east of the site and dwellings to the west and south. The site is within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is constrained by the location within Area of Great Landscape Value and listed building. The scale would impact upon the setting of the village. Other sites preferable.</p>		

Constraints

Environmental

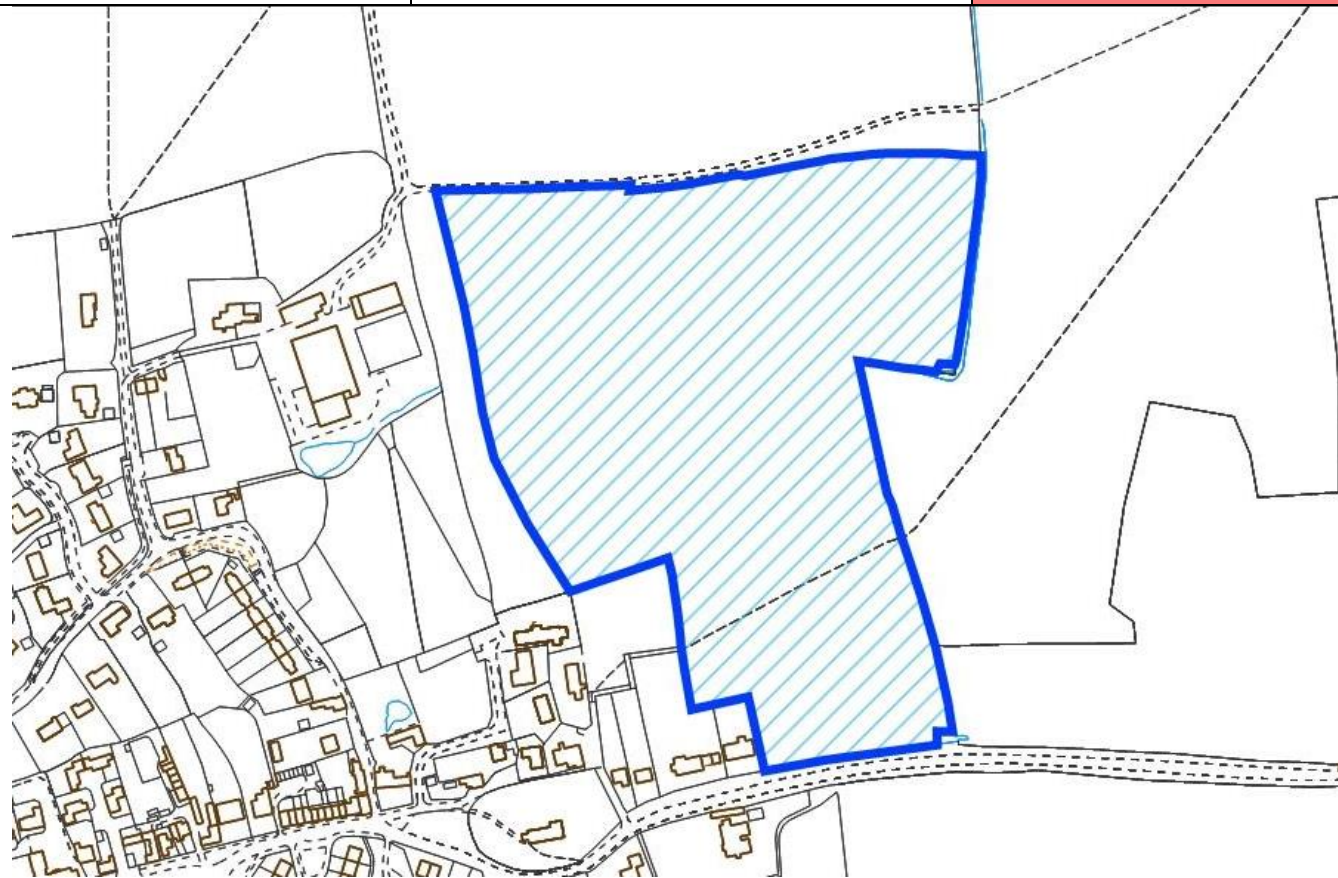
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Land with significant uphill catchment and compromised drainage that has had riparian and highways betterment to reduce potential for flooding in the village. A development drainage solution to the downhill problem is apparent. The North of the site is a working farm with potential for noise, dust, odour and contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	A
Impact on Local Road Network	R
Additional Highways Comments	
Local roads unsuitable for this level of development. Site at risk of surface water flooding.	

Ref: WL/ING/002	Site Address: Land off Church Hill, Ingham, LN1 2YD	Status: Rejected
		
Size(ha): 7.21	Current use: Agricultural	
Indicative capacity: 108	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site extends to the north of Church Hill. There are listed buildings to the south-west and west of the site. The site is within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is constrained by the location within Area of Great Landscape Value and listed buildings. The scale would impact upon the setting of the village. Other sites preferable.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
A Lincoln Edge springline catchment that drains south of a betterment that reduces potential for flooding to the north and centre of the village but continues to have potential to flood other downhill property. A development drainage solution to the downhill problem is apparent.			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Improvements to Church Hill and pedestrian links required. Site at risk of surface water flooding.	

Ref: WL/ING/003	Site Address: Land east of Lincoln Road, Ingham, Lincoln, LN1 2XF	Status: Rejected
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Size(ha): 8.25	Current use: Agricultural
Indicative capacity: 124	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the east of a new development site on Lincoln Road. There are dwellings to the north and GP surgery to the west. To the south and east are fields. The site is within the Area of Great Landscape Value.

Conclusion:

The site extends into the countryside and would impact the setting of the village. Proposed not to allocate.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Surface water mapping indicates a potential for flooding across the site from S/E to North along or in proximity to a culverted watercourse. The whole of the north end of the site is indicated to be compromised and the receiving watercourse at that boundary has compromised onward flow that has led to flooding.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

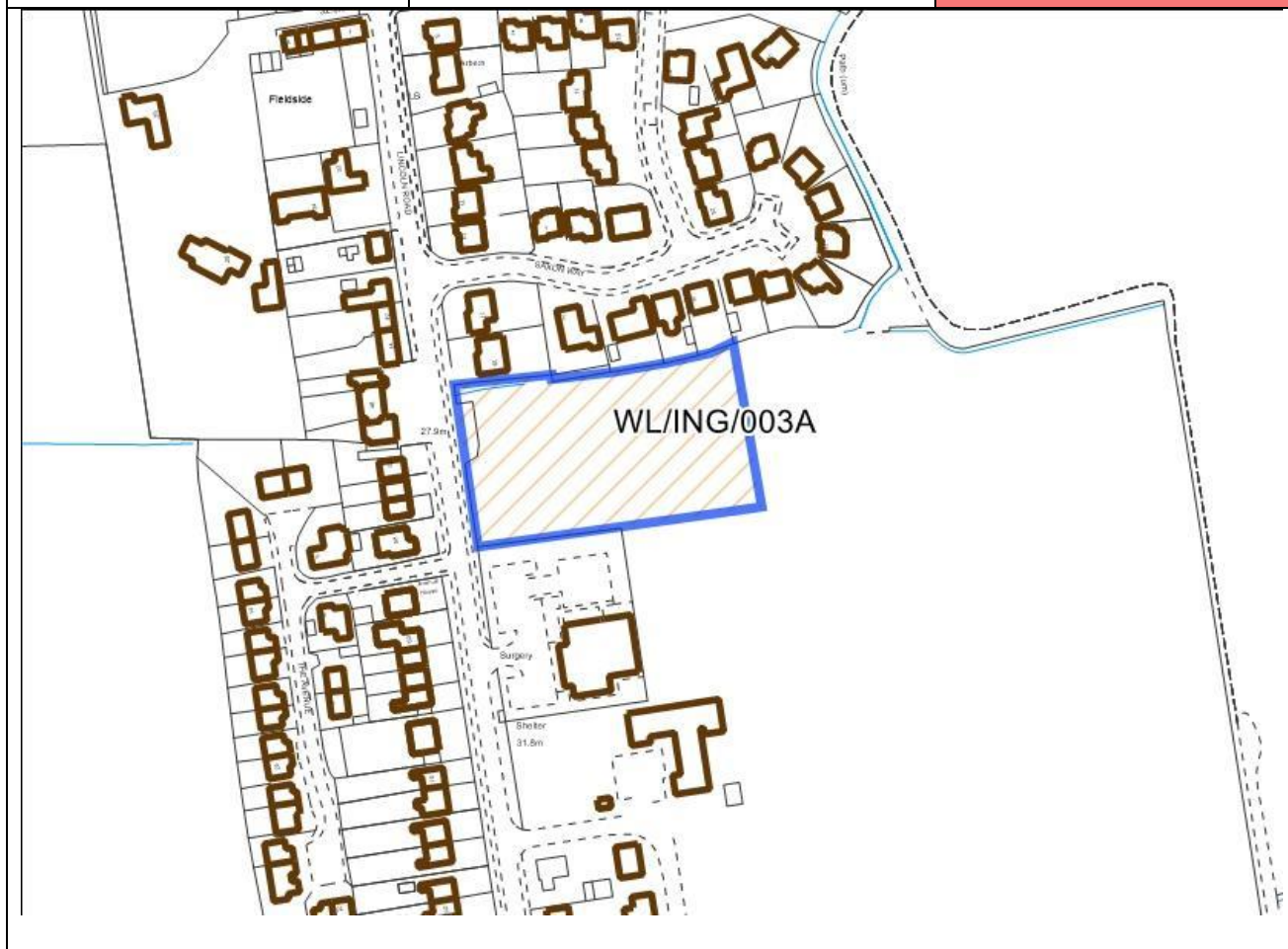
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination. The site adjacent to the East (WL/GLH/02) 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.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Acceptable development with good access from Wessex Way. Would be an extension to an existing new development but may need secondary access point from site WL/ING/003A or WL/ING/003B. Potential mitigation/improvements needed. Footway links may need providing. Site at risk of surface water flooding.	

Ref: WL/ING/003A	Site Address: Site A, Land east of Lincoln Road, Ingham, Lincoln, LN1 2XF	Status: Rejected
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Size(ha): 0.49	Current use: Agricultural
Indicative capacity: 7	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is agricultural land to the north of a GP surgery on Lincoln Road. There are dwellings to the north to the east are fields. The site is within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>	

Constraints

Environmental


Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Lack of clarity/distinction between areas 3 and 3a to 3d as mapped			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/ING/003B	Site Address: Site B, Land east of Lincoln Road, Ingham, Lincoln, LN1 2XF	Status: Rejected
		
Size(ha): 0.49	Current use: Agricultural	
Indicative capacity: 7	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is agricultural land to the south of a new development site on Lincoln Road. There are dwellings to the north. To the south and east are fields. The site is within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site extends into the countryside and would impact the setting of the village. A small site with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Lack of clarity/distinction between areas 3 and 3a to 3d as mapped			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Acceptable development with good access from Wessex Way. Would be an extension to an existing new development	

Ref: WL/ING/003C	Site Address: Site C, Land east of Lincoln Road, Ingham, Lincoln, LN1 2XF	Status: Rejected
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Size(ha): 3.39	Current use: Agricultural
Indicative capacity: 51	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is agricultural land to the east of a new development site on Lincoln Road. There are dwellings to the north and GP surgery to the west. To the south and east are fields. The site is within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site extends into the countryside and would impact the setting of the village. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Lack of clarity/distinction between areas 3 and 3a to 3d as mapped			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

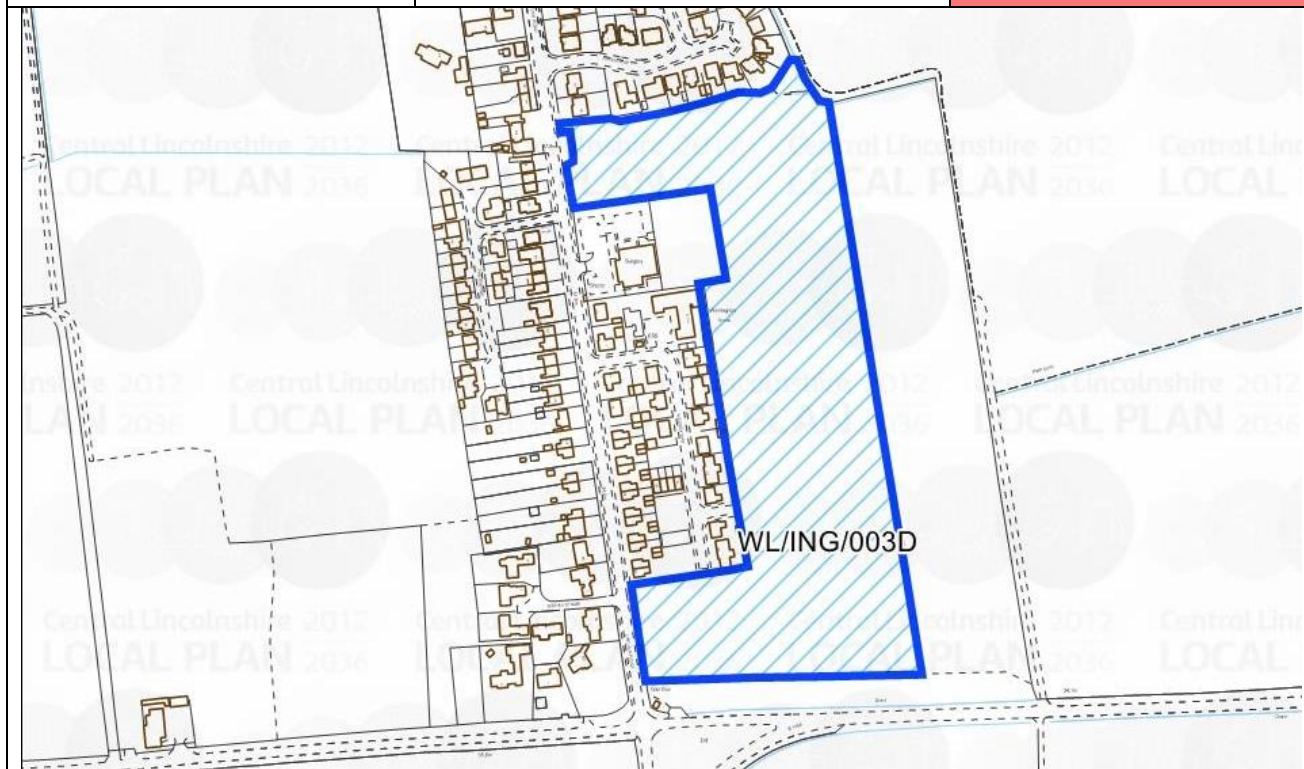
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Acceptable development with good access from Wessex Way. Would be an extension to an existing new development but may need secondary access point from site WL/ING/003A or WL/ING/003B. Potential mitigation/improvements needed. Footway links may need providing. Site at risk of surface water flooding	

Ref: WL/ING/003D	Site Address: Land at Ingham Road, Ingham	Status: Rejected
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Size(ha): 4.35	Current use:
Indicative capacity: 65	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the east of a new development site on Lincoln Road. There are dwellings to the north and GP surgery to the west. To the south and east are fields. The site is within the Area of Great Landscape Value.

Conclusion:

The site extends into the countryside and would impact the setting of the village. Proposed not to allocate.

Constraints

Environmental

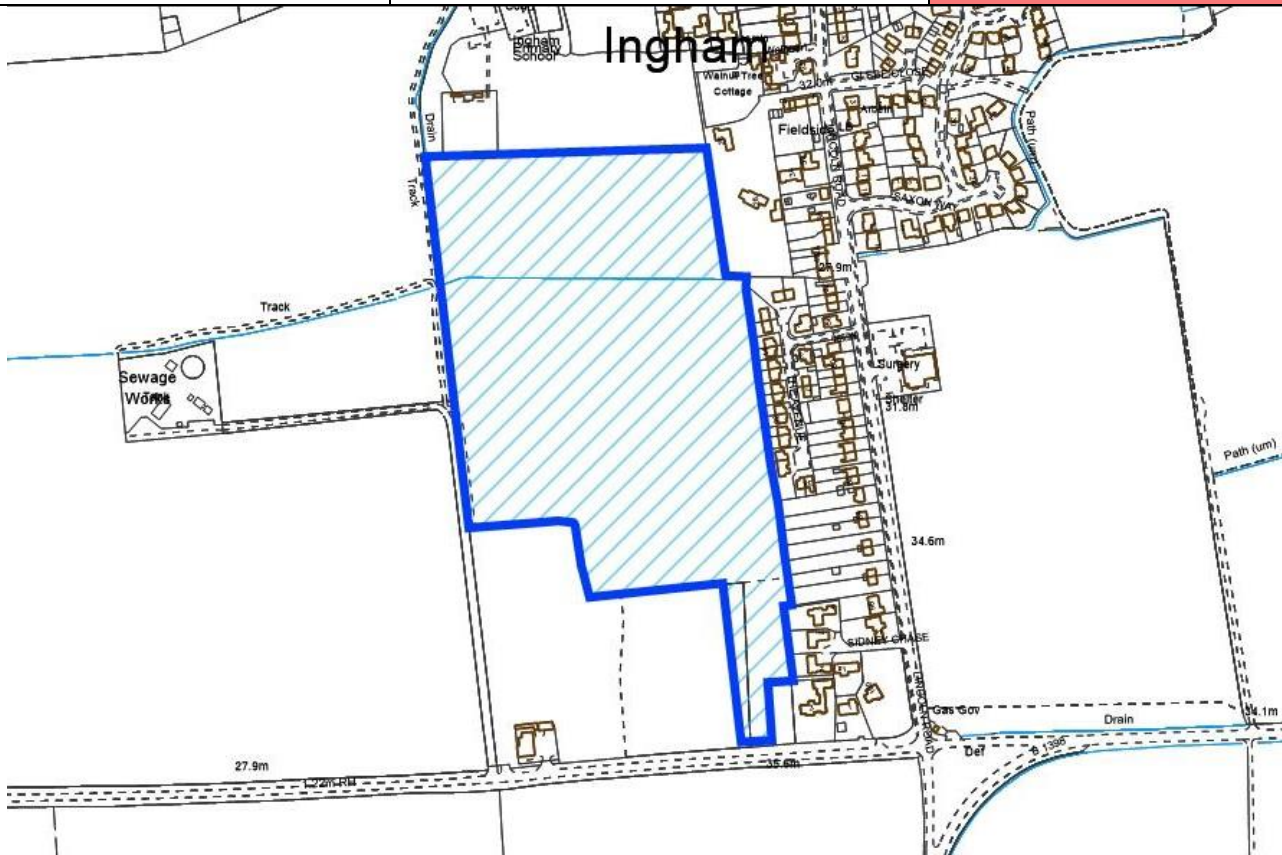
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Lack of clarity/distinction between areas 3 and 3a to 3d as mapped			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination. The site adjacent to the East (WL/GLH/02) 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.			

Highways, Transport and Infrastructure

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

Ref: WL/ING/004	Site Address: Stow Road, Ingham, Lincoln	Status: Rejected
		
Size(ha): 7.75	Current use: Agricultural	
Indicative capacity: 116	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is agricultural land to the east of existing development on Lincoln Road. There are playing fields and Ingham Primary school and village hall to the north. To the south and west are fields.</p> <p>Conclusion:</p> <p>The site extends into the countryside and would impact the setting of the village. Potentially constrained by sewage works to the west. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
Surface water mapping indicates a potential for flooding across the site from East to West. Additionally there is a compromised drainage system (undersised culvert) under the Lincoln Road that has led to flooding. There has also been surcharging history of the foul sewer and there is potential for odour, flies and contamination in relation to the downstream sewage works.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area	r		

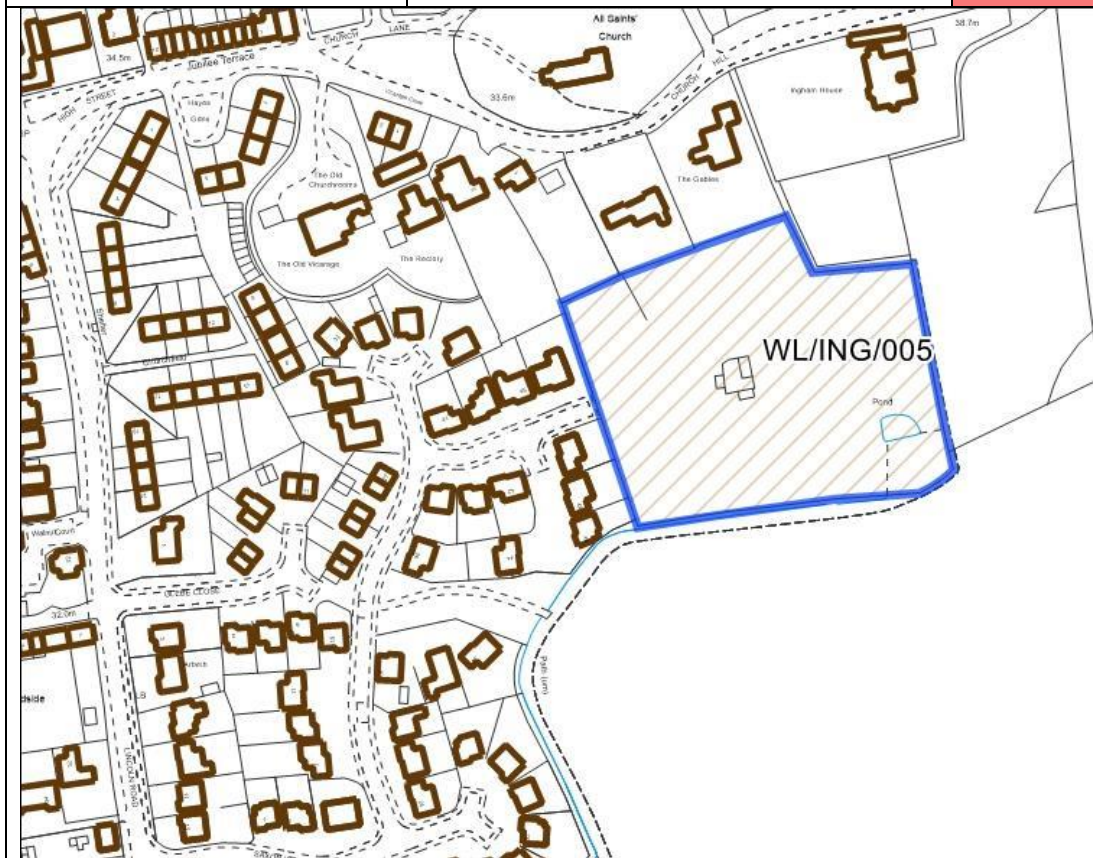
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
May require improvement to Stow Lane and pedestrian links required. Site at risk of surface water flooding.	

Ref: WL/ING/005	Site Address: Land east of Saxon Way, Ingham	Status: Rejected
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Size(ha): 1.05	Current use: Agricultural
Indicative capacity: 18	Brownfield/Greenfield: Mixed
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is located to the rear of properties on Vicarage Close and to the east of Saxon Way. The site contains a Site of Nature Conservation Interest (SNCI) and is within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>The site is constrained by the location within the Area of Great Landscape Value and site of SNCI. Proposed not to allocate.</p>	

Constraints

Environmental


Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	R	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site has predictive surface flooding over circa 50% of it and a surface water flood route through it from east to west. The site is indicated to be a former bowling green and has a structure upon it which could suggest a potential for contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
Development on this site could have an impact on medieval remains associated with the settlement of Ingham. We would recommend that the site should be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Access from Saxon Way or WL/ING/003. Site at risk of surface water flooding.	

Ref: WL/ING/006	Site Address: The Old Scrapyard, Stow Road, Ingham, Lincolnshire	Status: Allocate
		
Size(ha): 1.68	Current use: Former scrap yard	
Indicative capacity: 31	Brownfield/Greenfield: Mixed	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is a former scrap yard to the north of Stow Road. There are fields to the east, north and west of the site.</p> <p>Conclusion:</p> <p>The site is brownfield land with planning permission for 31no dwellings. Proposed to allocate.</p>		

Constraints

Environmental

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

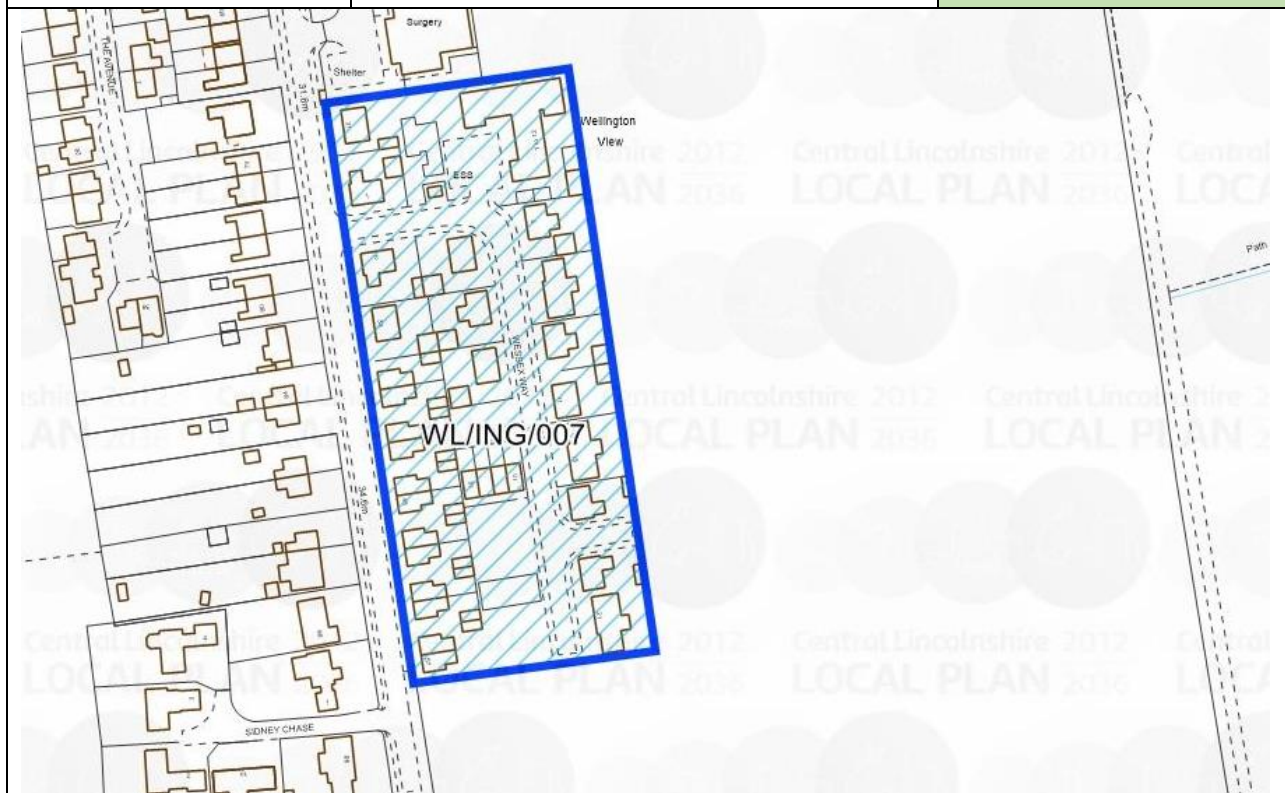
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/ING/007	Site Address: Land at 70 Lincoln Road, Ingham, Lincolnshire	Status: Allocate
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Size(ha): 1.32	Current use:
Indicative capacity: 48	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is an area of land to the west of Lincoln Road currently being developed. There is a GP surgery to the north of the site and dwellings opposite to the west.</p> <p>Conclusion:</p> <p>The site has planning permission for 48no dwellings, currently under construction. Proposed to allocate.</p>	

Constraints

Environmental

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

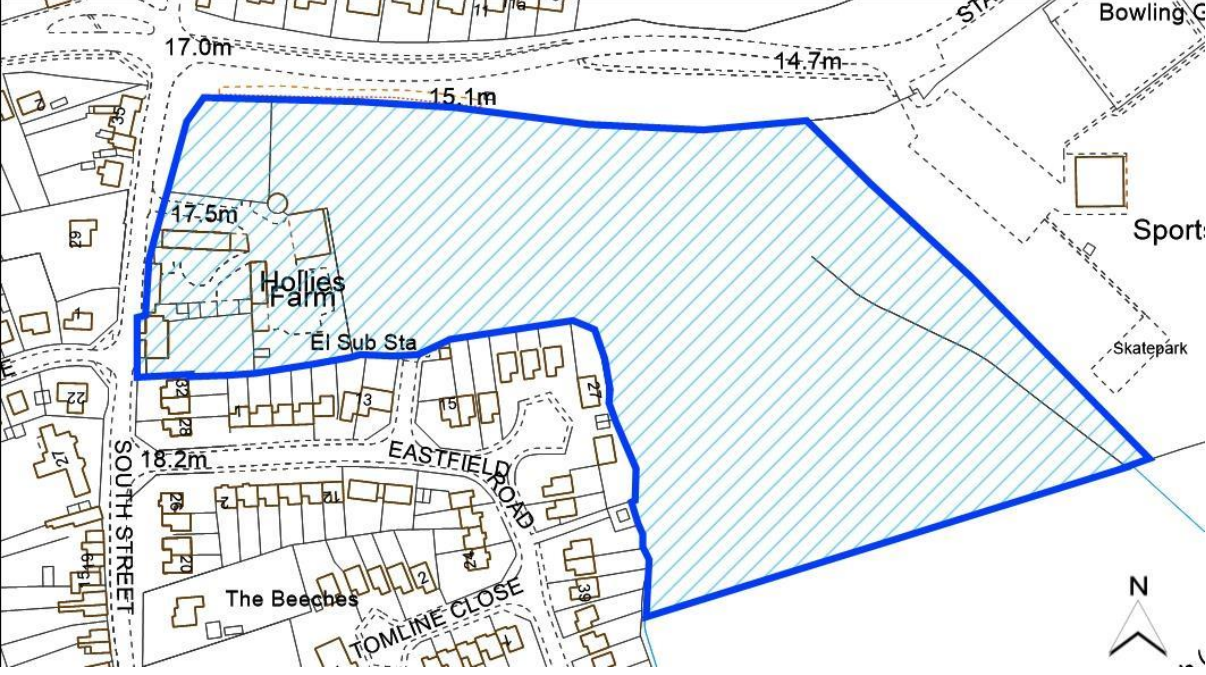
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Keelby

Ref: WL/KEE/001	Site Address: Land south of Stallingborough Road, Keelby	Status: Allocate
		
Size(ha): 3.83	Current use:	
Indicative capacity: 90	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site is agricultural land and farm buildings to the north and north east of Northfield Road. There is a playing field to the east of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation, with outline planning permission. Proposed to be retained.</p>		

Constraints

Environmental

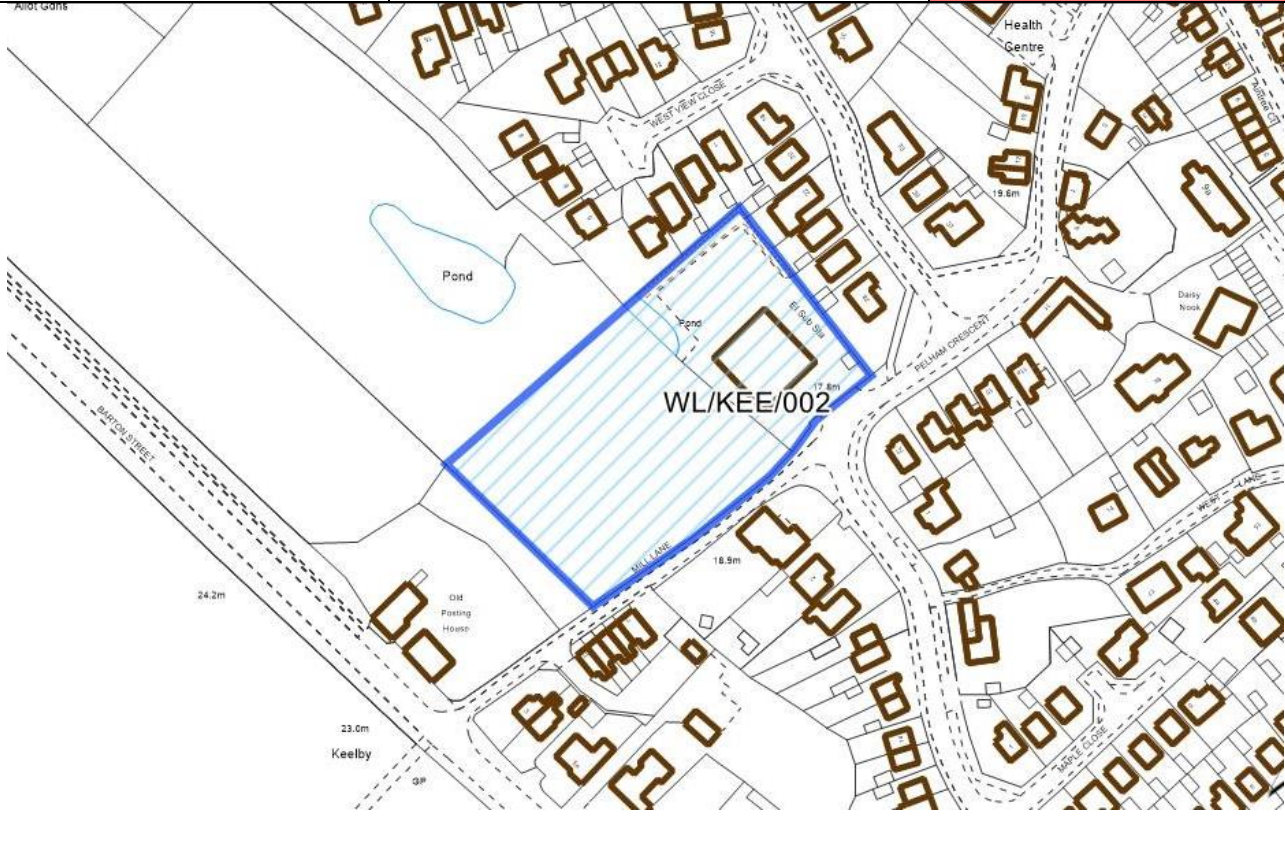
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Source Protections Zones 2 & 3 apply. Multiple pollution incidents recorded in respect of a sewage pumping station and outfall into a watercourse on the West Boundary. Said watercourse has compromised flow into the Caddle Beck as does to a lesser extent the watercourse towards the East boundary. Surface water potential for flooding on site at the N/E boundary and along the length of the East Boundary. Potential for contamination in respect of remnants of farm buildings at Hollies Farm along with potential for noise, dust and odour. The wider site has permission for a Co-op store (140132) in the N/W corner Potential for noise from deliveries (plant noise is conditioned), outline permission for up to 80 dwellings (140099) on the remainder of the site (excluding the farm where there is permission for a Medical Centre (140100).			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area		R	

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
We have previously been consulted on proposals for this site and some of the existing planning permissions have conditions in place to require mitigation measures to protect or record archaeological remains.			

Highways, Transport and Infrastructure

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

Ref: WL/KEE/002	Site Address: Land north of Mill Lane, Keelby	Status: Rejected
		
Size(ha): 0.77	Current use: Industrial/grazing	
Indicative capacity: 16	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Large Villages		
<p>Summary:</p> <p>The site is an industrial building and grazing land off Mill Lane. There are dwellings to the north, east and south of the site. The Old Coaching House to the south-west is Grade II Listed.</p> <p>Conclusion:</p> <p>The site comprises of some brownfield land, however the site is constrained by heritage assets and highways issues. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 2
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Source Protections Zones 2 & 3 apply. Potential for contamination and noise in relation to unknown use of apparent warehouse at the N/E of the site including that referenced on mapping as an Electric Sub Station.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

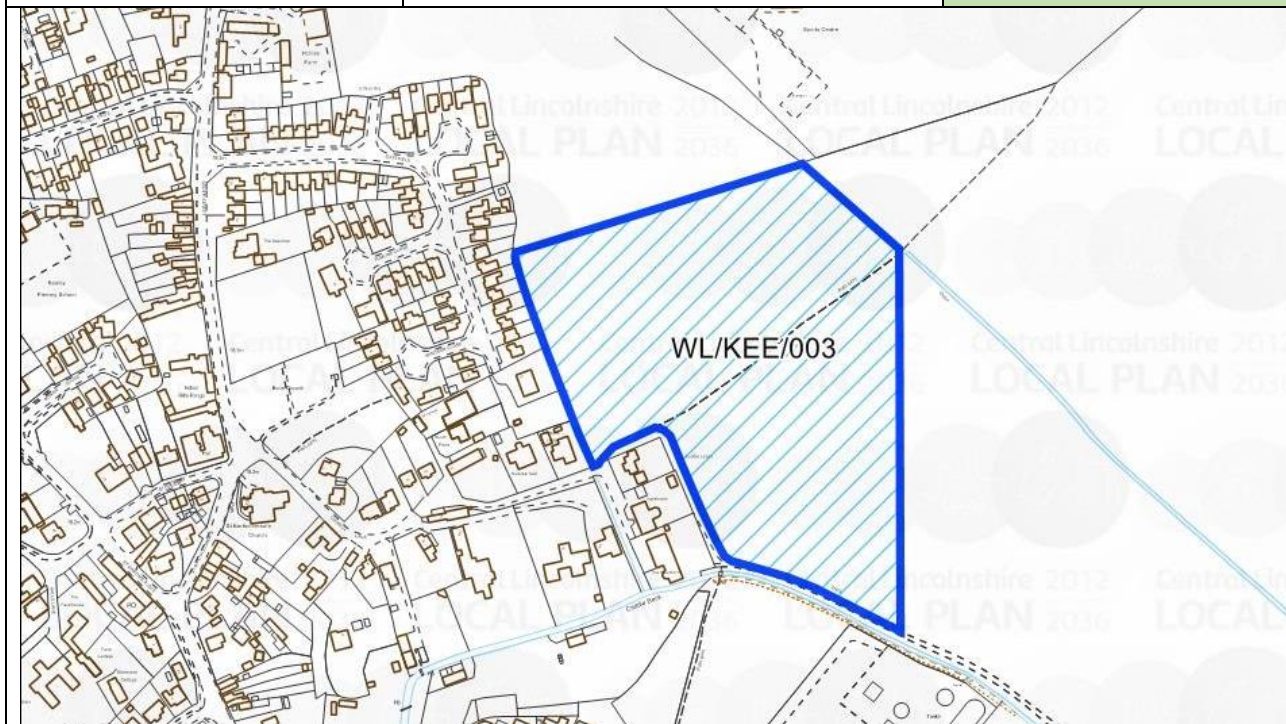
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Development on this site could have an impact on medieval remains associated with the settlement of Keelby. Earthwork remains of potential house platforms, which may still be upstanding have been identified within this site and are recorded in the Historic Environment Record. We would recommend that the site should be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Improvements required to Mill Lane, including footway links. Site at risk of surface water flooding	

Ref: WL/KEE/003	Site Address: Land at Church Lane, Keelby	Status: Allocate
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Size(ha): 4.45	Current use:
Indicative capacity: 100	Brownfield/Greenfield: Greenfield
Hierarchy (new): Large Villages	
<p>Summary: The site is land located to the north of residential areas on Church Lane. There is an allocated site to the north-west, playing fields to the north and fields to the west. There is a public right of way through the site.</p> <p>Conclusion: The site is an existing allocation, proposed to retain.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

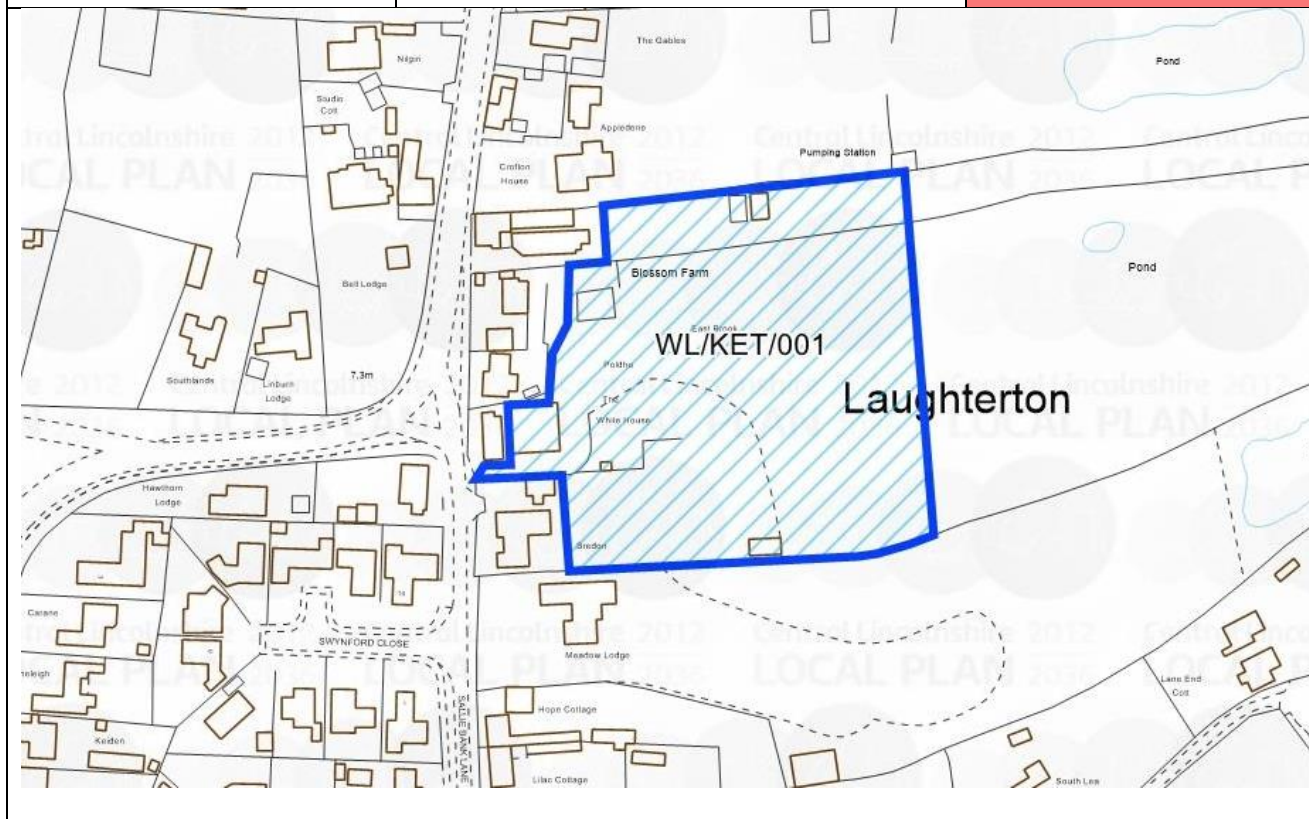
Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 500m	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination. The site adjacent to the East (WL/GLH/02) 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.			

Highways, Transport and Infrastructure

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

Kettlethorpe & Laughterton

Ref: WL/KET/001	Site Address: Rear of Bredon, Sallie Bank Lane, Laughterton, Lincolnshire	Status: Rejected
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Size(ha): 1.20	Current use: Derelict workshop and grassland
Indicative capacity: 20	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	
<p>Summary: The site is a derelict workshop and buildings to the east of Sallie Bank Lane. There are dwellings to the west of the site and fields to the east and south. The site is within flood zone 2 and partly within flood zone 3.</p> <p>Conclusion: The site is constrained by the location within flood zone 2 and 3. Laughterton is a small village with limited services and connections. It is proposed not to allocate in this location.</p>	

Constraints

Environmental

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

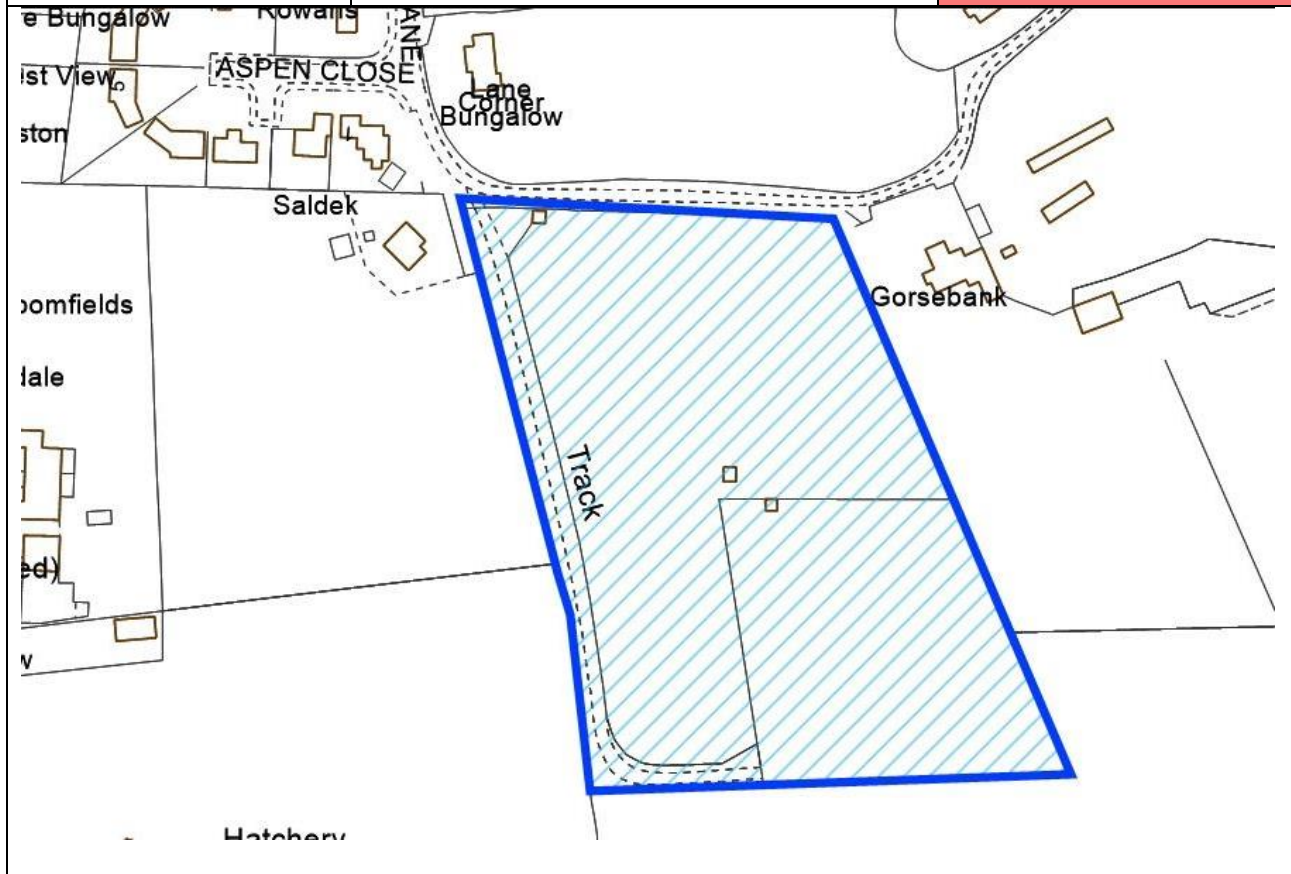
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/KET/002	Site Address: Land adjacent to Gorsebank, Sallie Bank Lane, Laughterton, Lincolnshire	Status: Rejected
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Size(ha): 2.16	Current use: Grazing
Indicative capacity: 32	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is located to the south of Sallie Bank Lane, extending into fields. There are dwellings to the north of the site. The site is within Flood zone 2 and 3.

Conclusion:

The site is constrained by the location within flood zone 2 and 3. Laughterton is a small village with limited services and connections. It is proposed not to allocate in this location.

Constraints

Environmental

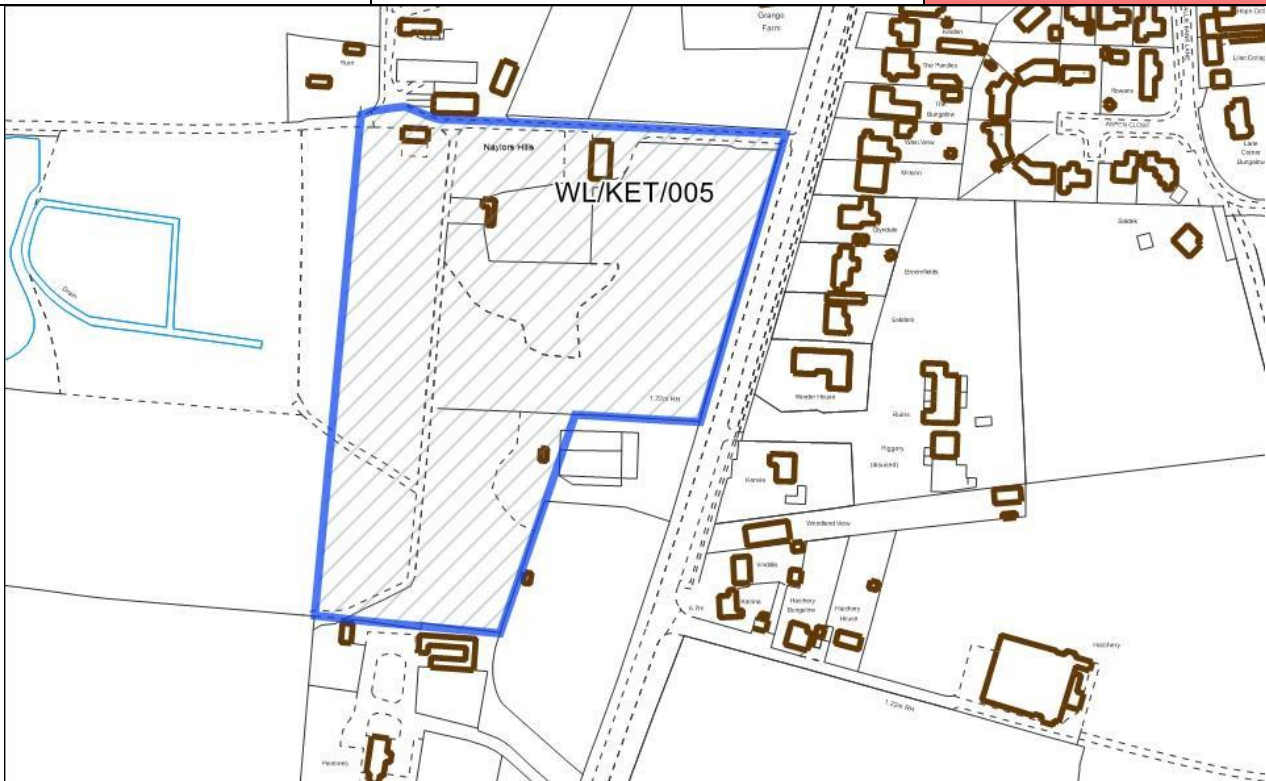
Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
NE of a site with a history of odour and dust complaint (WL/KET/004)			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/KET/005	Site Address: Land west of A1133, Laughterton	Status: Rejected
		
Size(ha): 3.28	Current use:	
Indicative capacity: 49	Brownfield/Greenfield: Mixed	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is a wooded area to the west of the A1133. There are farm buildings to the north and south of the site and woodland to the west.</p> <p>Conclusion:</p> <p>The site is constrained by the location within flood zone 2. Laughterton is a small village with limited services and connections. It is proposed not to allocate in this location.</p>		

Constraints

Environmental

Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Parts of the site would appear to have potential for surface water flooding in events of 1@30 and greater. The site bounds an area of unknown filled land and is down wind of a farm with history and potential for nuisance complaints.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

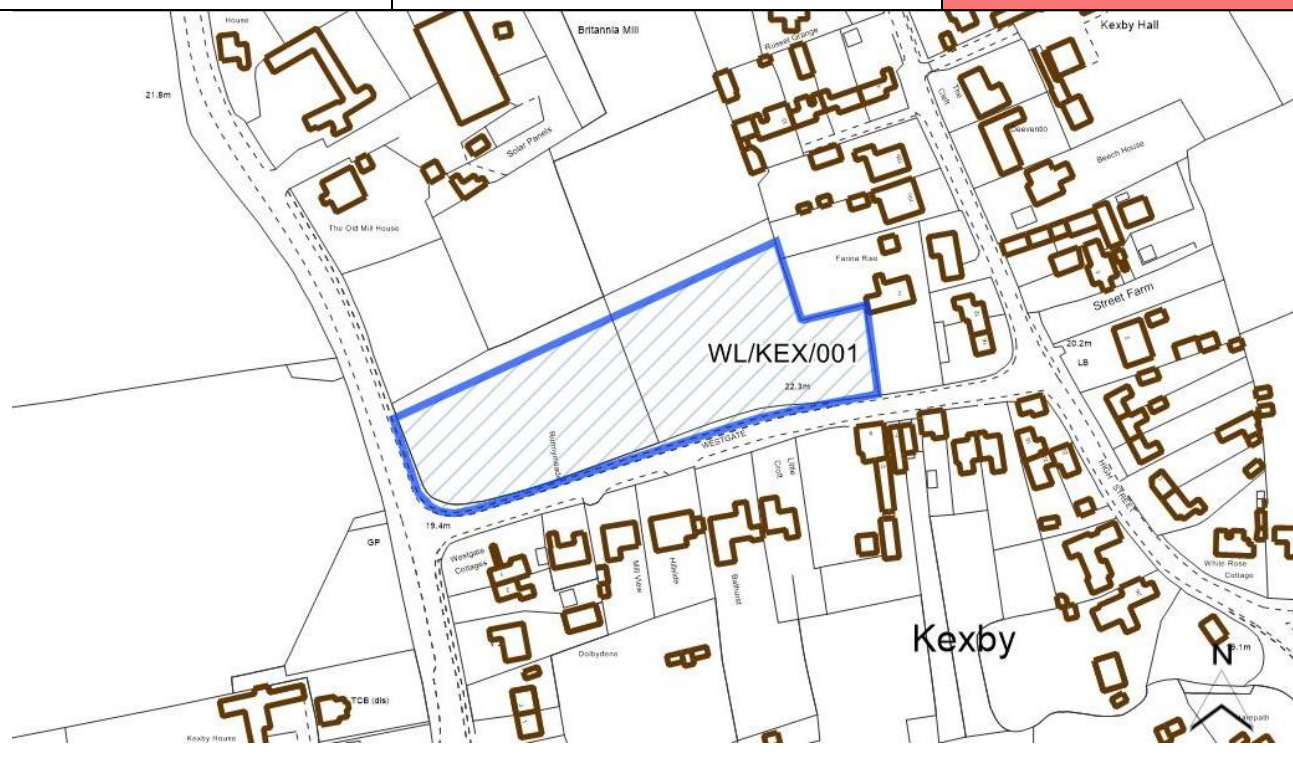
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Kexby

Ref: WL/KEX/001	Site Address: Land north of Westgate, Kexby	Status: Rejected
		
Size(ha): 0.72	Current use: Agriculture/grazing	
Indicative capacity: 12	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is a linear area of land that runs along Westgate, slightly raised above the level of the road. There are dwellings to the north-east and south of the site. The site is located within the green wedge.</p> <p>Conclusion:</p> <p>The site is constrained by the location within the green wedge. Kexby is a small village with limited services and connection. Proposed not to allocate.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/KEX/002	Site Address: Land east of Upton Road, Kexby	Status: Rejected
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Size(ha): 0.16	Current use: Agriculture/orchard
Indicative capacity: 3	Brownfield/Greenfield: Greenfield
Hierarchy (new): Small Villages	

Summary:

The site is a small area of land with a number of trees within it. There are pylons crossing the site and the site is within the green wedge.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Constrained by trees, pylons and location within the green wedge. Proposed not to allocate.

Constraints

Environmental

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


Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Knaith

Ref: WL/KNAI/001	Site Address: Land north of Willingham Road, Knaith Park	Status: Rejected
		
Size(ha): 0.71	Current use:	
Indicative capacity: 12	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Small Villages		
<p>Summary:</p> <p>The site is an area of land to the north of Willingham Road. There are dwellings to the west and south of the site, separated from the site by the road.</p> <p>Conclusion:</p> <p>The site is detached from existing development and would extend into the countryside.</p> <p>Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	g	Ancient Woodland	yes,100m north
Surface water flood risk	g	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
Opposite Village Hall, potential for nuisance noise			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

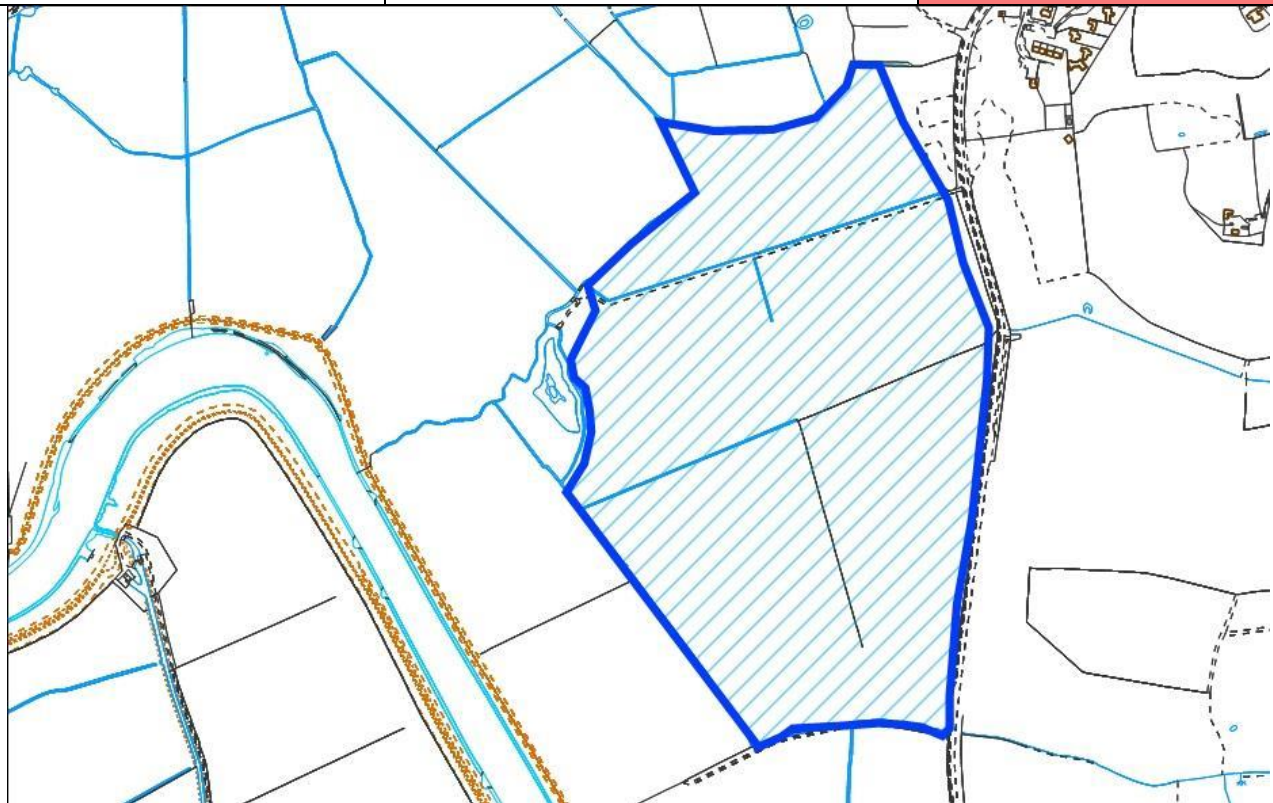
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Will need footway and connections to PROW the other side of Willingham Road	

Lea

Ref: WL/LEA/001	Site Address: Land west of Moor House, Lea	Status: Rejected
		
Size(ha): 45.74	Current use: Agricultural	
Indicative capacity: 823	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is a large area of arable fields to the south of Lea. The A156 runs to the eastern boundary of the site. The site is within Flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is a large area extending into the countryside. It is constrained by the location within flood zone 3. Proposed not to allocate.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Constraints

Environmental


Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	Yes
Local Wildlife Site	Yes	Agricultural Land	Yes Grade 3
SSSI	Within 500m		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is bounded at the west by flood zones 2 & 3 and watercourses to the east have been 'lost'. History of surface water flooding to the east, including of property and of under capacity of foul sewers.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has previously been subject to a geophysical survey and a small amount of trial trenching. We have therefore previously recommended that the areas of potential archaeological interest identified are fully evaluated by a more complete programme of trial trenching prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
No objection in principle to a residential development on this site. A Transport assessment and Travel Plan will be required whether any off site mitigation works and S.106 developer contributions will be required.	

Ref: WL/LEA/002A	Site Address: Lea Estate Farm, Gainsborough Road, Lea	Status: Rejected
		
Size(ha): 1.15	Current use:	
Indicative capacity: 20	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>A smaller area of LEA/002, the site is to the rear of properties on Gainsborough Road. There are listed buildings to the east of the site and a Local Wildlife Site within the site.</p> <p>Conclusion:</p> <p>The site is constrained by the Local Wildlife Site. Other sites are preferable. Proposed not to allocate.</p>		

Constraints

Environmental

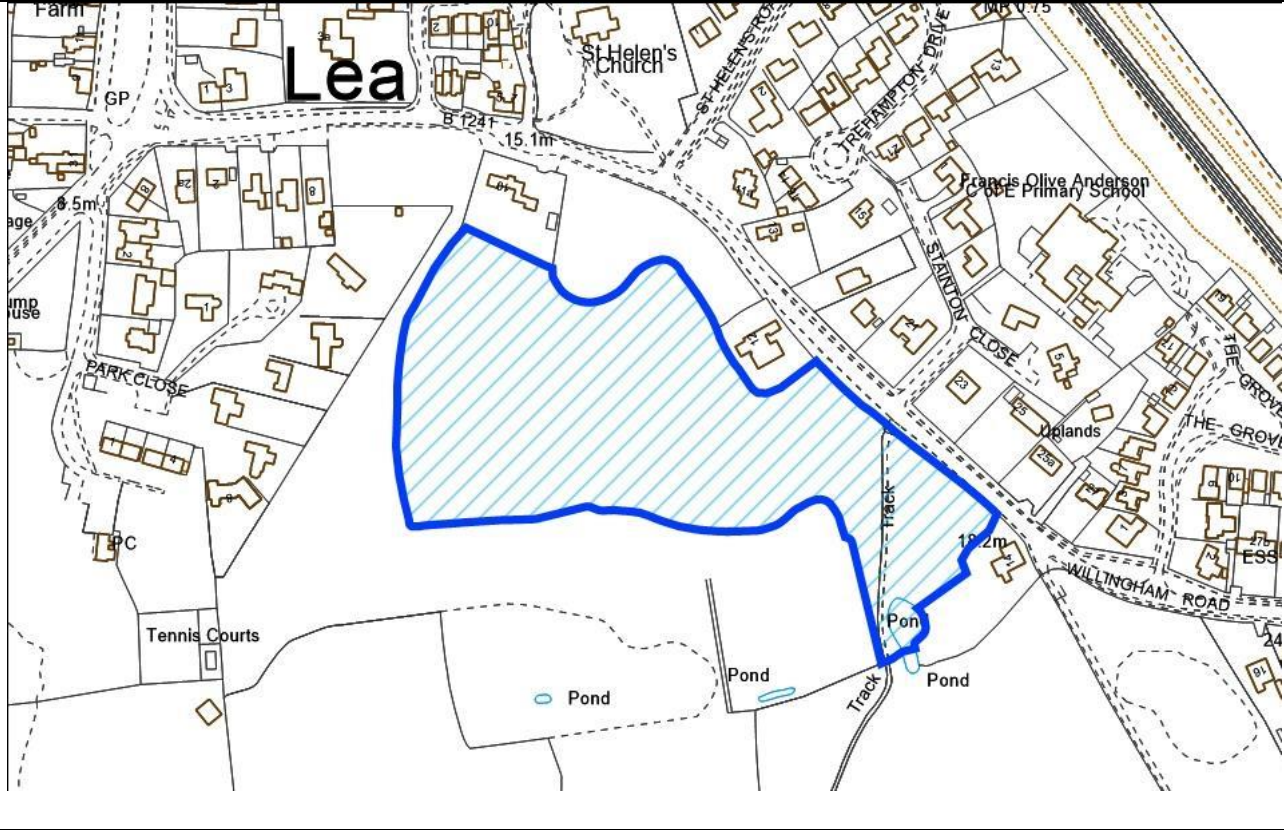
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	Yes
Local Wildlife Site	Yes	Agricultural Land	Yes Grade 3
SSSI	Within 500m		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is bounded at the west by flood zones 2 & 3 and watercourses to the east have been 'lost'. History of surface water flooding to the east, including of property and of under capacity of foul sewers.			
Minerals and Waste			
Minerals Resource Safeguarding Area			
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 200m	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has previously been subject to a geophysical survey. We have therefore previously recommended that the areas of potential archaeological interest identified are fully evaluated by trial trenching prior to determination.			

Highways, Transport and Infrastructure

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

Ref: WL/LEA/003	Site Address: Land south of Willingham Road, Lea, Gainsborough	Status: Allocate
		
Size(ha): 3.04	Current use: Agricultural	
Indicative capacity: 61	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>This gently undulating site is used for pasture and includes a pond, some isolated trees and a track running through the site. Thick tree belts border the site to the north, west and south. There are large detached houses to the west, east and north and woodland and fields to the south.</p> <p>Conclusion:</p> <p>The site is an existing allocation and is contained within the Neighbourhood plan. Proposed to retain.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for surface water flooding in the S/E corner			
Minerals and Waste			
Minerals Resource Safeguarding Area	Yes		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

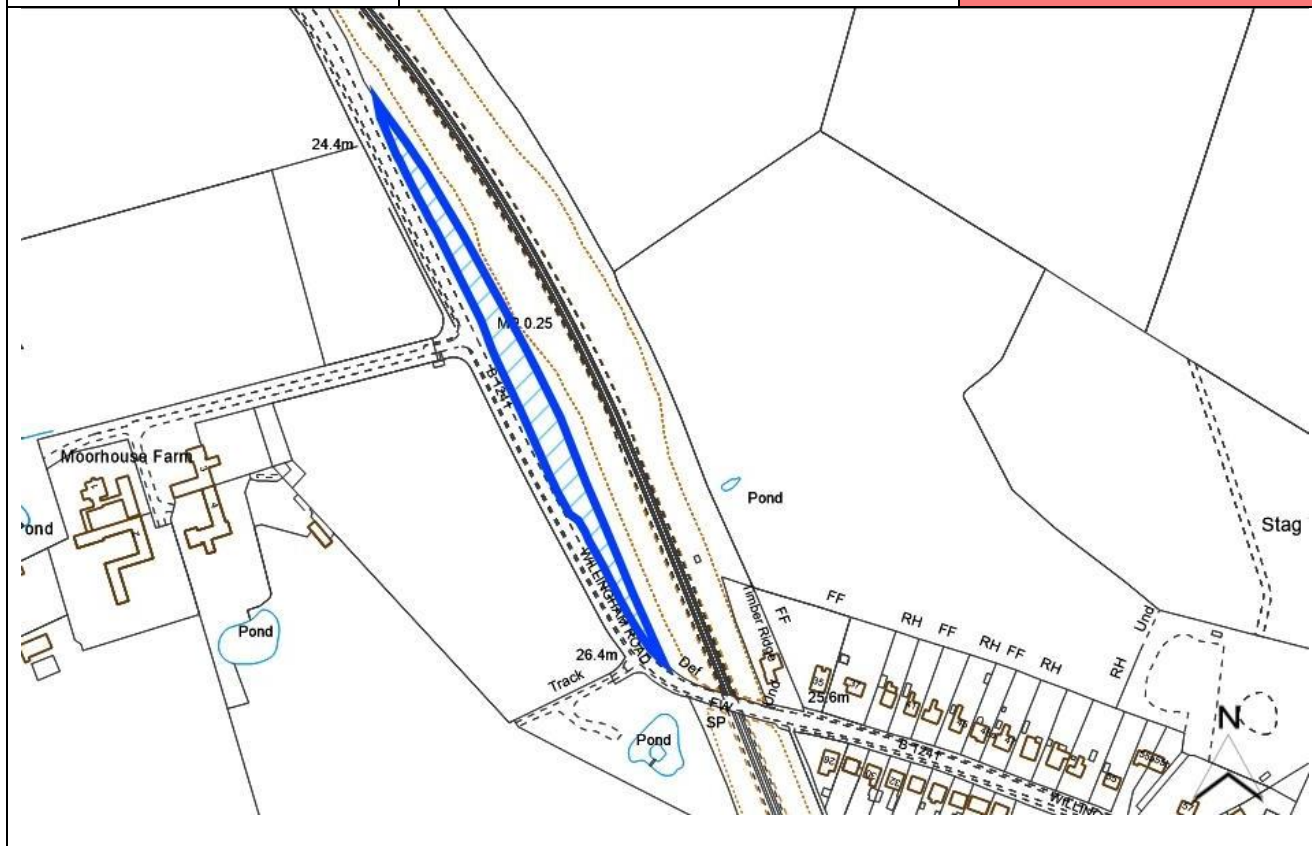
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
There is currently no frontage footway. A crossover point will be required to enable access to the footway on the opposite side of Willingham Road. Site at risk of surface water flooding.	

Ref: WL/LEA/004	Site Address: Land off Willingham Road, Lea	Status: Rejected
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Size(ha): 0.52	Current use: Vacant land
Indicative capacity: 9	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is a narrow area of land alongside the railway line. It is detached from neighbouring development by the railway line and bridge.</p> <p>Conclusion:</p> <p>The site is constrained by the railway line and would have limited capacity to deliver 10 or more dwellings. Proposed not to allocate.</p>	

Constraints

Environmental

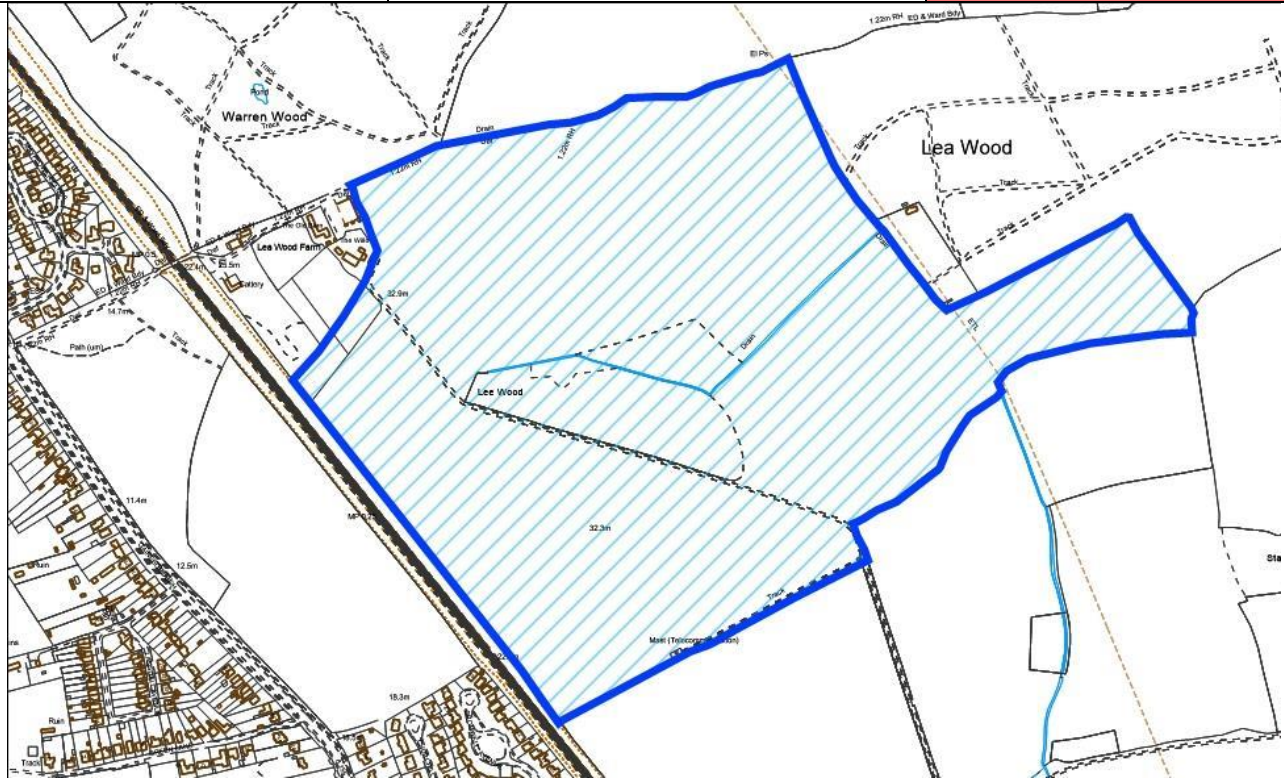
Fluvial flood risk	G	Ancient Woodland	Within 500m
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination from adjacent railway track and by noise in association of rail and road to either side.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/LEA/005	Site Address: Land adjacent to Lea Wood, Lea	Status: Rejected
		
Size(ha): 44.92		Current use: Agriculture
Indicative capacity: 539		Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>Arable fields. Top of scarp so views westwards and slopes slightly eastwards. There is a railway line along western edge and small area of woodland in centre of site. Track (Causeway Lane) crosses site. Hedge and trees along boundaries.</p> <p>Conclusion:</p> <p>The site is located within the Green wedge, Area of Great Landscape Value and is separated from the built footprint by the railway line. Proposed not to allocate.</p>		

Constraints

Environmental

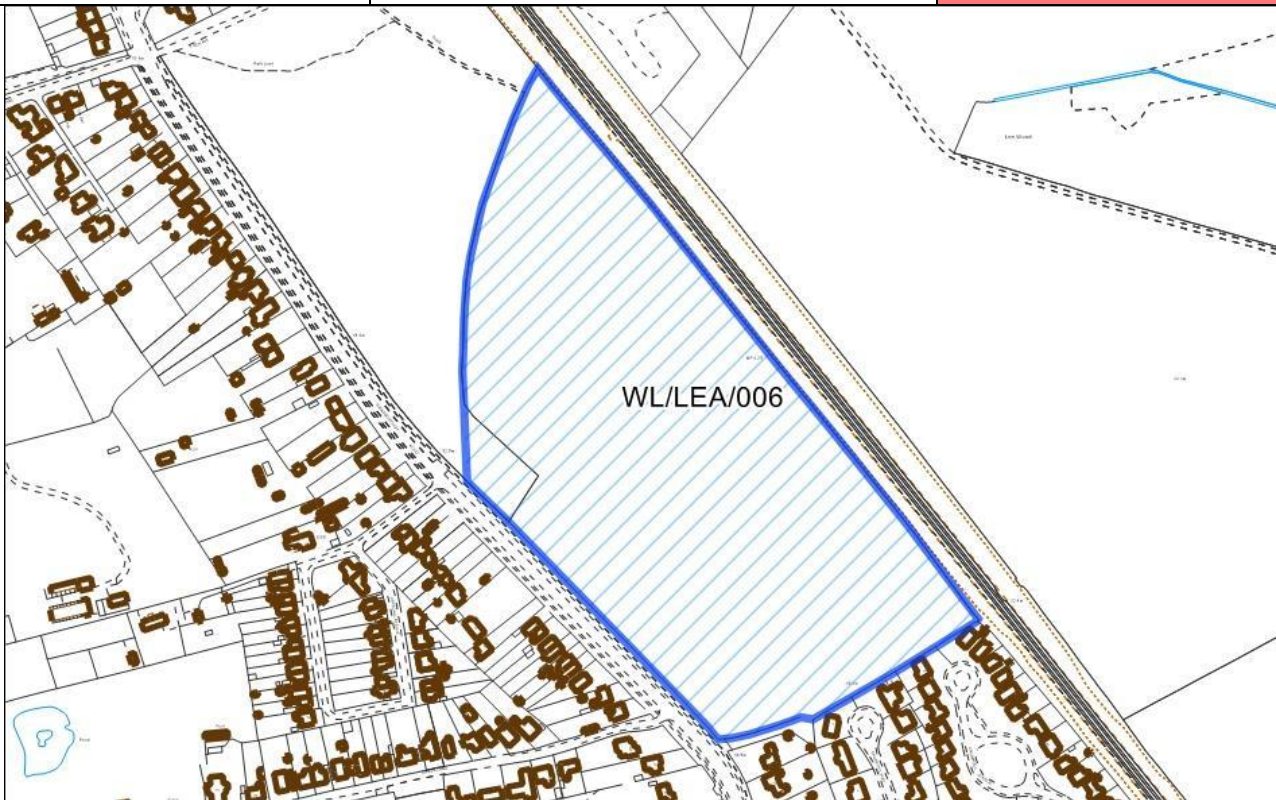
Fluvial flood risk	G	Ancient Woodland	Yes
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			Yes
Opportunity for creation – joined up			Yes
Environmental Health Comments			
Potential for noise and contamination in relation to the adjacent railway on the West boundary, from contamination, noise, dust and odour from farming within the N/W boundary and for surface water flooding along the East boundary as well as centrally in relation to a watercourse.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Land located with no direct access to the highway. Would require significant improvement to local highway infrastructure. Site at risk of surface water flooding.	

Ref: WL/LEA/006	Site Address: Land east of Gainsborough Road, Lea	Status: Rejected
		
Size(ha): 8.24	Current use:	
Indicative capacity: 124	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is an area of land to the north-east of existing dwellings and to the east of Gainsborough Road. There are hedgerows to the boundary.</p> <p>Conclusion:</p> <p>The site is constrained by the location within the green wedge and Area of Great Landscape Value. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	woodland priority area
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
Potential for contamination from the adjacent railway line and potential for noise from the railway line adjacent to the East Boundary and from the road adjacent to the West boundary			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

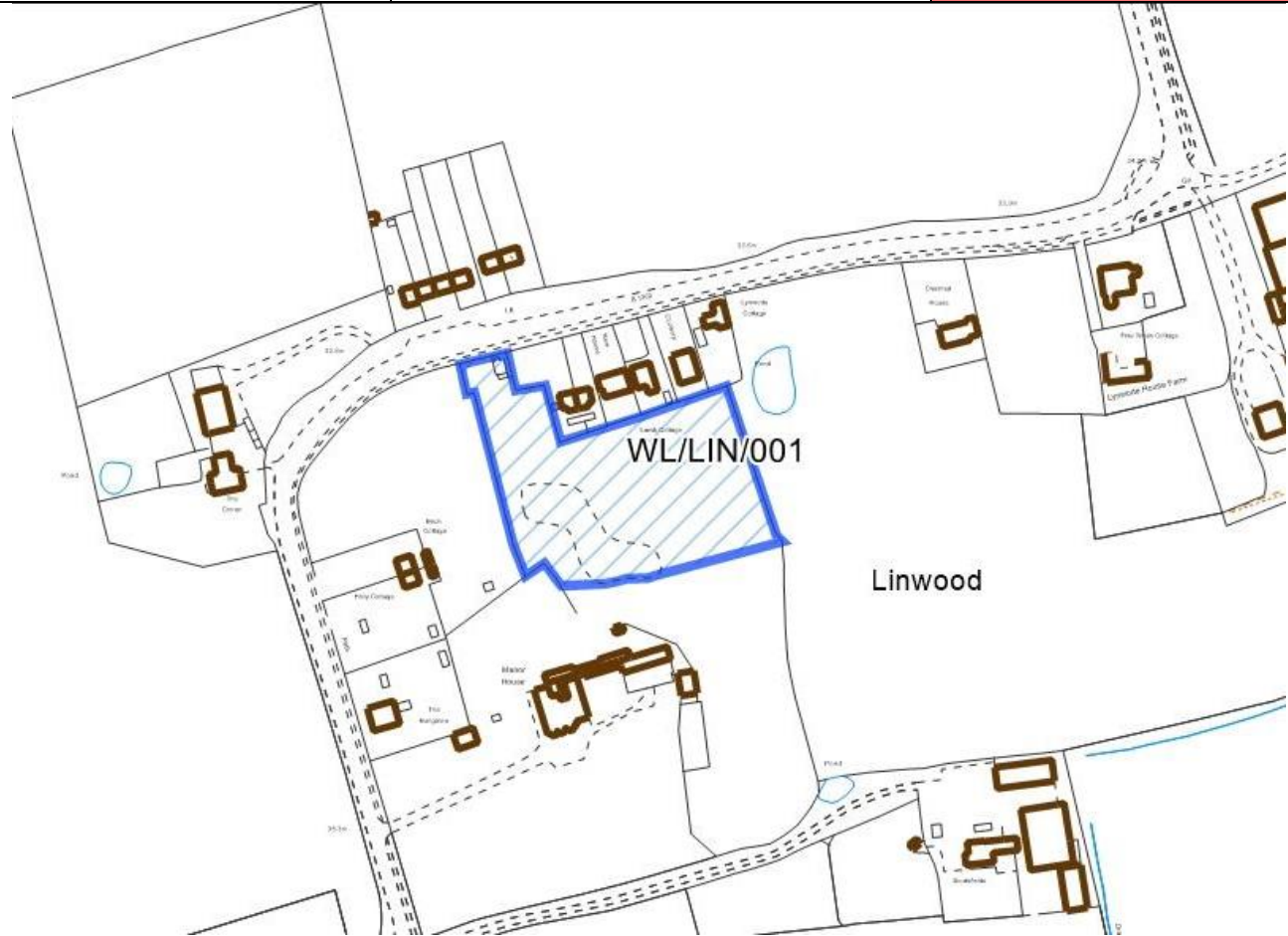
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	Yes
Green Wedge/Settlement break	Yes		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May need some mitigation/improvements to the network. - Site at risk of surface water flooding	

Linwood

Ref: WL/LIN/001	Site Address: Site 1, Land south of Main Road, Linwood	Status: Rejected
		
Size(ha): 0.81	Current use:	
Indicative capacity: 21	Brownfield/Greenfield: Mixed	
Hierarchy (new): Hamlet		
<p>Summary:</p> <p>The site is an area of land to the south of dwellings on Main Road. There are dwellings to the west and east.</p> <p>Conclusion:</p> <p>The site is located within a hamlet, proposed not to allocate.</p>		

Constraints

Environmental

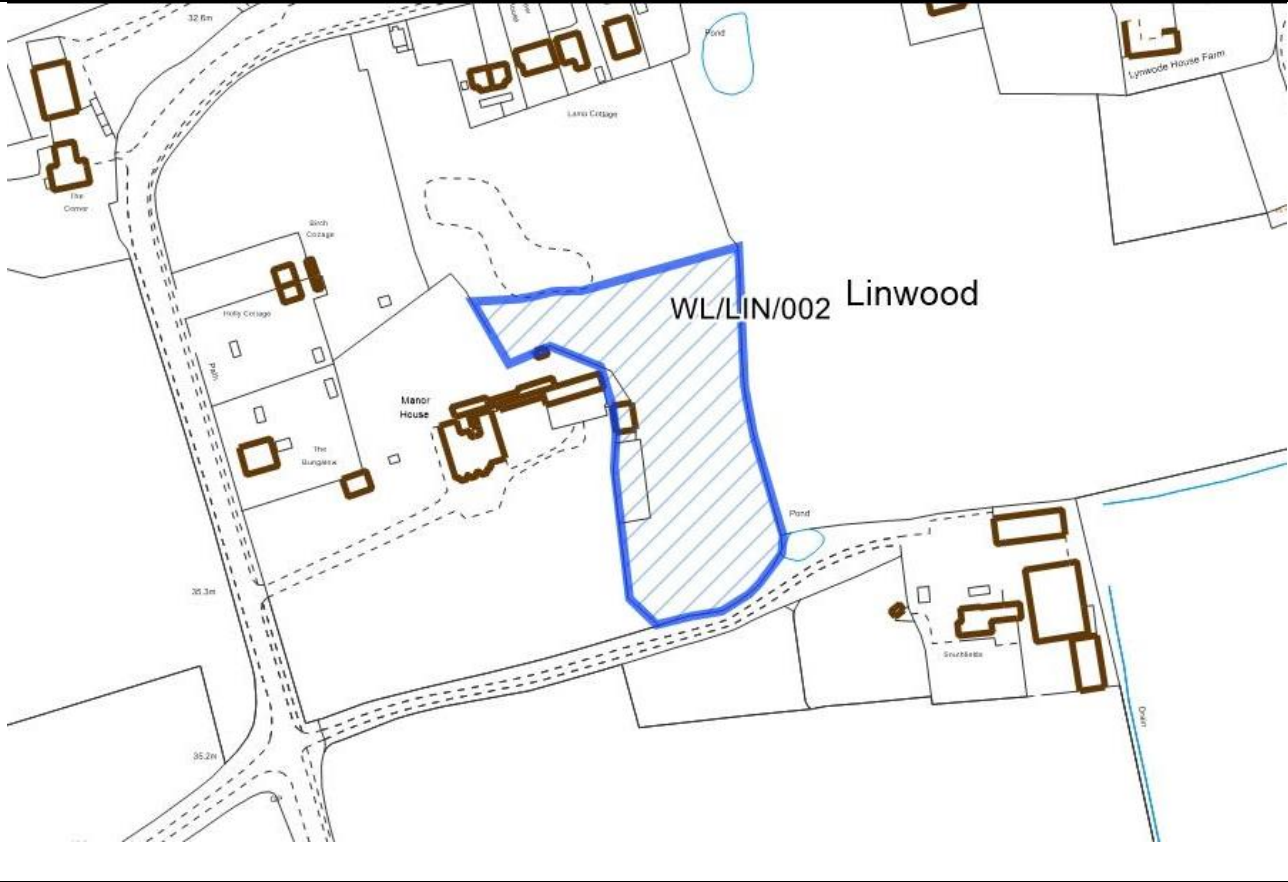
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/LIN/002	Site Address: Site 2, Land east and south of Main Road, Linwood	Status: Rejected
		
Size(ha): 0.72	Current use:	
Indicative capacity: 18	Brownfield/Greenfield: Mixed	
Hierarchy (new): Hamlet		
<p>Summary:</p> <p>The site is located to the east of Manor House. There are dwellings to the north and west of the site.</p> <p>Conclusion:</p> <p>The site is located within a hamlet, proposed not to allocate.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/LIN/003	Site Address: Site 3, Land east and south of Main Road, Linwood	Status: Rejected
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Size(ha): 0.68	Current use:
Indicative capacity: 17	Brownfield/Greenfield: Mixed
Hierarchy (new): Hamlet	
<p>Summary:</p> <p>The site is land located to the south of Manor House and adjacent to the B1202. There are dwellings to the north of the site and fields to the south and west.</p> <p>Conclusion:</p> <p>The site is located within a hamlet, proposed not to allocate.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/LIN/004	Site Address: Site 4, Land east and south of Main Road, Linwood	Status: Rejected
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Size(ha): 0.71	Current use:
Indicative capacity: 18	Brownfield/Greenfield: Mixed
Hierarchy (new): Hamlet	

Summary:

The site contains the dwelling known as Manor House. There are fields to the south and west of the site and dwellings to the north.

Conclusion:

The site is located within a hamlet, proposed not to allocate.

Constraints

Environmental

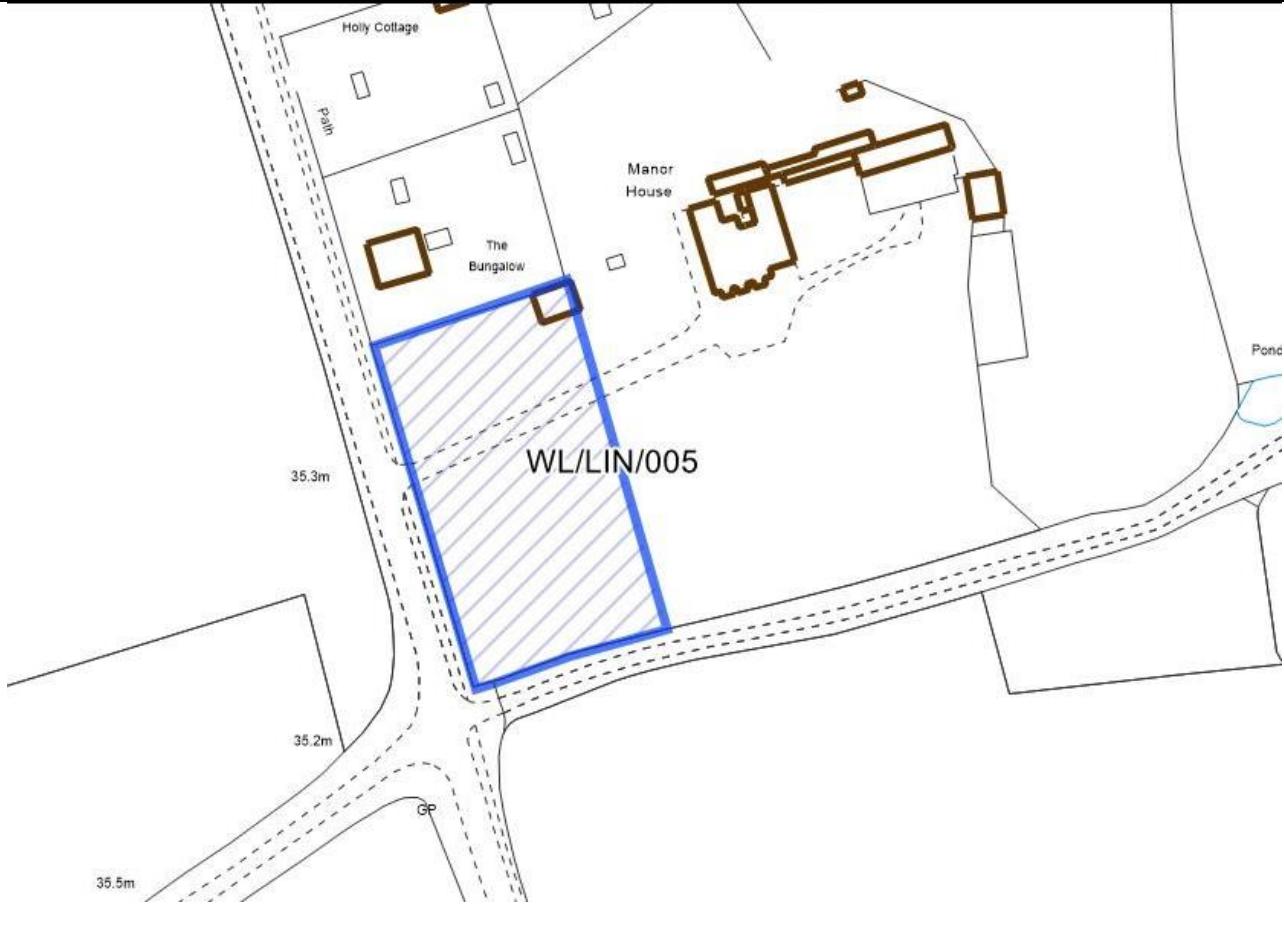
Fluvial flood risk		Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/LIN/005	Site Address: Site 5, Land east south of Main Road, Linwood	Status: Rejected
		
Size(ha): 0.35	Current use:	
Indicative capacity: 11	Brownfield/Greenfield: Mixed	
Hierarchy (new): Hamlet		
<p>Summary:</p> <p>The site is land to the front of Manor House, including the current access point. There are dwellings to the north of the site, with fields to the west and south.</p> <p>Conclusion:</p> <p>The site is located within a hamlet, proposed not to allocate.</p>		

Constraints

Environmental

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

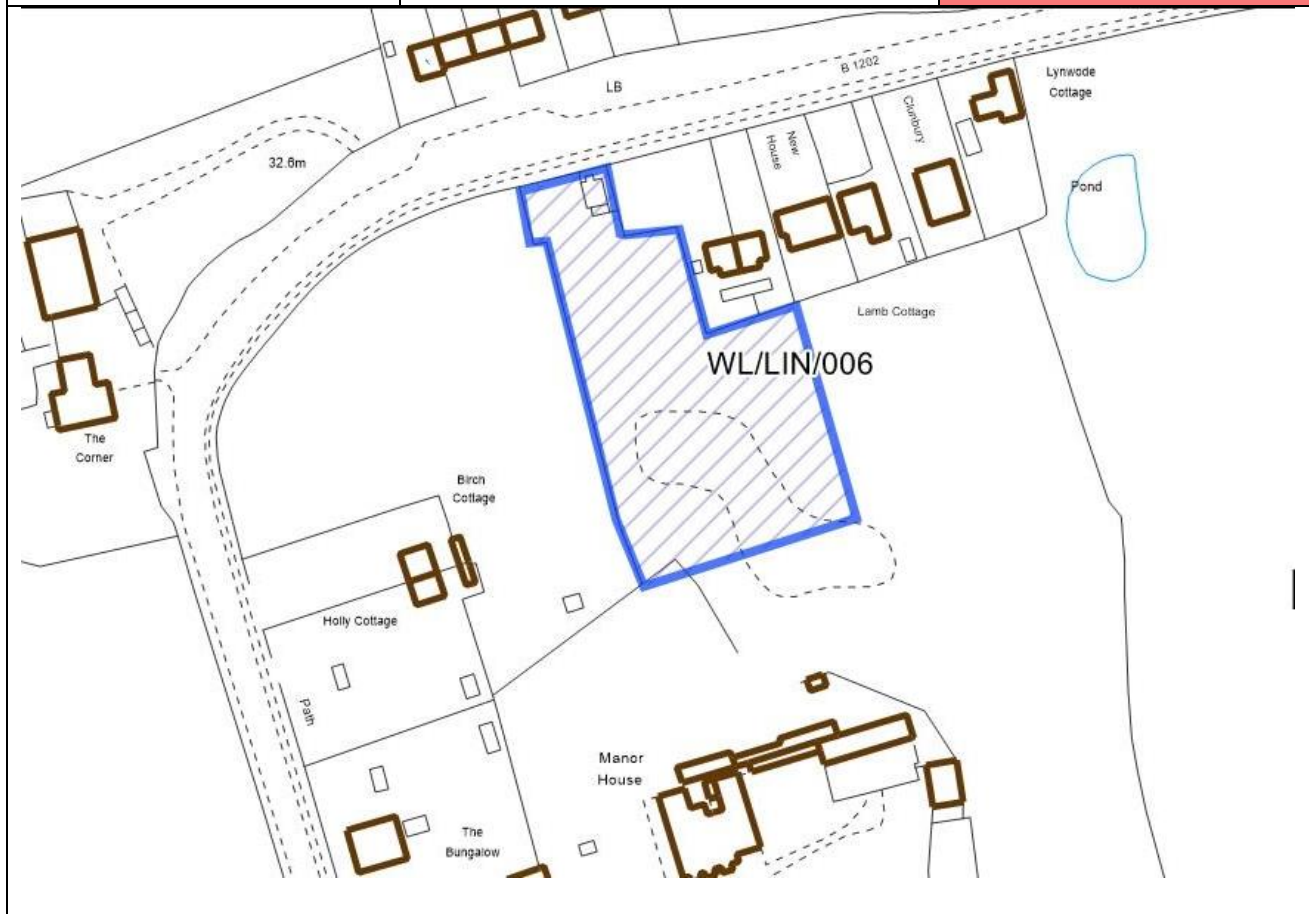
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/LIN/006	Site Address: Site 6, Land south of Main Road, Linwood	Status: Rejected
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Size(ha): 0.37	Current use:
Indicative capacity: 11	Brownfield/Greenfield: Mixed
Hierarchy (new): Hamlet	
<p>Summary:</p> <p>The site is an area of land to the south of dwellings on Main Road. There are dwellings to the west and east.</p> <p>Conclusion:</p> <p>The site is located within a hamlet, proposed not to allocate.</p>	

Constraints

Environmental

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

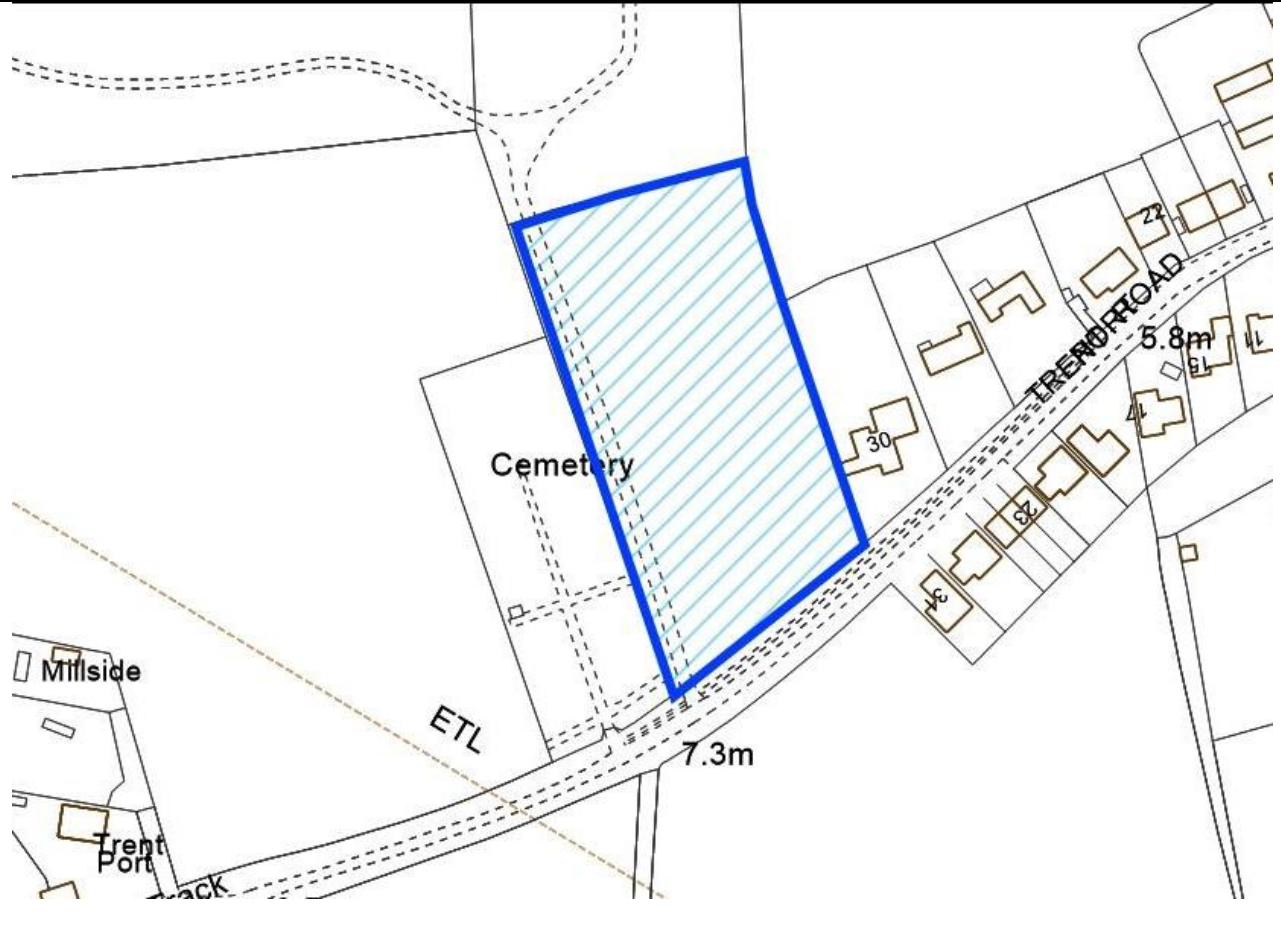
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Marton

Ref: WL/MAR/002	Site Address: Land off Trent Port Road, Marton	Status: Rejected
		
Size(ha): 0.80		Current use: Grazing
Indicative capacity: 14		Brownfield/Greenfield: Mixed
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is land located to the east of the cemetery on Trent Port Road. There are dwellings to the east and fields to the north and west of the site. The southern boundary of the site is within flood zone 2.</p> <p>Conclusion:</p> <p>The site extends into countryside. Other site preferable.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site bounds a cemetery or graveyard with potential for contamination and the southern end is in Flood Zone 2			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

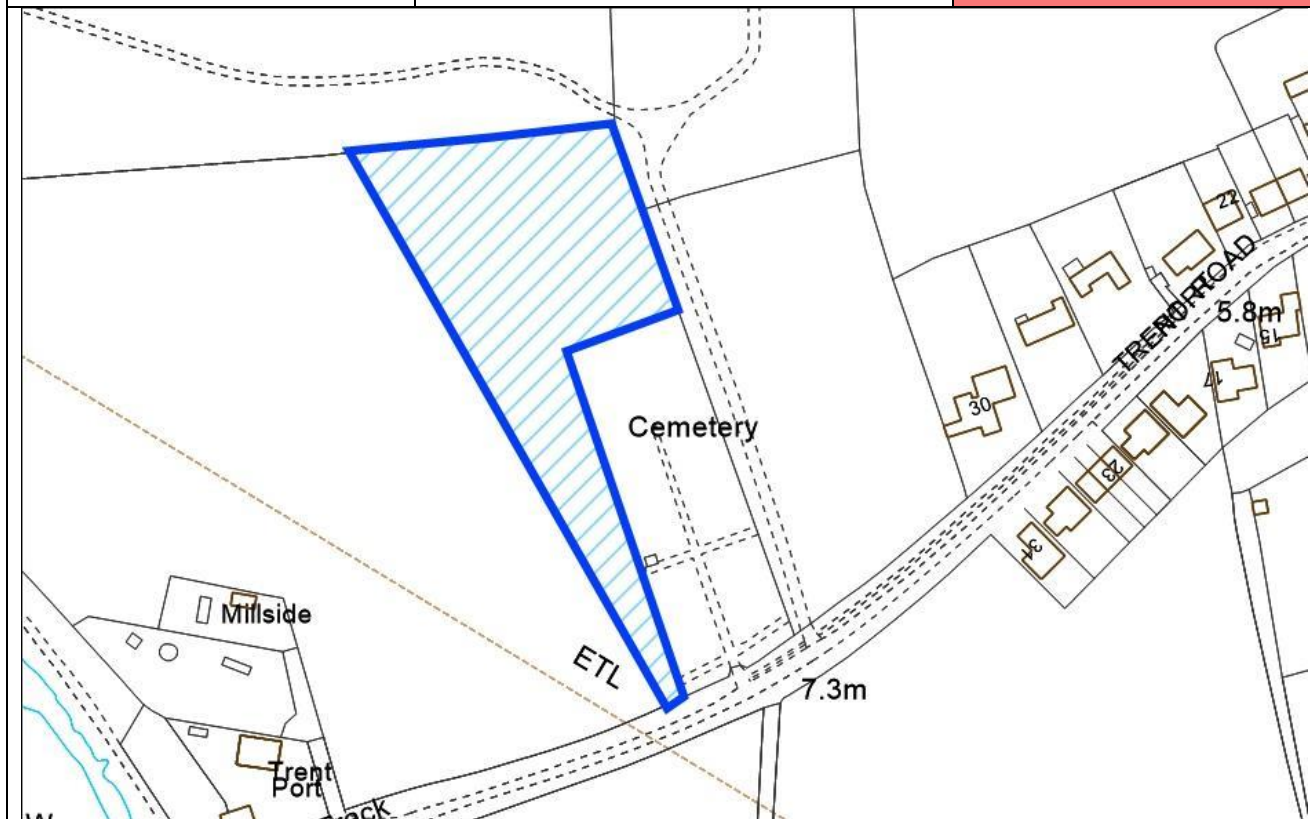
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
May require improvements to Trent Port Road and pedestrian links.	

Ref: WL/MAR/003	Site Address: Part of OS5166 field, Marton	Status: Rejected
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Size(ha): 0.69	Current use: Grazing
Indicative capacity: 18	Brownfield/Greenfield: Greenfield
Hierarchy (new): Countryside	

Summary:

The site is land to the west of the cemetery on Trent Port Road. There are fields to the north and west of the site.

Conclusion:

The site is detached from settlement and extends into countryside. Other sites are preferable.

Constraints

Environmental

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

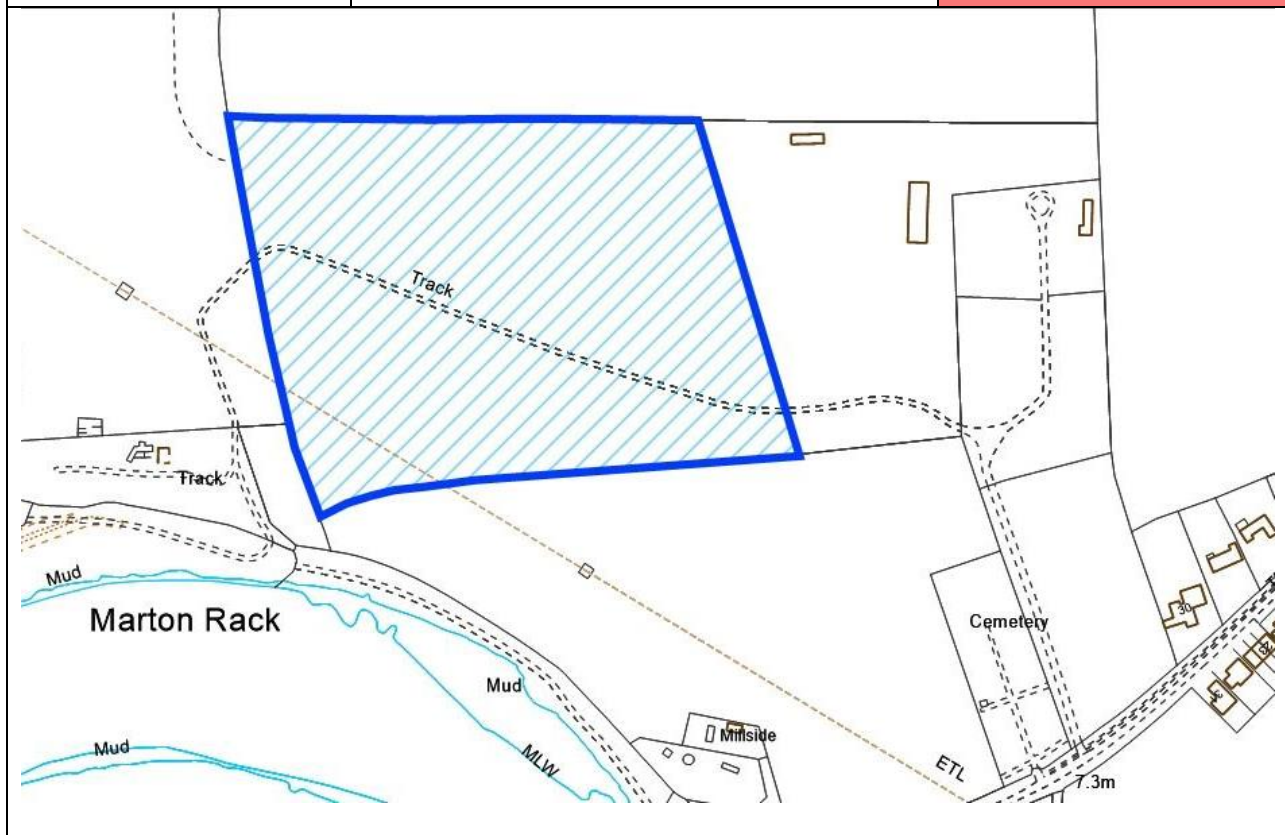
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MAR/004	Site Address: Land north of Trent Port Road, Marton	Status: Rejected
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Size(ha): 4.41	Current use: Grazing
Indicative capacity: 99	Brownfield/Greenfield: Greenfield
Hierarchy (new): Countryside	

Summary:

The site is land to the west of the built footprint of Marton. The River Trent is to the south of the site. There are fields to the north and west of the site.

Conclusion:

The site is detached from settlement and in countryside. Proposed not to allocate.

Constraints

Environmental

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

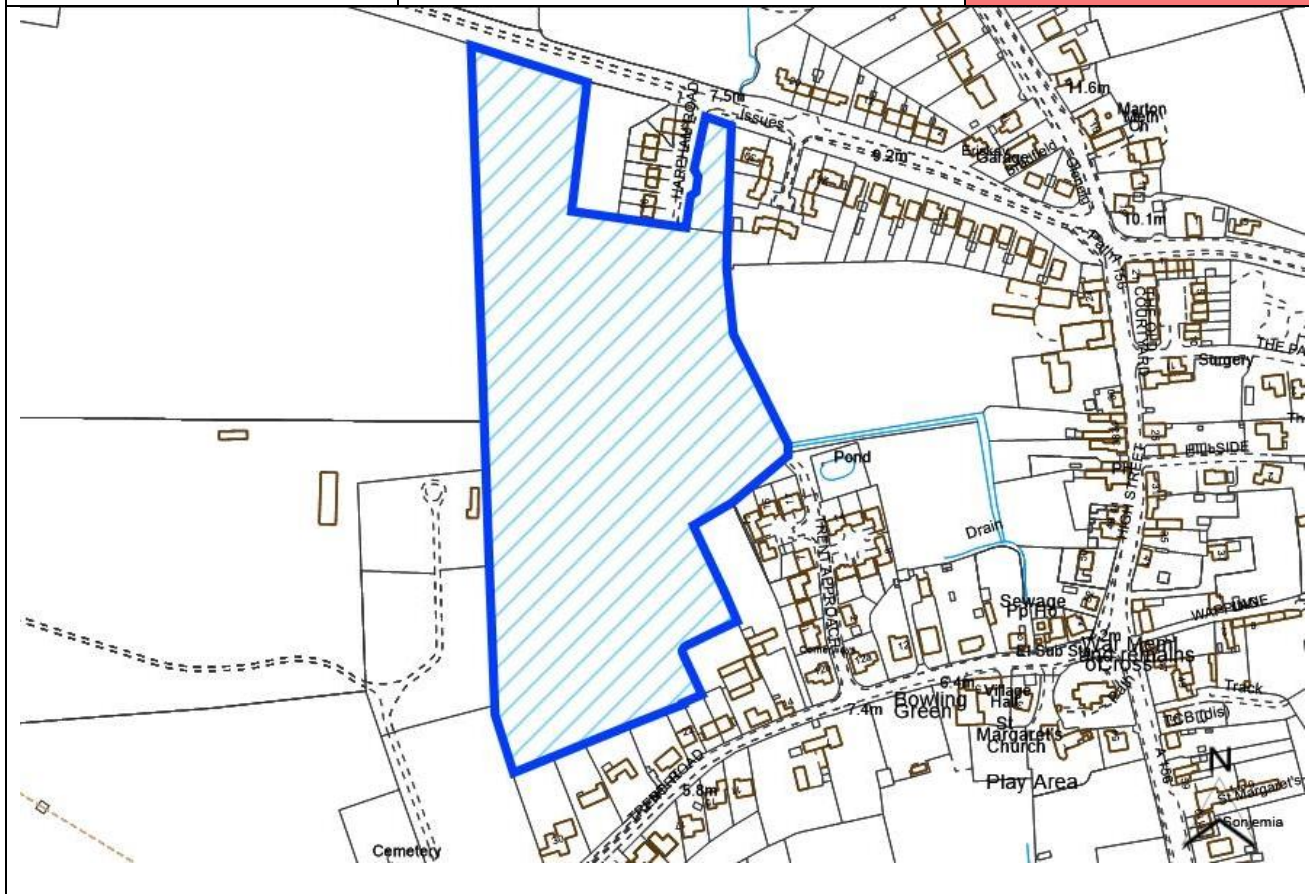
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MAR/005	Site Address: Land off Trent Port Road, Marton (via Trent Approach), Gainsborough DN21 5AH	Status: Rejected
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Size(ha): 4.95	Current use: Grazing
Indicative capacity: 74	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is land located between Trent Port Road and Littleborough Lane. There are dwellings to the north and south of the site. The site is within flood zone 2.</p> <p>Conclusion:</p> <p>The site is large and extends the built footprint, impacting on the character of the village. Constrained by flood zone 2. Other sites preferable.</p>	

Constraints

Environmental

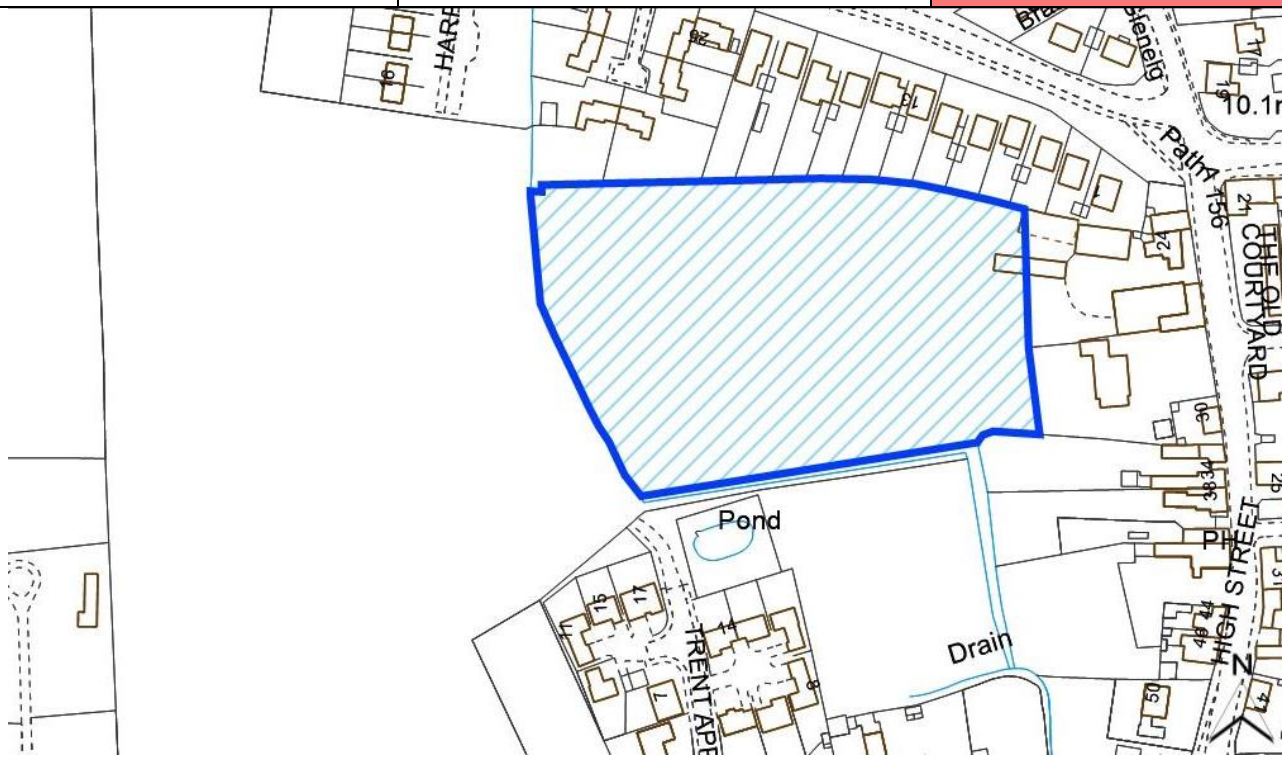
Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	Adjacent
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is entirely in Flood Zone 2 and has potential for surface water flooding in the North of the site and down the East boundary			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MAR/006	Site Address: Land west of High Street, Marton	Status: Rejected
		
Size(ha): 1.47	Current use: Agricultural	
Indicative capacity: 25	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is an area of land between properties on Littelborough Lane and Trent Approach. The site is within flood zone 2.</p> <p>Conclusion:</p> <p>The site is constrained by flood zone 2. Other sites are preferable.</p>		

Constraints

Environmental

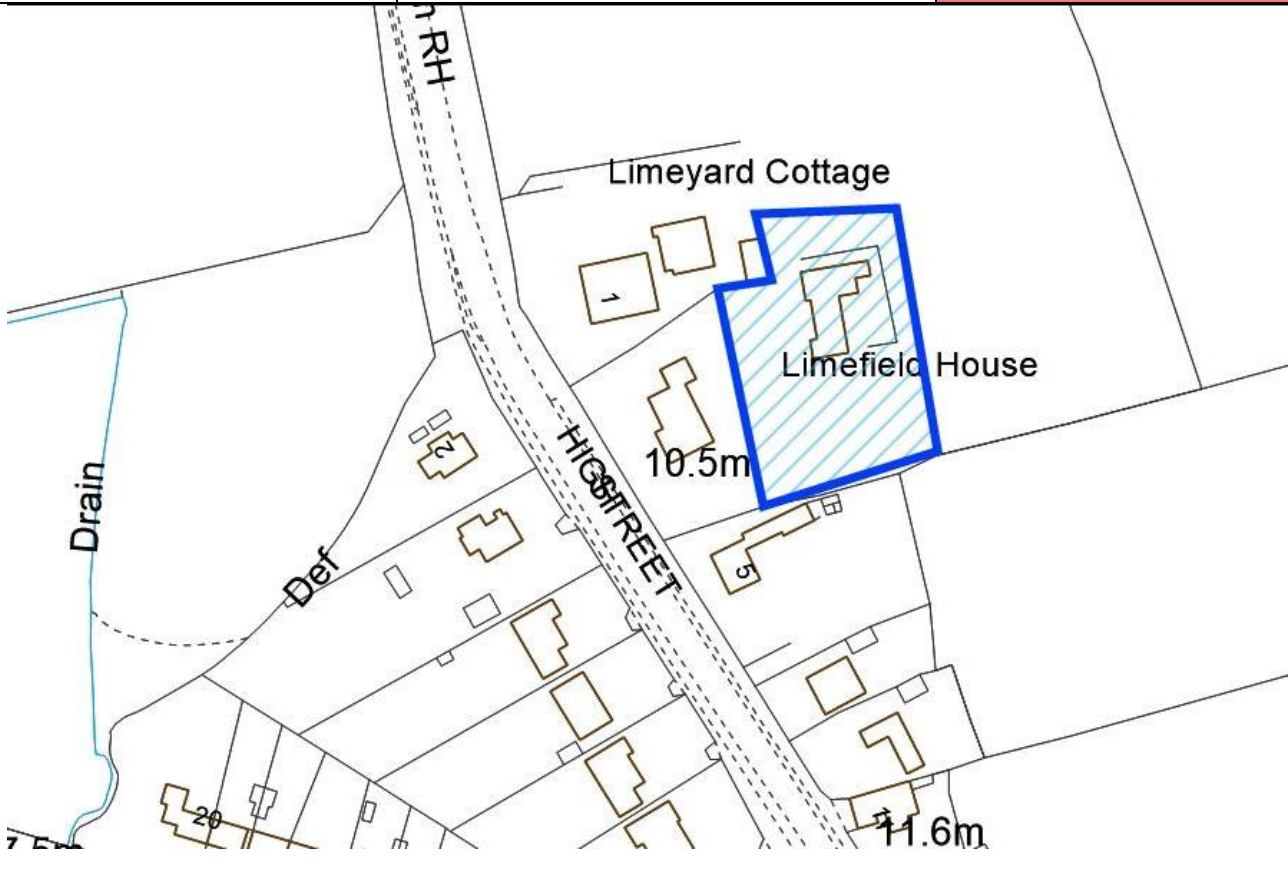
Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	Yes
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Indistinctly defined boundaries (6 & 15 in the same section) North of the site (6?) has potential for surface water flooding along the west boundary in association with an apparent watercourse, as does the South (15?). Traversing from the N/E through to the S/W of the combined site would appear to be a well utilised agricultural and mixed use access track indicative of potential for continued access and associated noise. A substantial portion of the South site (15?) has potential for surface water. The whole area is in Flood Zone 2. flooding as does the length of the south boundary.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Would ideally have permeability through both Trent Approach and Harpham Road.	

Ref: WL/MAR/007	Site Address: Limefield House, High Street, Marton DN21 5AA	Status: Rejected
		
Size(ha): 0.26	Current use: Garden	
Indicative capacity: 5	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is a dwelling and garden land to the east of High Street. There are dwellings to the south and west of the site. The site is within the Area of Great Landscape Value.</p> <p>Conclusion:</p> <p>A small site with limited capacity, unlikely to deliver 10 or more dwellings.</p>		

Constraints

Environmental

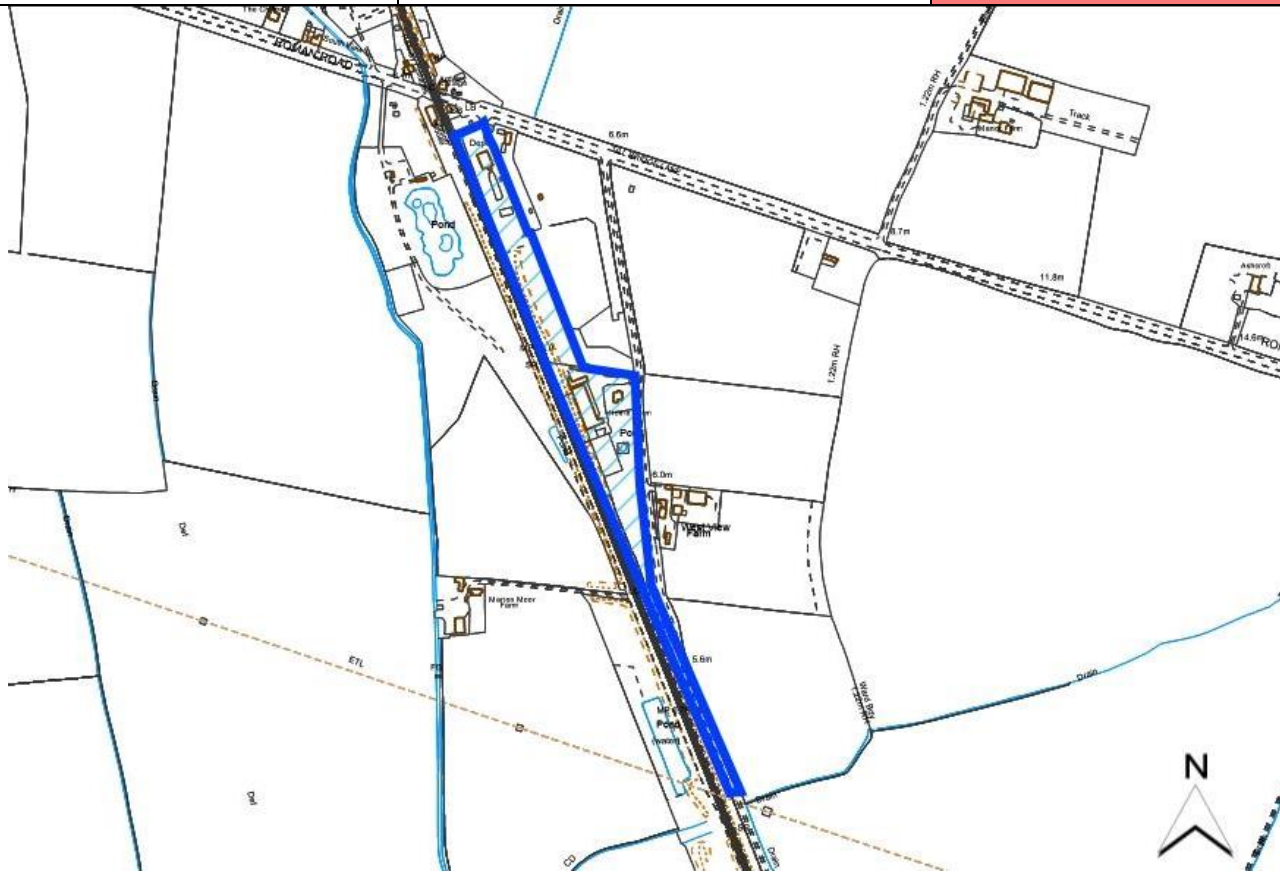
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MAR/011	Site Address: Former railway goods yard, Stow Park	Status: Rejected
		
Size(ha): 2.25	Current use: Railway goods and coal yard, fuel distribution centre and tanker park, agricultural workshop and storage	
Indicative capacity: 51	Brownfield/Greenfield: Brownfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is a coal yard and workshop to the south of Tillbridge Lane, adjacent to the railway line. The site has fields to the east and west.</p> <p>Conclusion:</p> <p>The site is detached from the built footprint and located in countryside. Proposed not to allocate.</p>		

Constraints

Environmental

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

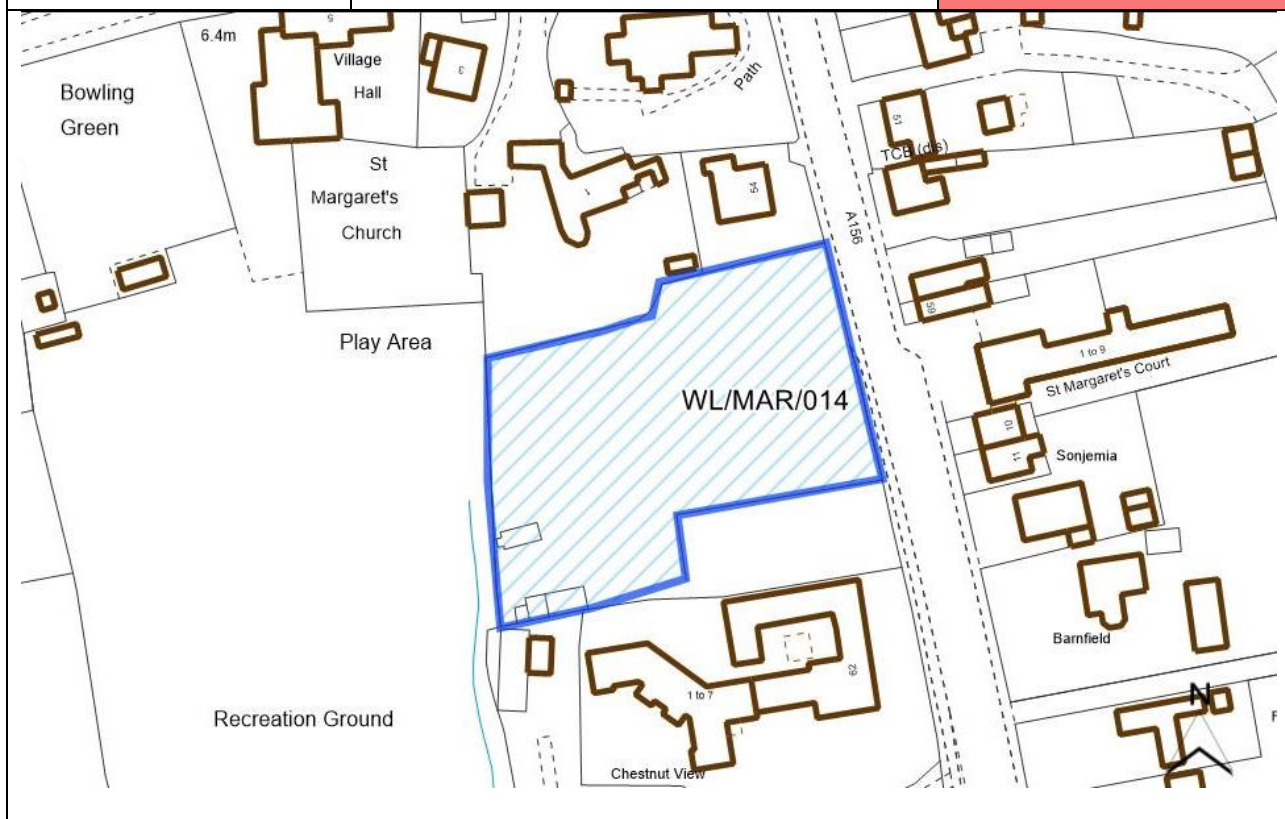
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MAR/014	Site Address: Land west of High Street, south of 54 High Street, Marton	Status: Rejected
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Size(ha): 0.35	Current use:
Indicative capacity: 7	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is grassland located between a residential home to the south and dwellings to the north. The listed Church of St Margaret is to the north of the site. The site is within Flood zone 2.

Conclusion:

A small site with limited capacity, unlikely to deliver 10 or more dwellings. Constrained by flood zone 2. Proposed not to allocate.

Constraints

Environmental

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

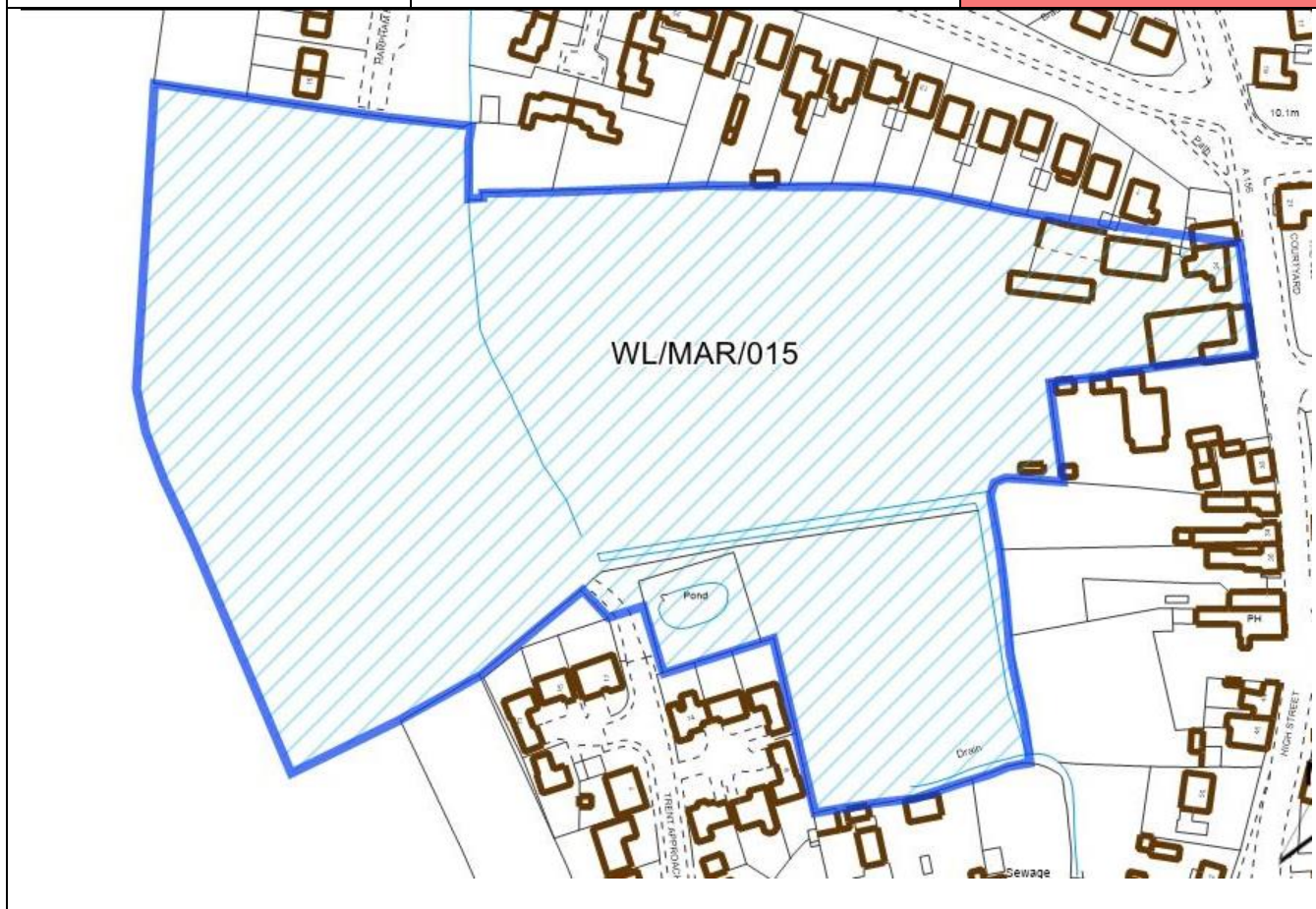
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MAR/015	Site Address: Land west of High Street, north of Trent Approach, Marton	Status: Rejected
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Size(ha): 4.10	Current use:
Indicative capacity: 62	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is land and buildings to the west of High Street. There is a pond and water course within the site. The majority of the site is within flood zone 2.</p> <p>Conclusion:</p> <p>The site extends into the countryside and is within flood zone 2. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Indistinctly defined boundaries (6 & 15 in the same section) North of the site (6?) has potential for surface water flooding along the west boundary in association with an apparent watercourse, as does the South (15?). Traversing from the N/E through to the S/W of the combined site would appear to be a well utilised agricultural and mixed use access track indicative of potential for continued access and associated noise. A substantial portion of the South site (15?) has potential for surface water. The whole area is in Flood Zone 2. flooding as does the length of the south boundary.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

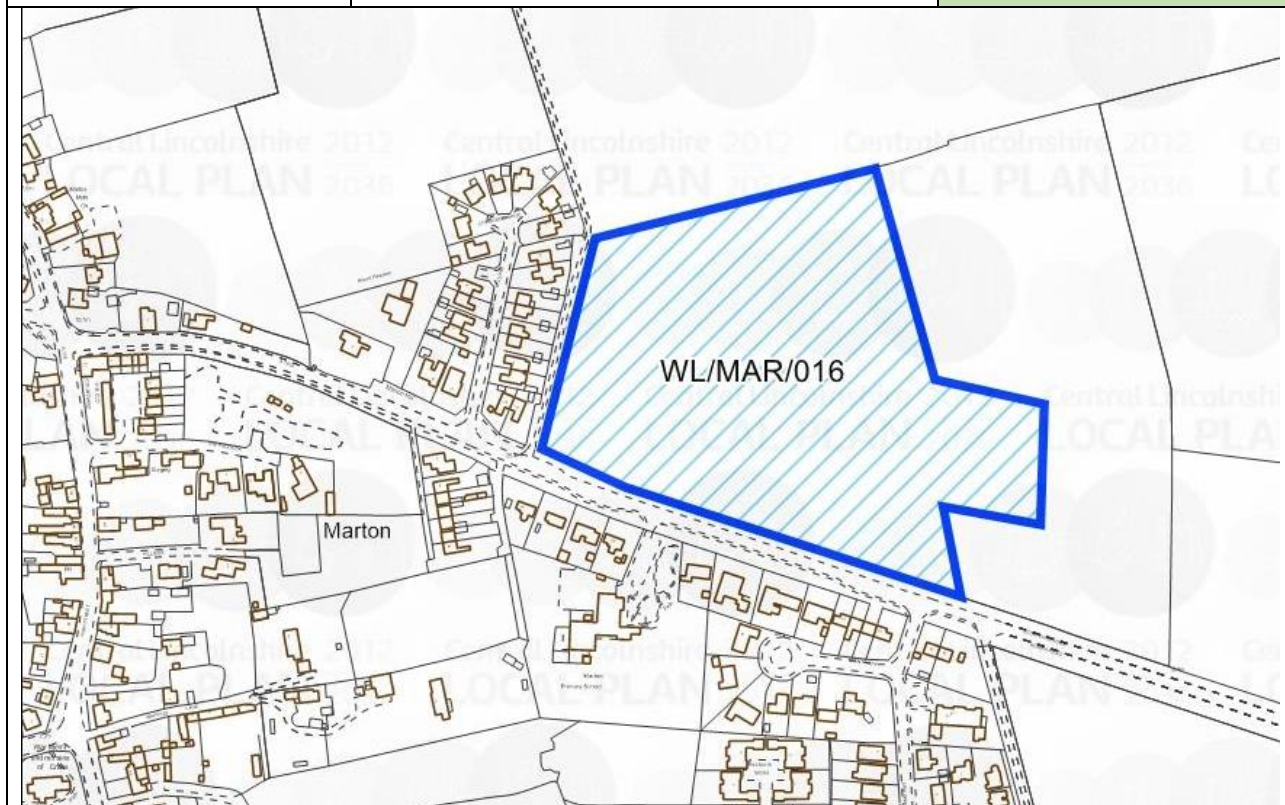
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Acceptable subject to adequate visibility splays. Site at risk of surface water flooding.	

Ref: WL/MAR/016	Site Address: Land off Stow Park Road, Marton	Status: Allocate
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Size(ha): 4.37	Current use: Agricultural
Indicative capacity: 39	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	

Summary:

The site is agricultural land to the east of dwellings on Mount Pleasant Close. There are fields to the north and east of the site and Marton Primary School to the south.

Conclusion:

The site has planning permission for 39no dwellings, proposed to allocate.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There is a pipeline crossing the site as well as a little known culverted watercourse that coincides with a predictive flow path for surface water flooding. The watercourse on the south boundary has been compromised and the watercourse on the north side of the road variously lost/culverted.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

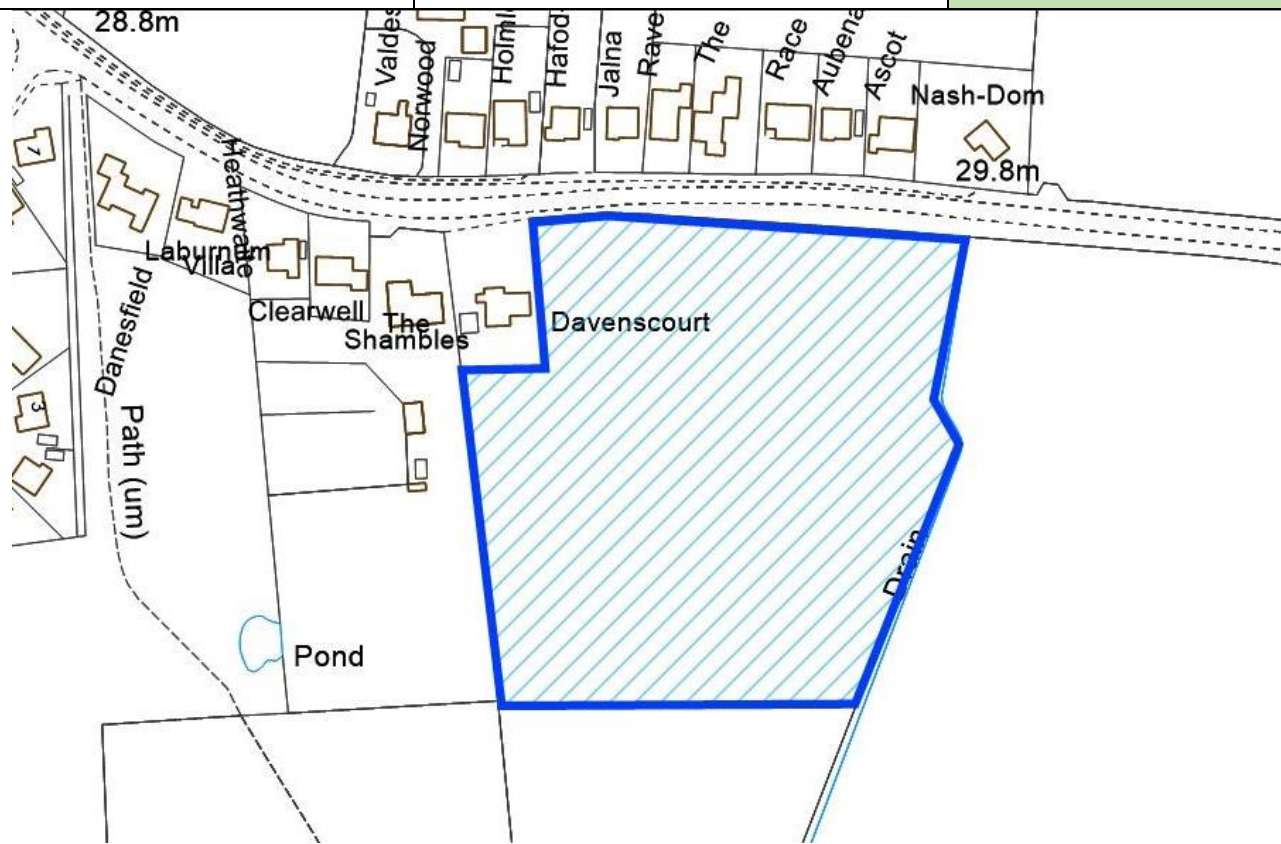
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Market Rasen

Ref: WL/MARK/001	Site Address: Land adjacent to Davens Court, Legsby Road, Market Rasen	Status: Allocate
		
Size(ha): 1.84		Current use: Agricultural
Indicative capacity: 55		Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns		
<p>Summary:</p> <p>This site is part of an arable field which gently slope down from the south. Pylons and overhead cables cross the site. Hedges and trees form the borders to the north, east and west of site, but the southern boundary runs through a field. There is a ditch along eastern edge. There are arable fields to the south and east, and houses to the north and west of the site.</p> <p>Conclusion:</p> <p>The site retains the shape and form of the settlement and is relatively unconstrained. Proposed to be allocated.</p>		

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	Within 500m	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Much of the North Boundary has the potential for surface water flooding (Likely in relation to a boundary (riparian) watercourse and probable restricted (culverted) onward flow to the West.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

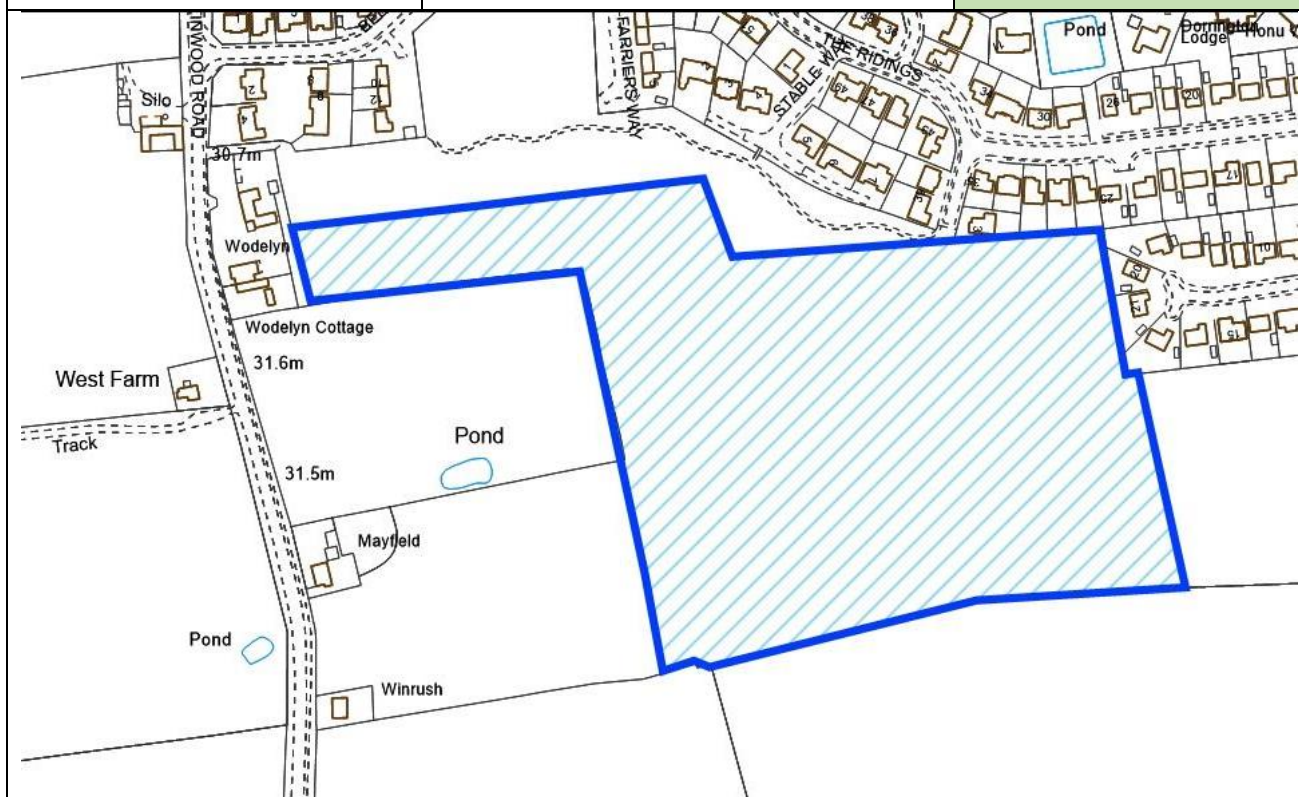
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. Cropmarks are recorded in the adjacent field to the east indicating of prehistoric settlement. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

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

Ref: WL/MARK/002	Site Address: Land off Linwood Road & The Ridings, Market Rasen	Status: Allocate
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Size(ha): 5.91	Current use: Agricultural
Indicative capacity: 150	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

This is a fairly flat arable field, it is open to the north but hedges and trees form other boundaries. To the south are arable fields, to the west there are open fields, possibly used for pasture, to the north is a modern housing estate, and to the east are some houses and an arable field.

Conclusion:

The site is an existing allocation with planning permission, proposed to be retained.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site has compromised drainage, land drains having been severed during development to the North. The Watercourse along the south boundary feeds into a culverted watercourse under multiple riparian ownerships going through The Ridings and discharging at James Court. Said culvert has no climate change factor in relation to a 1:100 year return period, is subject to reduced capacity due to silt being carried into it and the open watercourse tops out into the site on both the east and south boundaries. Consequence is surface water flow across, through and down the east side of the site, ponding at the north of the site and flooding of gardens along the North boundary at The Ridings.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

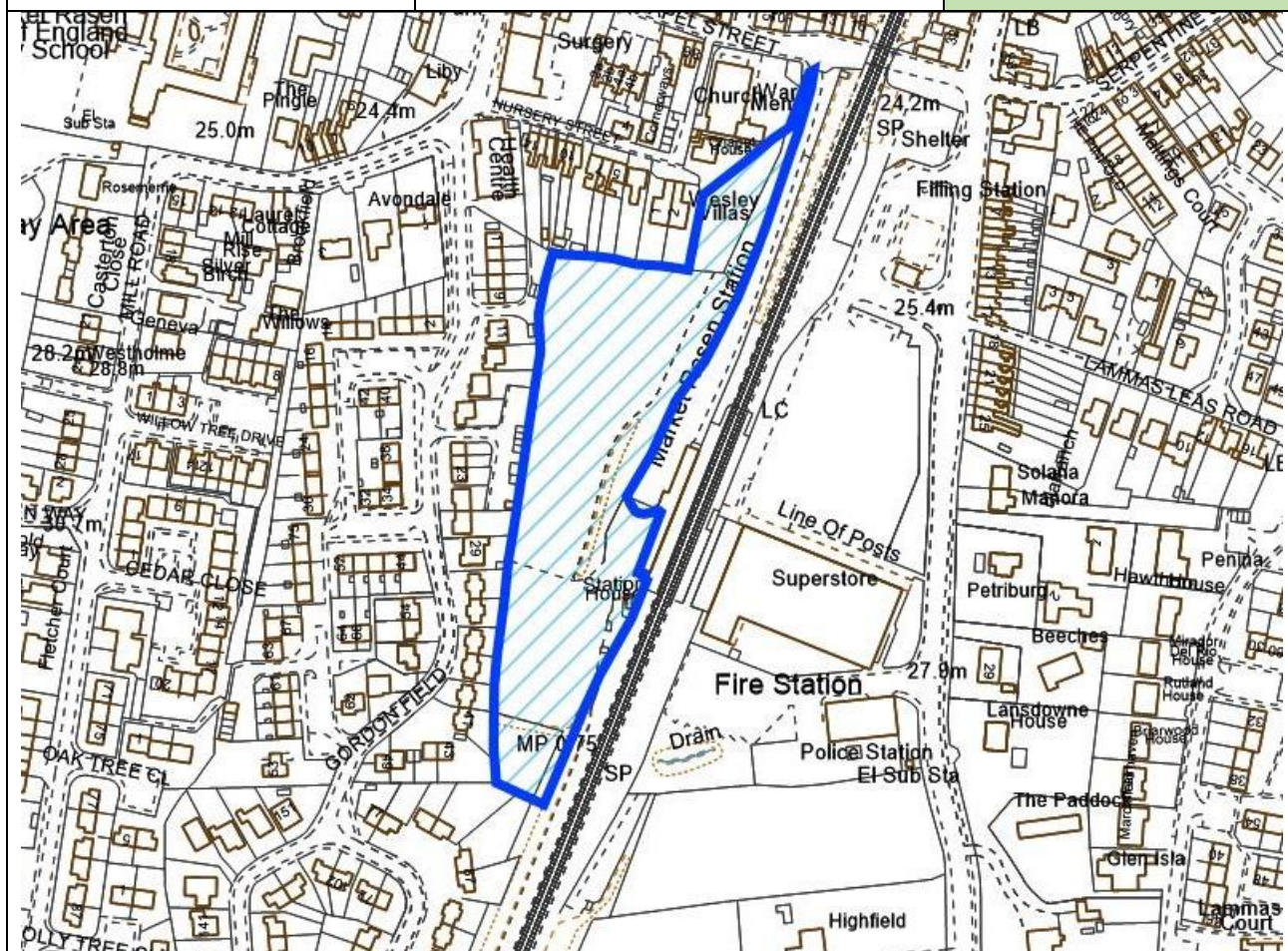
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has existing planning conditions to require the set piece excavation of Roman pottery kilns prior to any development within Plots 93, 94, 95, 96, 97 and 98.			

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
A requirement for a S.106 contribution of £10K per year for 3 - 5 years has been identified to extend the Call Connect service. Site at risk of surface water flooding.	

Ref: WL/MARK/003	Site Address: Land to the east of Gordon Field & south of Chapel Street, adjoining Market Rasen Railway Station	Status: Allocate
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Size(ha): 1.39	Current use: Derelict Allotments
Indicative capacity: 36	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

This is an overgrown area of scrub land with some mature trees in the centre of the town between the railway station and a housing estate.

Conclusion:

The site is an existing allocation, proposed to be retained.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Nuisance potential from Railway Station and Supermarket car park and deliveries. Contamination potential from the railway, made ground, and the Tesco service station to the East. Potential for surface water flooding at the S/E boundary with the Railway line.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

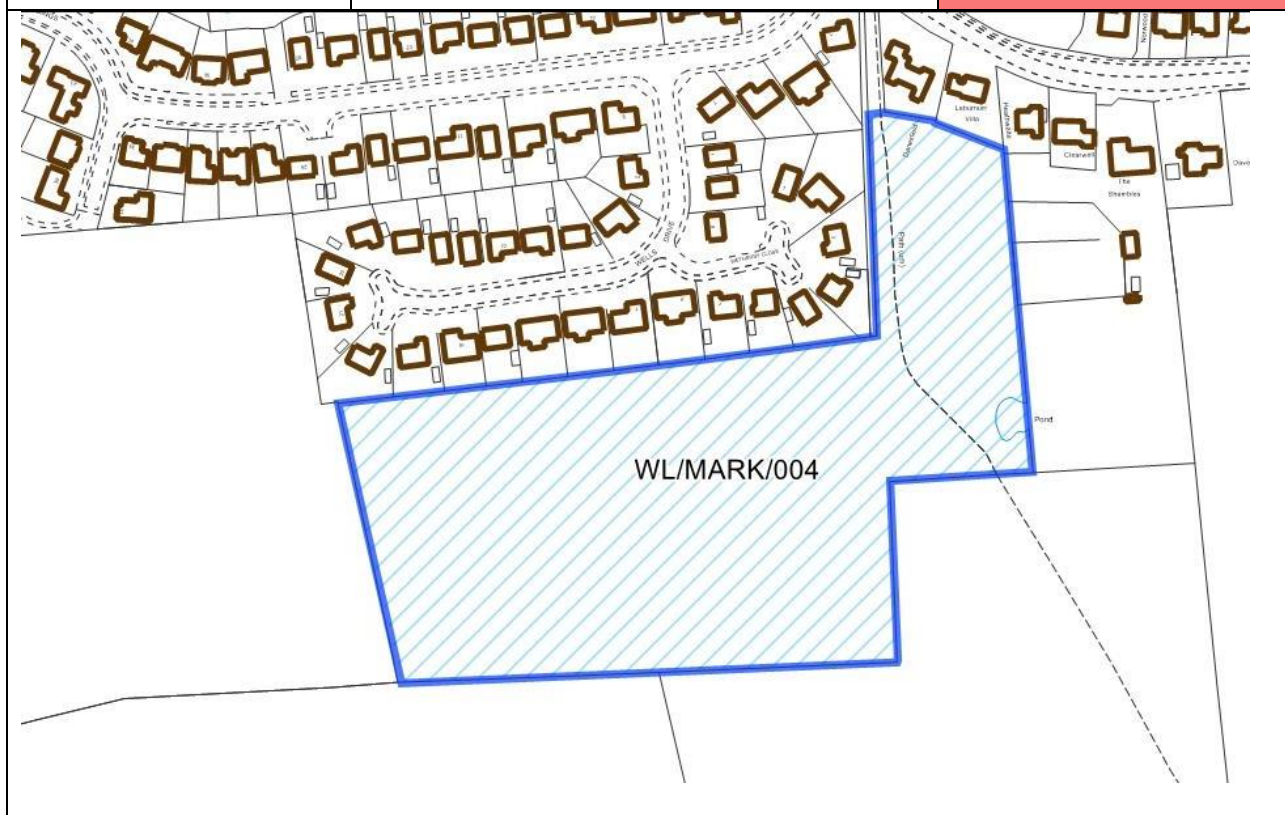
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	Within 250m	AONB	No
Conservation Area	Within 250m	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has previously been subject to a geophysical survey. We have therefore previously recommended that the areas of potential archaeological interest identified are fully evaluated by trial trenching prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
2 metre frontage footway required to link to the existing footway on Hackthorn Road. A 2.4 x 120 metre visibility is required and S.106 contribution of £6,000 for reduction in speed limit and relocation of reactive signs. Site at risk of surface water flooding.	

Ref: WL/MARK/004	Site Address: Land south and east of Wells Drive, Market Rasen	Status: Rejected
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Size(ha): 3.13	Current use:
Indicative capacity: 82	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is to the south of dwellings on Wells Drive and adjacent to an existing allocation. To the south and east are fields. There is a footpath through the site.</p> <p>Conclusion:</p> <p>The site would adjoin an existing allocation, however, there are some concerns in relation to achieving a safe access. Proposed not to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The watercourse bounding the West the site is culverted through The Ridings, has multiple riparian owners and has capacity at best of 1:100 with no climate change factor. Flooding from topping out of the watercourse of the land on the West of the watercourse is a regular occurrence and is exacerbated by silt from the sandy soil being carried into the culvert. Permission to discharge to the riparian system is unlikely to be granted and it is unclear whether problems with S104 agreements in respect of the surface water system on the existing estate have been resolved leaving the alternatives for discharge by way of the Legsby Road.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

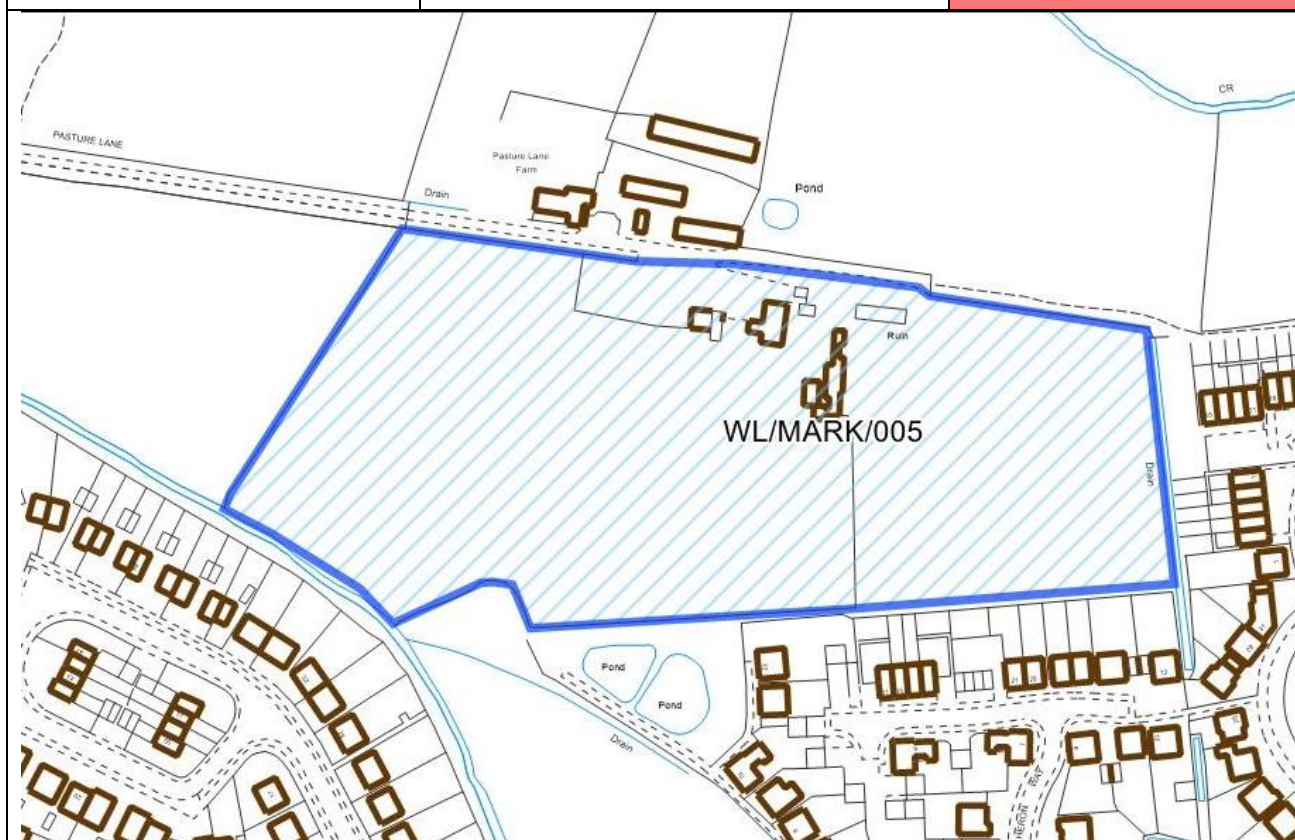
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Would have problems achieving safe access as well as limited width for a new estate road to serve the development. Pedestrian links required. Will have an impact on the traffic sensitive junction of Oxford St/Queen St/Jameson Bridge St/Willingham Rd. Site at risk of surface water flooding	

Ref: WL/MARK/005	Site Address: Land south of Pasture Lane, north of Heron Way, Market Rasen	Status: Rejected
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Size(ha): 2.56	Current use: farm yard
Indicative capacity: 67	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is a farm yard and grass land off Pasture Lane. There are dwellings to the south and east of the site and fields to the north. The western part of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is constrained by access and flood risk, other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The West of the site is variously in in Flood Zones 2 & 3 whilst the S/W of the site has predictive mapping indicating potential for surface water flooding. Built structures North and central to the site had historical association with scrap collecting and fly tipping giving rise to potential for contamination; additionally there is a farm bounding the north of the site giving the potential for contamination and noise, dust and odour nuisance.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
To mitigate the impact on Pasture Lane itself some improvements will be required, namely road widening to 5.5m with the inclusion of a 2m wide footway, street lighting and associated civil engineering works (drainage etc.). These improvement works will need to commence (approx. outside Frontier House) before and include the bridge itself. Site at risk of surface water flooding	

Ref: WL/MARK/006	Site Address: Land south of Churchill Avenue, west of Elm Tree Close, Market Rasen	Status: Rejected
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Size(ha): 13.05	Current use:
Indicative capacity: 343	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is located to the south of dwellings on Elm Tree Close. The railway runs to the east of the site and there are fields to the south and west of the site.</p> <p>Conclusion:</p> <p>The site is constrained by access. Other sites preferable</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There are small areas of predictive surface water flooding within the site to the north and west and record of residential flooding N/E of the site. There is potential for contamination from a pollution incident and proximity to the railway line at the East of the site as well as potential for noise nuisance.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

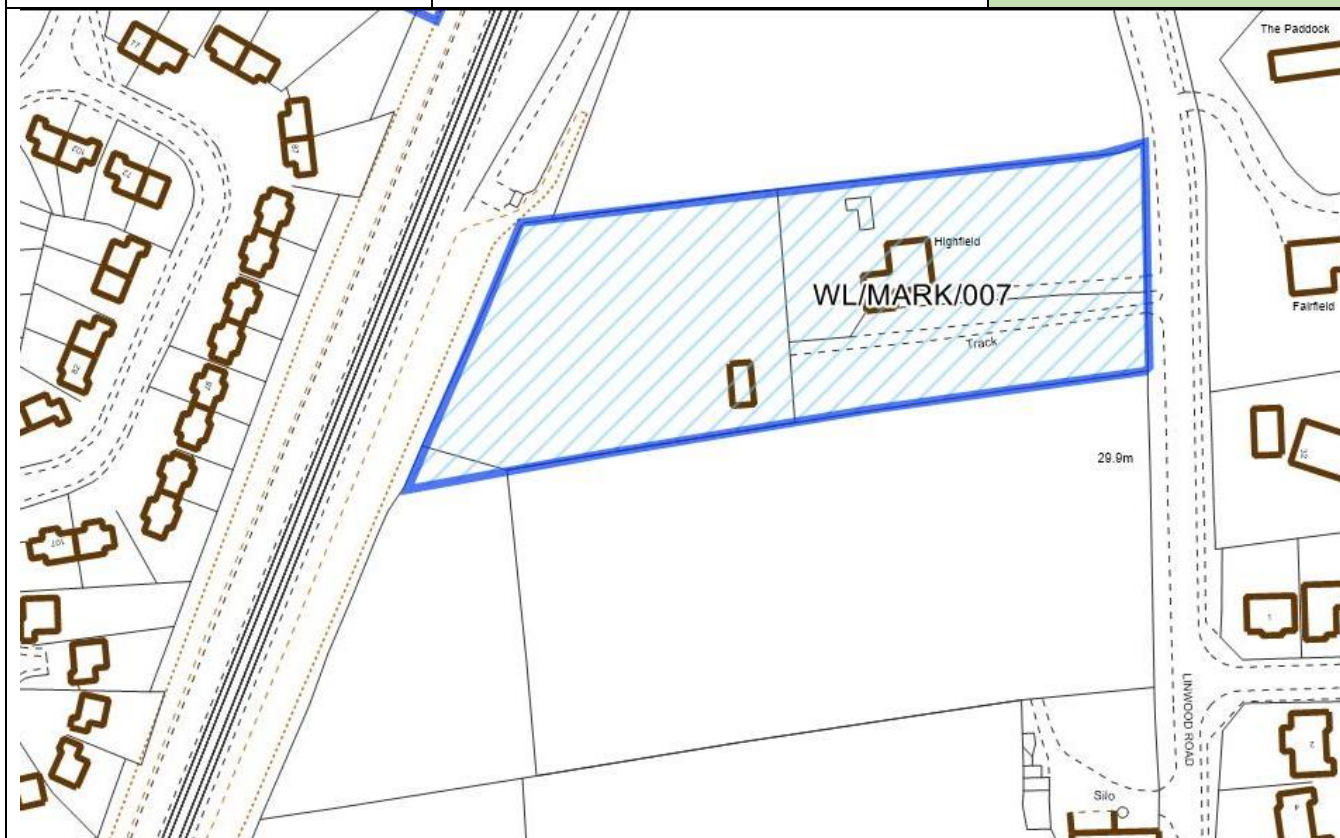
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	R
Additional Highways Comments	
Potential access problems, not clear where this would be from. Would have an impact on the traffic sensitive junction of Oxford St/Queen St/Jameson Bridge St/Willingham Rd. Site at risk of surface water flooding	

Ref: WL/MARK/007	Site Address: Land at Highfield, Linwood Road, Market Rasen	Status: Allocate
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Size(ha): 0.91	Current use: Dwelling
Indicative capacity: 27	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is a dwelling located between Linwood Road and the railway line. There is a site with planning permission to the south of the site.</p> <p>Conclusion:</p> <p>The relatively unconstrained site would retain shape and form within the built footprint of the site. Proposed to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There is potential for noise and contamination in associated with the proximity of the railway at the west boundary of the site.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

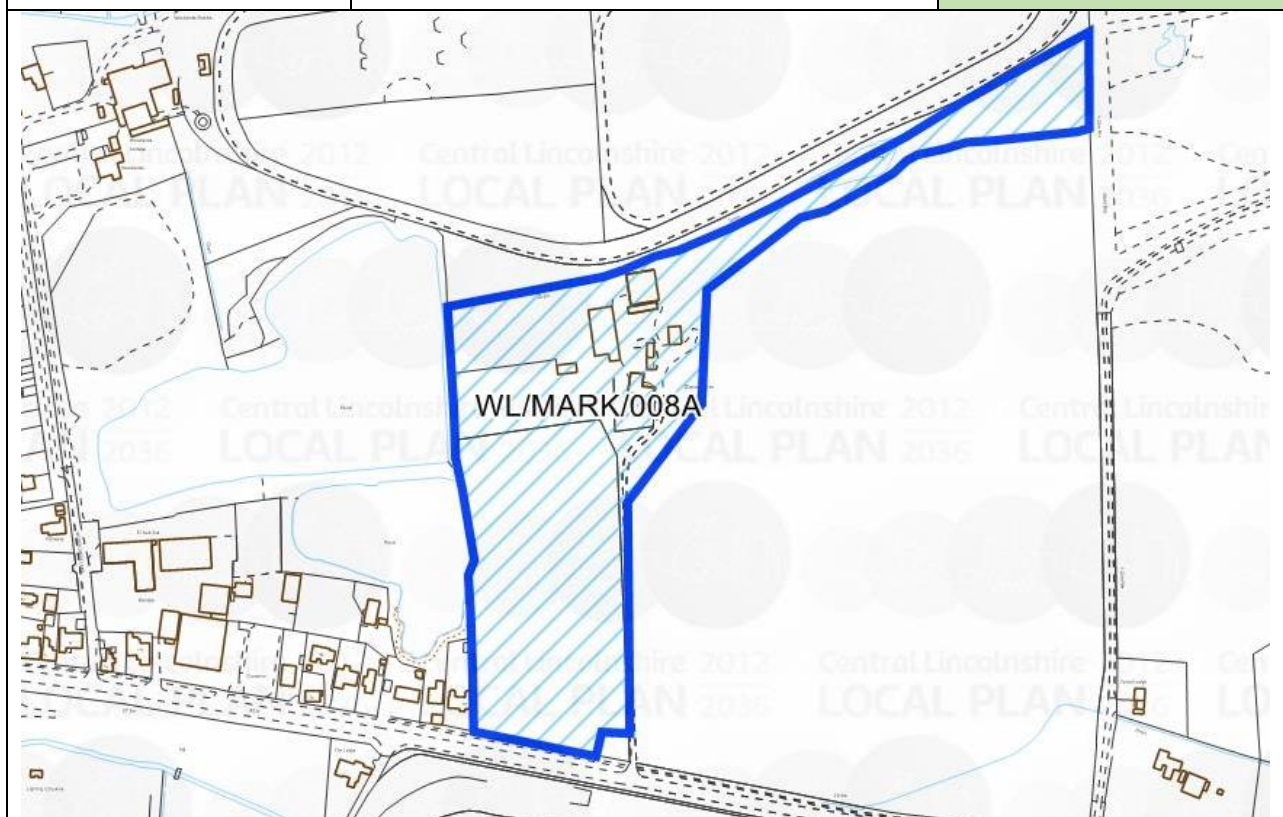
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site is within an area of intensive Roman industrial activity including a regionally significant pottery production. As with adjacent developments, we would recommend a thorough programme of archaeological evaluation prior to determination. This should consist of geophysical survey to inform the location of subsequent trial trenches.			

Highways, Transport and Infrastructure

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

Ref: WL/MARK/008a	Site Address: Land north of Willingham Road, south-west of Glebe Farm, Market Rasen	Status: Allocate
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Size(ha): 4.42	Current use:
Indicative capacity: 48	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is a farm yard and land located to the north of Willingham Road. The racecourse is to the north of the site and dwellings are to the west. To the east is a field and woodland.</p> <p>Conclusion:</p> <p>The site has planning permission for 48no dwellings. Proposed to allocate.</p>	

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	No
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
There is potential for contamination from former land use for clay, brick and tile manufacturing at the west boundary of the site and from unknown filled ground and subsequent manufacturing and commercial activity. To the North of the site is a farm with potential for contamination, noise dust and odour nuisance and having access along the length of the East boundary.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

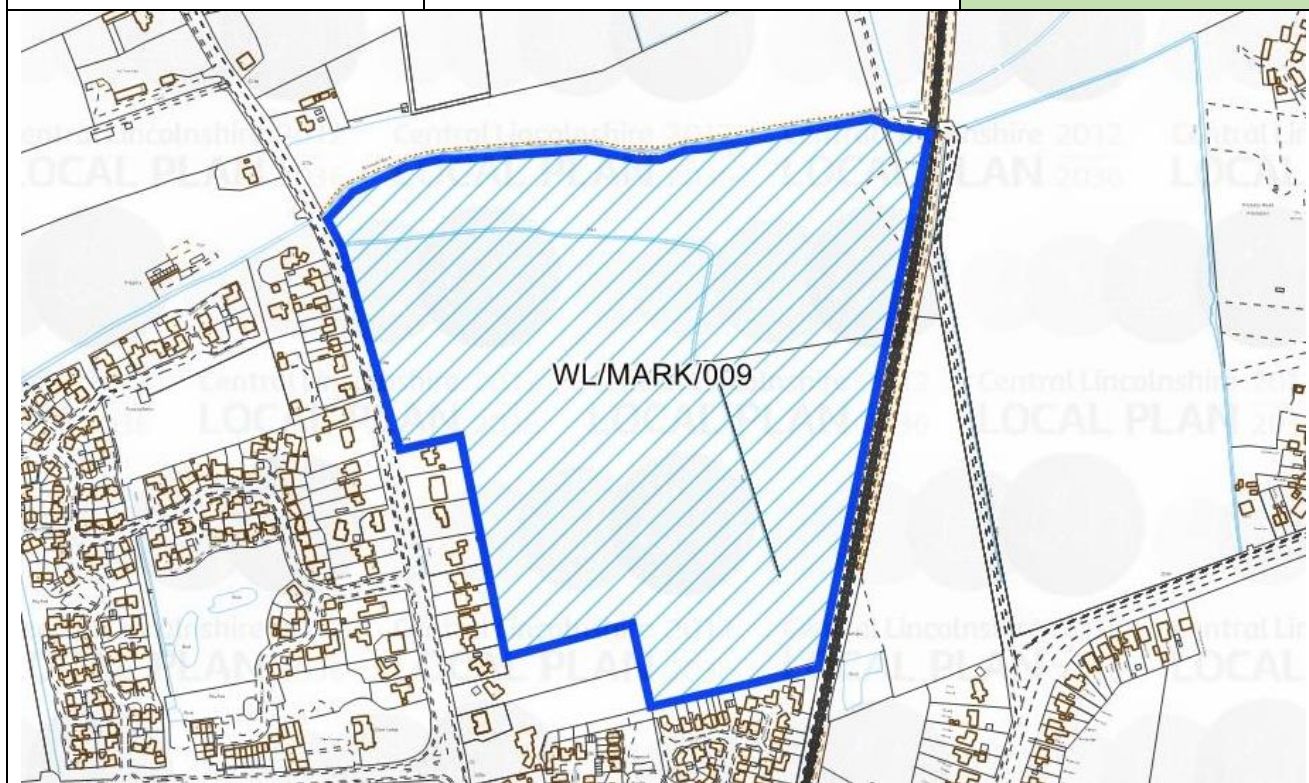
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
A S.106 contribution for £3,500 will be required for a possible speed reduction on Willingham Road.	

Ref: WL/MARK/009	Site Address: Land east of Caistor Road, Market Rasen	Status: Allocate
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Size(ha): 16.67	Current use: Agricultural
Indicative capacity: 300	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is located between Caistor Road to the west and the railway to the east. There are dwellings to the south and west of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation, proposed to be retained.</p>	

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MARK/010	Site Address: Land between properties known as Mayfield and Wodelyn Cottage, Linwood Road, Market Rasen	Status: Allocate
Size(ha): 1.82	Current use:	
Indicative capacity: 45	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Market Towns		
<p>Summary:</p> <p>The site is land to the east of Linwood Road, between residential properties. There are fields to the east of the site.</p> <p>Conclusion:</p> <p>The site is an existing allocation, proposed to be retained.</p>		

Constraints

Environmental

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

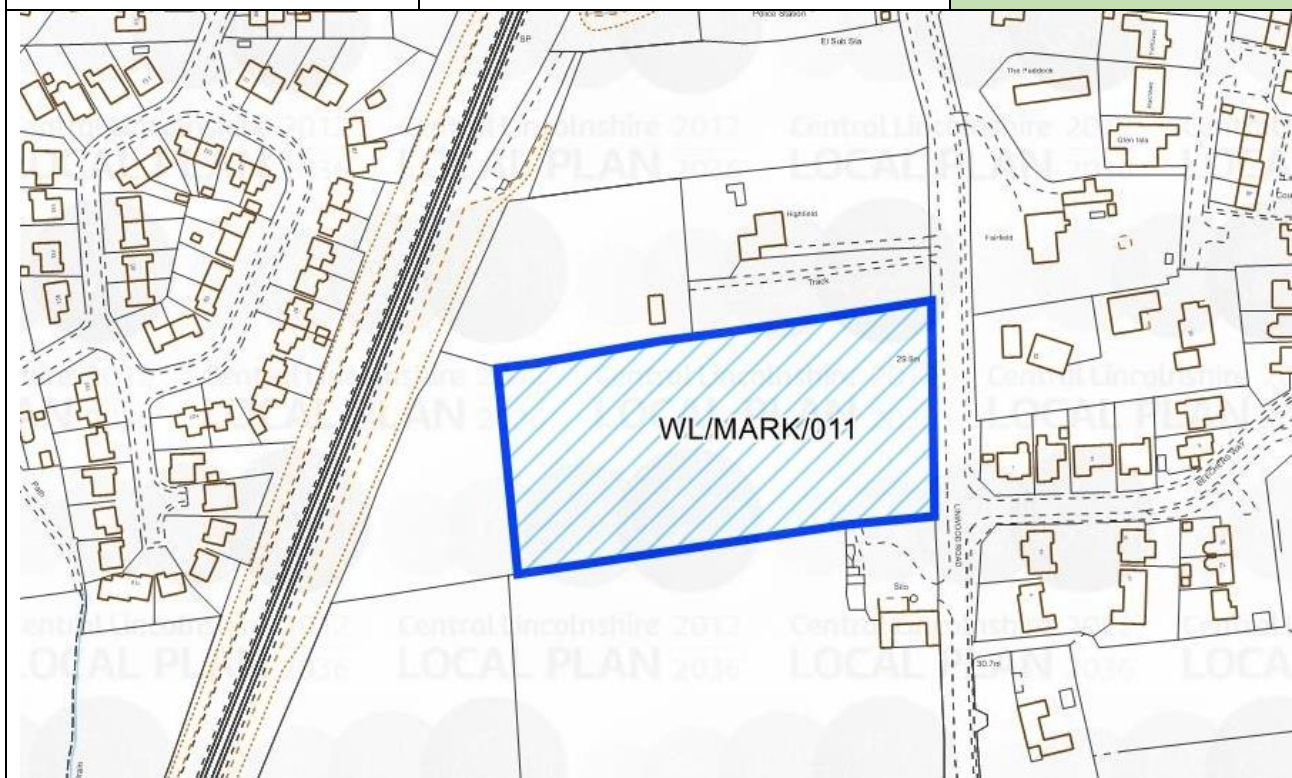
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site has existing planning conditions to require a mitigation strategy to be produced in order to protect or record significant archaeological remains associated with the area's Roman pottery production industry revealed during previous evaluation.			

Highways, Transport and Infrastructure

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

Ref: WL/MARK/011	Site Address: Land west of Linwood Road, Market Rasen	Status: Allocate
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Size(ha): 1.14	Current use:
Indicative capacity: 32	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site is land between Linwood Road and the railway to the west. There is a residential dwelling to the north of the site.

Conclusion:

The site has planning permission for 32no dwellings. Proposed to allocate.

Constraints

Environmental

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

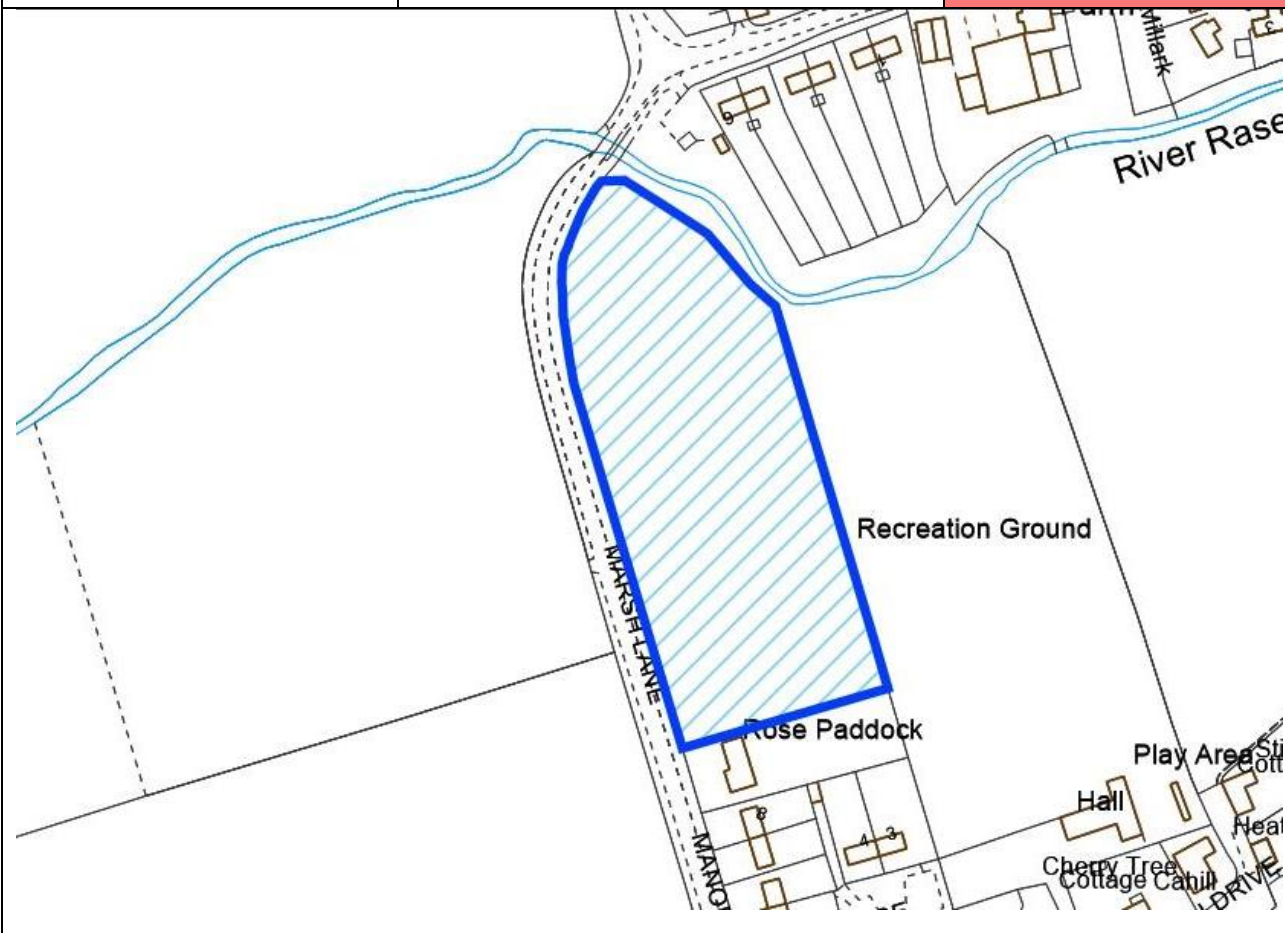
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Middle Rasen

Ref: WL/MIDR/001	Site Address: Land East of Manor Drive (Marsh Lane), Middle Rasen, Lincolnshire LN8 3JY	Status: Rejected
		
Size(ha): 1.20	Current use: Agricultural	
Indicative capacity: 20	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>This site is a fairly flat field used for pasture. There is a low hedge along the west and south boundaries with some mature trees. A hedge with mature trees runs along part of the eastern boundary and a stream forms the north-east edge. There are fields to the north and west, a sports pitch to the east and housing to the south and north west.</p> <p>Conclusion:</p> <p>The site is entirely within flood zone 3. Proposed not to allocate.</p>		

Constraints

Environmental

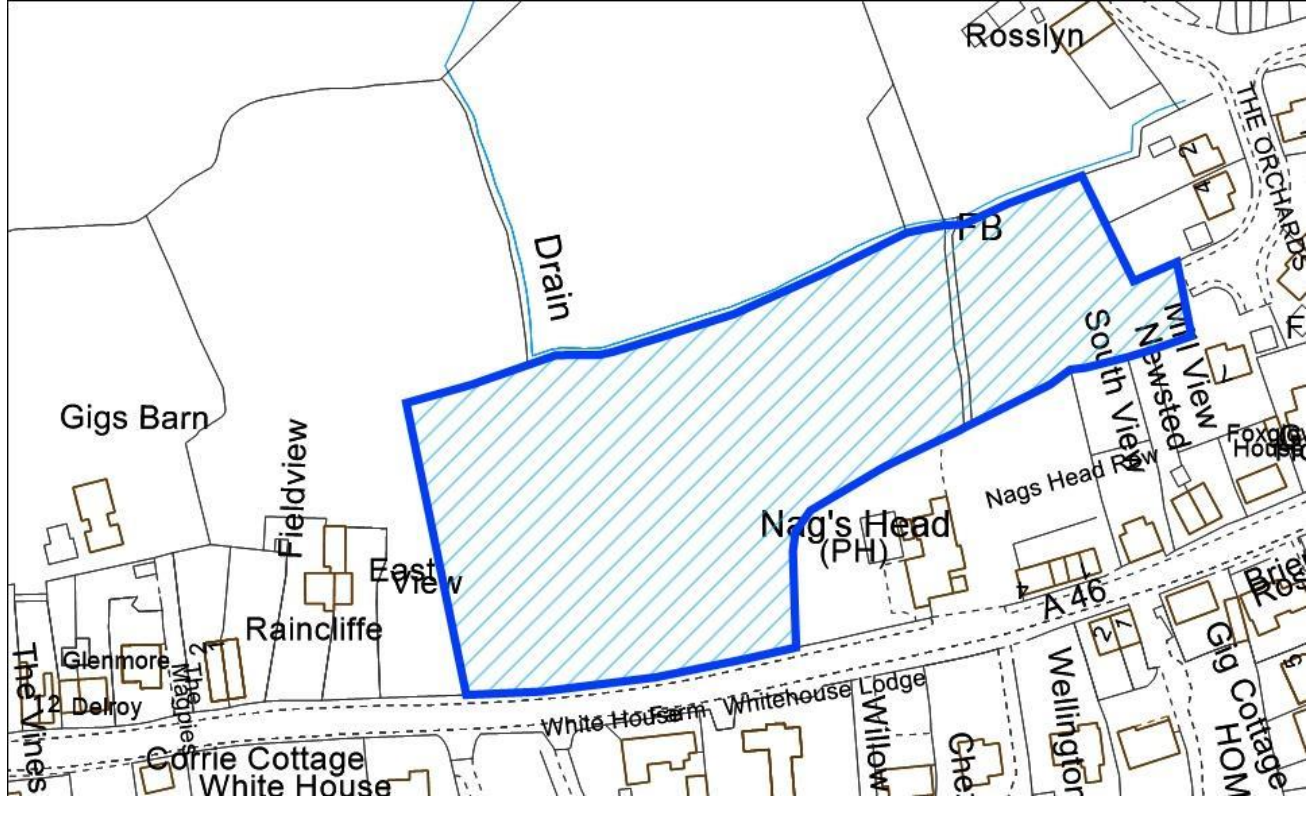
Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site has areas mapped as having predictive surface water flooding and is entirely in Flood Zones 2 & 3. Bounding the site to the west is potentially contaminated land with former sewage related use (mapped from 1892 through to 1976). To the North the site bounds the River Rase where there is record of a pollution incident.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Some localised widening works may be required on Manor Drive in vicinity of proposed access. Site at risk of surface water flooding.	

Ref: WL/MIDR/002	Site Address: Gainsborough Road, Middle Rasen (North & West of the Nags Head Public House)	Status: Allocate
		
Size(ha): 1.21	Current use: Grass land	
Indicative capacity: 21	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>This site is a fairly flat undeveloped area laid to grass. The site is mainly bordered by hedgerows with some mature trees in the northern boundary. To the south are houses, farm buildings and a pub and there are further houses to the west and east of the site. To the north are open fields.</p> <p>Conclusion:</p> <p>The site is a relatively unconstrained, infill plot within the built footprint. Proposed to allocate.</p>		

Constraints

Environmental

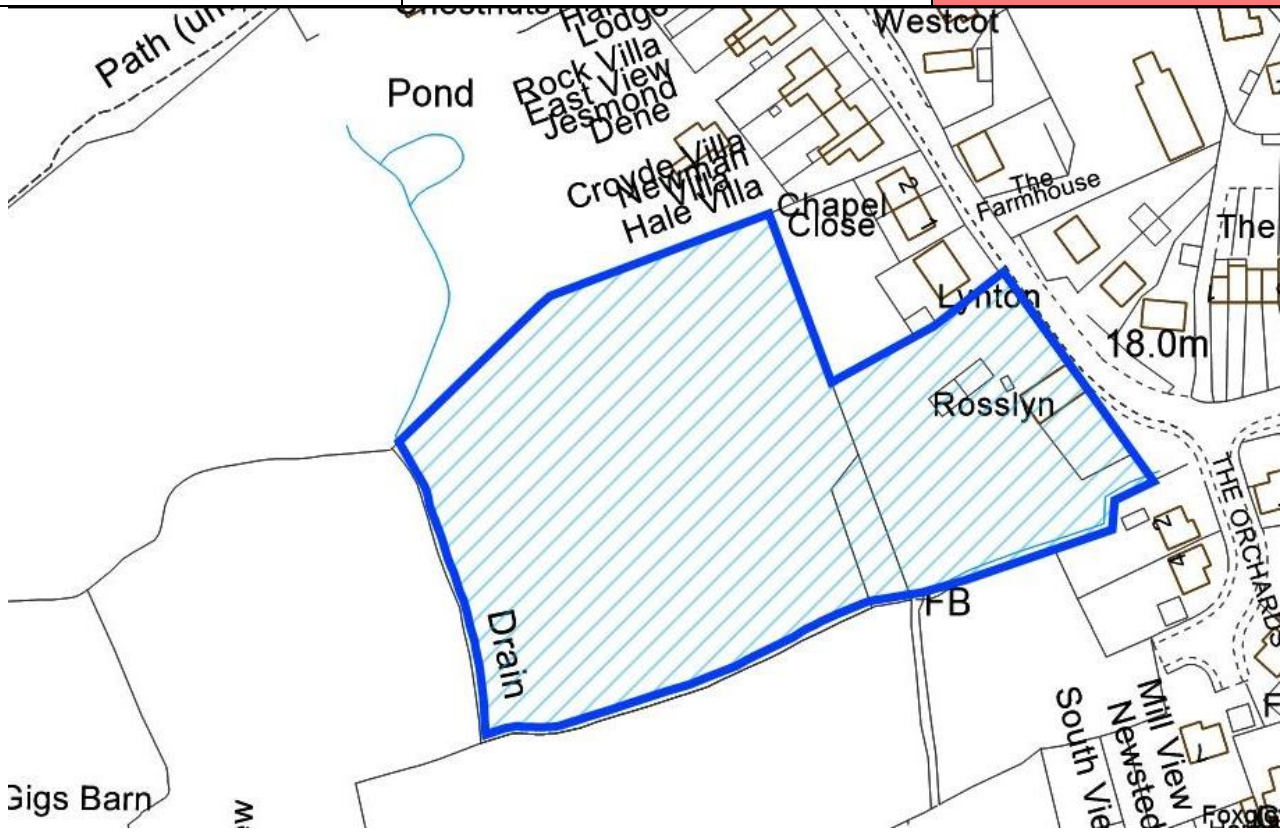
Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk	G	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
South of and central to the site is a public house with the potential for nuisance noise and odour. Former use would appear to be agricultural.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
This site lies within the medieval Settlement of Middle Rasen Drax (the present village was formerly two villages Drax in the south and Tupholme to the north). Earthworks remains of potential settlement from the village are recorded in the Lincolnshire Historic Environment Record. Residential development here would likely destroy these earthworks and have a significant impact on any buried remains. Future development proposals for this site would need to be accompanied by heritage impact assessments considering both above and below ground heritage assets, and demonstrating how new development will be designed to reduce impacts and respond to the site's heritage and the character. Following any desk-based assessments of the earthworks, trial trench evaluation would be need to assess the significance of buried remains beneath the earthworks. This should be carried out prior to determination as it will be necessary to inform the design of the development and the formulation of a mitigation strategy to ideally preserve the most significant remains, and where that is not possible record them prior to destruction.			

Highways, Transport and Infrastructure

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

Ref: WL/MIDR/003	Site Address: Land west of Church Street, Middle Rasen	Status: Rejected
		
Size(ha): 1.32	Current use: Dwelling and Paddock	
Indicative capacity: 23	Brownfield/Greenfield: Mixed	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is located to the west of Church Street. There is a watercourse to the western boundary of the site. The northern edge of the site is within Flood zone 2. The frontage of the site has been developed for 4no dwellings.</p> <p>Conclusion:</p> <p>The site extends into the open area and has some flood risk. Other sites are preferable.</p>		

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk	A	TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The Northern Boundary and parts of the site are in Flood Zone 2; there is history of surface water flooding at this location. There is also predictive surface water flooding mapping in relation to the South Boundary. There is potential for noise and contamination in association with a workshop within the East boundary.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

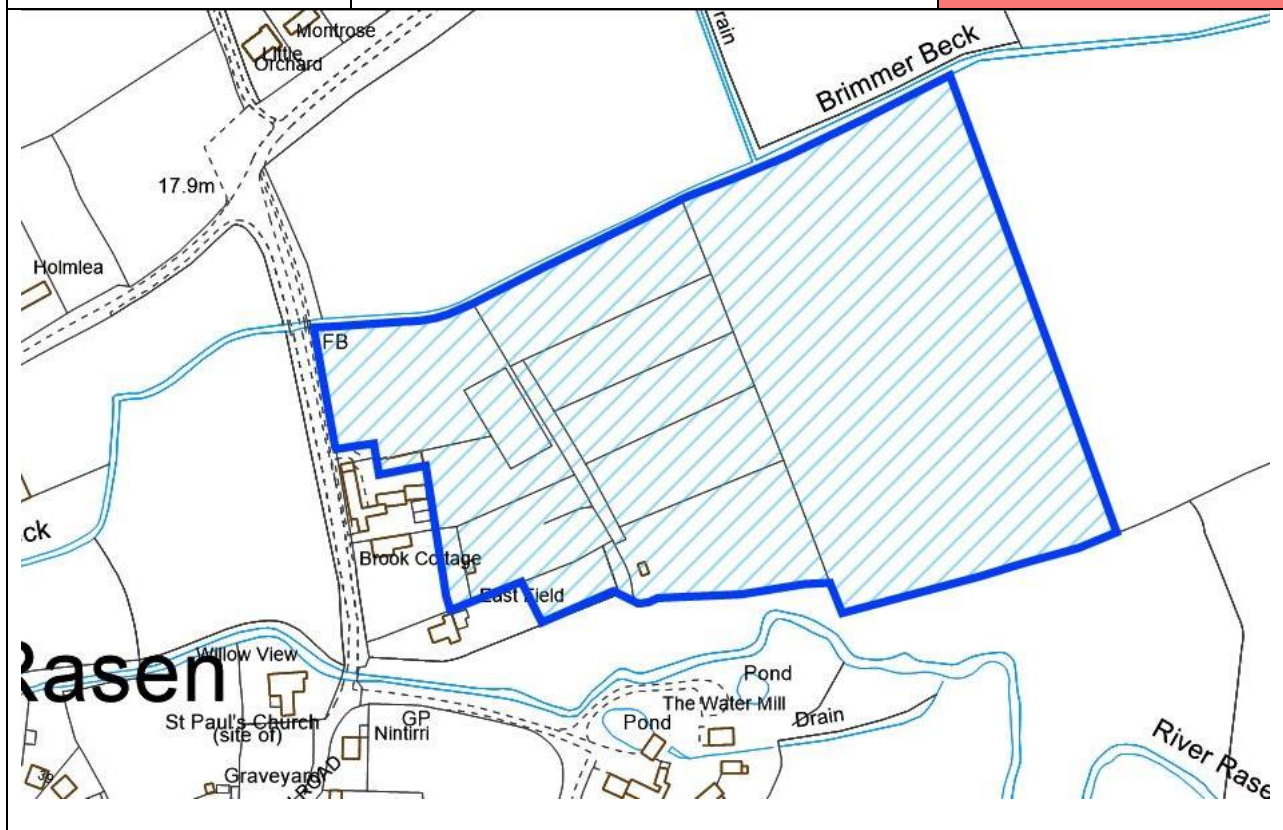
Built Environment, Heritage and Landscape

Scheduled Ancient Monument	No	Historic Park and Garden	No
Listed Buildings	No	AONB	No
Conservation Area	No	AGLV	No
Green Wedge/Settlement break	No		
Archaeology Comments			
Insufficient information is available to assess the potential archaeological impacts on this site. The site lies within the area of the medieval village of Middle Rasen Drax and earthworks (since lost) have previously been recorded here, but there is potential for remains to still survive below ground which would be impacted by development. We recommend that the site be subject to archaeological evaluation prior to determination.			

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
Ideally access would benefit from permeability from Church Street and WL/MIDR/002. Will require removal of existing outbuildings. Improvements may be required. Site at risk of surface water flooding.	

Ref: WL/MIDR/004	Site Address: Land at Brook Cottage, Middle Rasen	Status: Rejected
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Size(ha): 5.17	Current use: Agricultural
Indicative capacity: 78	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>This site is not readily visible but it appears to be a number of fields or paddocks and appears to be fairly flat. Wraps around houses and agricultural buildings to west. Trees and hedges form field boundaries both around and within the site.</p> <p>Conclusion:</p> <p>The site is within Flood zone 2 and 3 and is detached from the village footprint. Other sites are preferable.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			
Opportunity for management			
Opportunity for creation			
Opportunity for creation – joined up			
Environmental Health Comments			
The site is substantially in Flood Zone 2 and significant parts (North, South and West) are in Flood Zone 3, additionally there is record of flooding of residential property N/E and S/W of the nearby bridge over the River Rase.			
Minerals and Waste			
Minerals Resource Safeguarding Area	No		
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

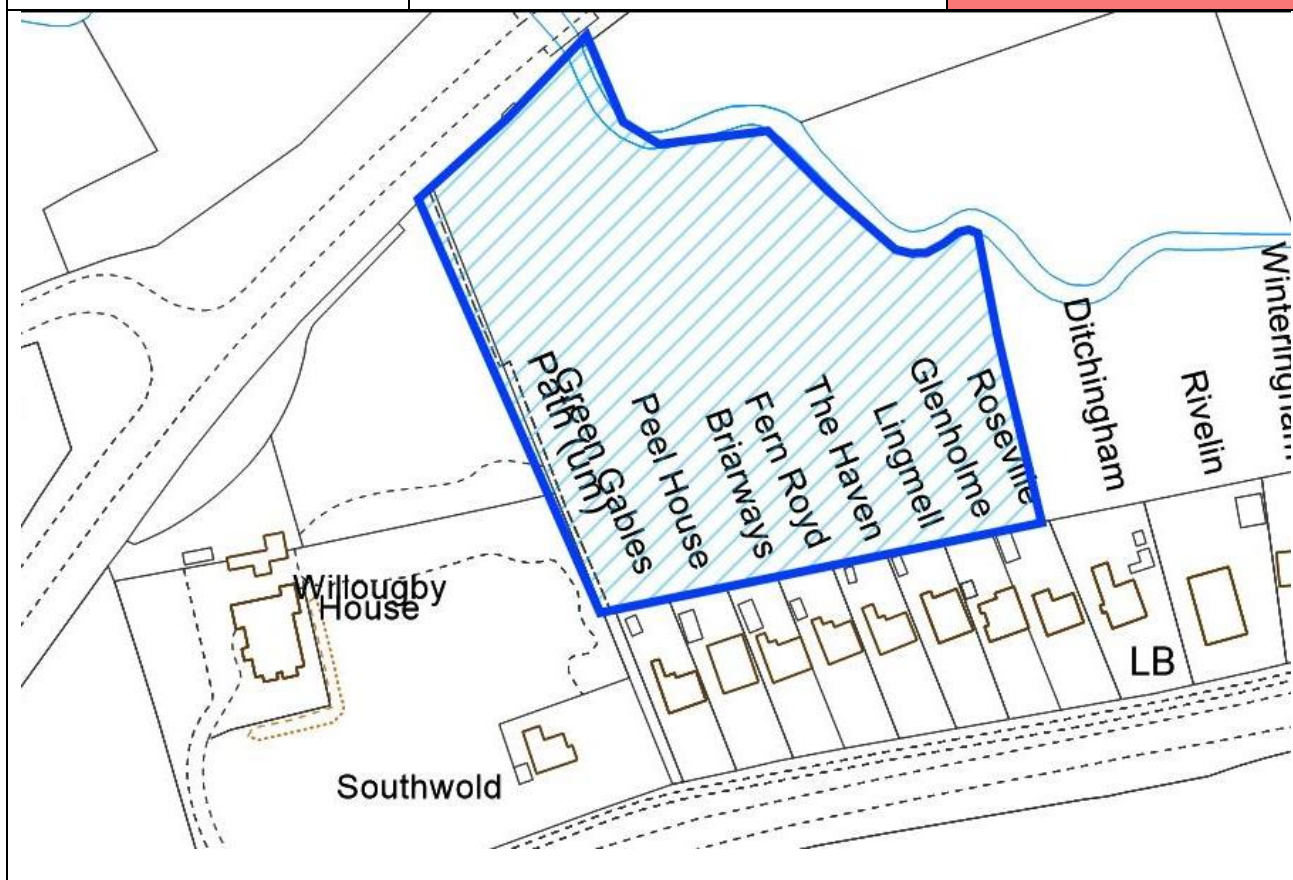
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	R
Impact on Local Road Network	R
Additional Highways Comments	
Low Church Road is inadequate in terms of width and footway provision to accommodate a development of this size.	

Ref: WL/MIDR/005	Site Address: Field 5831 on Gallamore Lane, Middle Rasen	Status: Rejected
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Size(ha): 1.21	Current use: Grazing
Indicative capacity: 21	Brownfield/Greenfield: Greenfield
Hierarchy (new): Hamlet	
<p>Summary:</p> <p>The site is land to the rear of dwellings on Gainsborough Road. There is a watercourse to the north-east of the site. The northern edge of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is detached from the main village, within the Green Wedge and constrained by flood risk. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Land within the N/E boundary and comprising circa 1/3 of the site is in Flood Zones 2 & 3 and there is disputed history/report of external flooding to residential property to the S/E.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

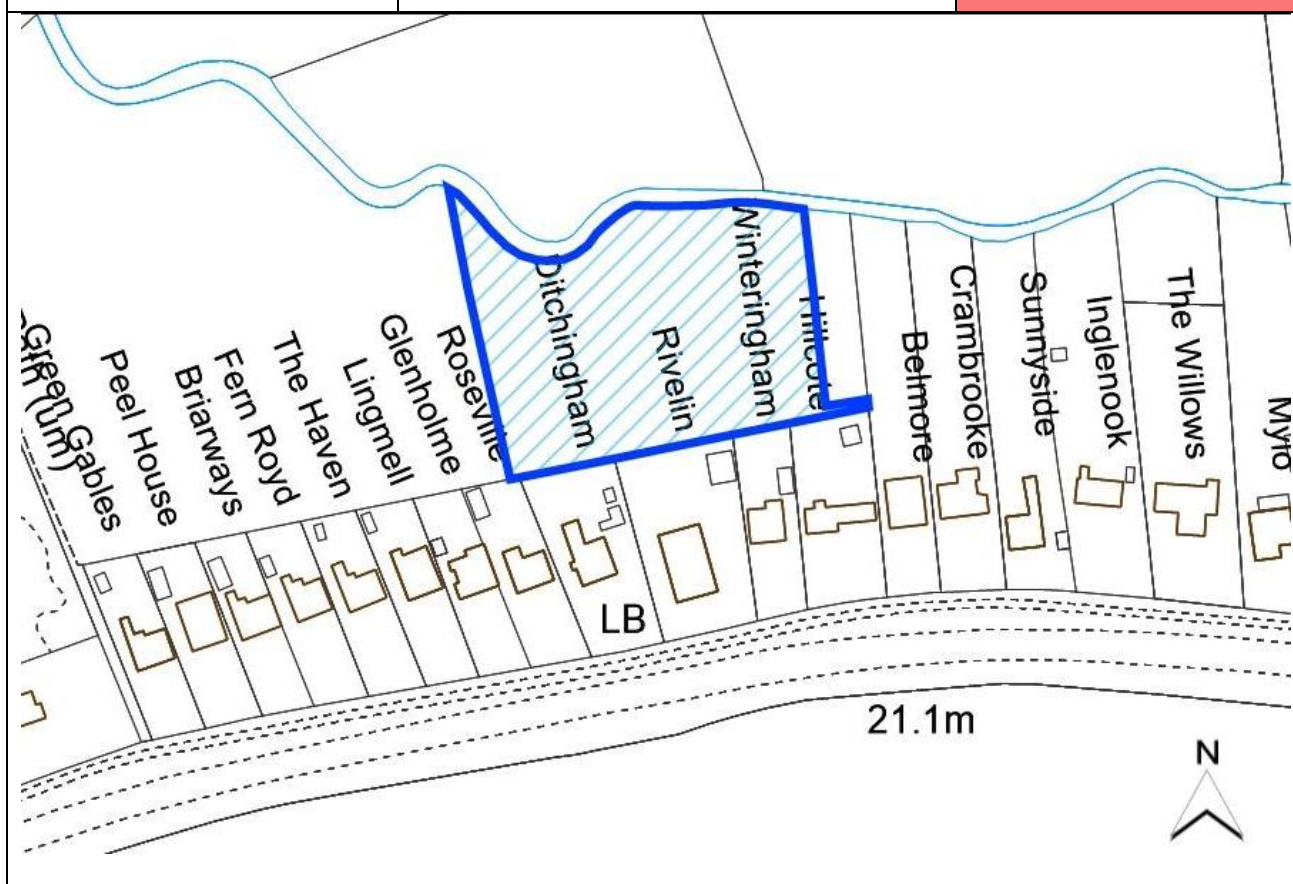
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Major safety concerns regarding pedestrian access to the site. Site at risk of surface water flooding.	

Ref: WL/MIDR/006	Site Address: Land to the north of Rivelin, Gainsborough Road, Middle Rasen	Status: Rejected
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Size(ha): 0.44	Current use: Grazing
Indicative capacity: 7	Brownfield/Greenfield: Greenfield
Hierarchy (new): Hamlet	
<p>Summary:</p> <p>The site is land to the rear of dwellings on Gainsborough Road. There is a watercourse to the north-east of the site. The majority of the site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is detached from the main village, within the Green Wedge and constrained by flood risk. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
All of the site is in Flood Zone 2 whilst the majority of it is also in Flood Zone 3. There is disputed history/report of external flooding of residential property to the S/W.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

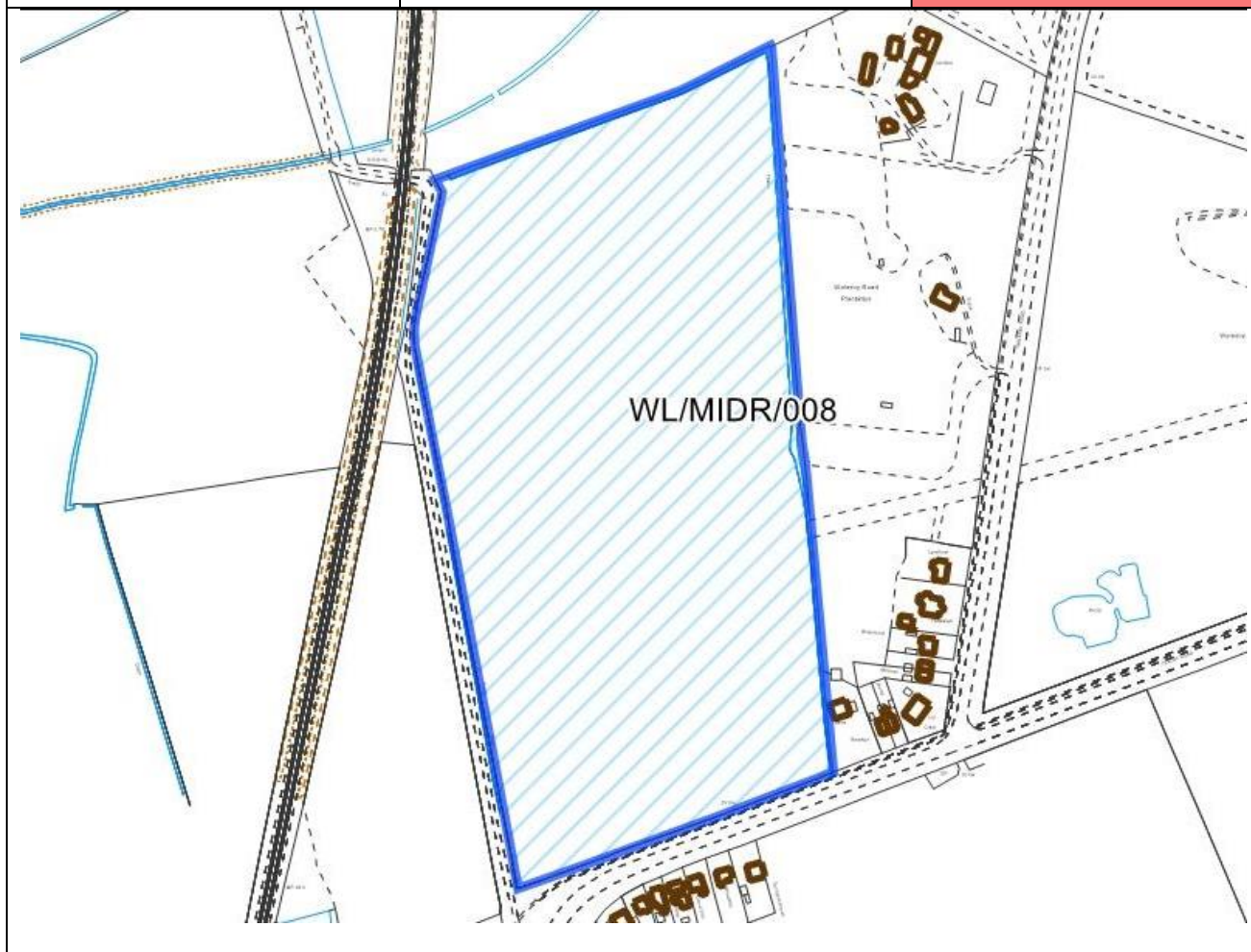
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	R
Impact on Highway Network	G
Impact on Local Road Network	R
Additional Highways Comments	
Major safety concerns regarding pedestrian access to the site. No direct access to highway. Site at risk of surface water flooding.	

Ref: WL/MIDR/008	Site Address: Land north of Walesby Road, Market Rasen	Status: Rejected
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Size(ha): 9.18	Current use: Agricultural
Indicative capacity: 241	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site is to the north of Walesby Road. There are some dwellings to the east and south of the site. The north-west corner of the site is within flood zone 2 and 3.

Conclusion:

The site is detached from the main footprint of the settlement. Other sites are preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	yes
Local Wildlife Site	Yes, 100m east	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			Yes
Opportunity for creation – joined up			No
Environmental Health Comments			
The N/W corner of the site is in Flood Zones 2 & 3. The West boundary has potential to be impacted by railway noise and contamination.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

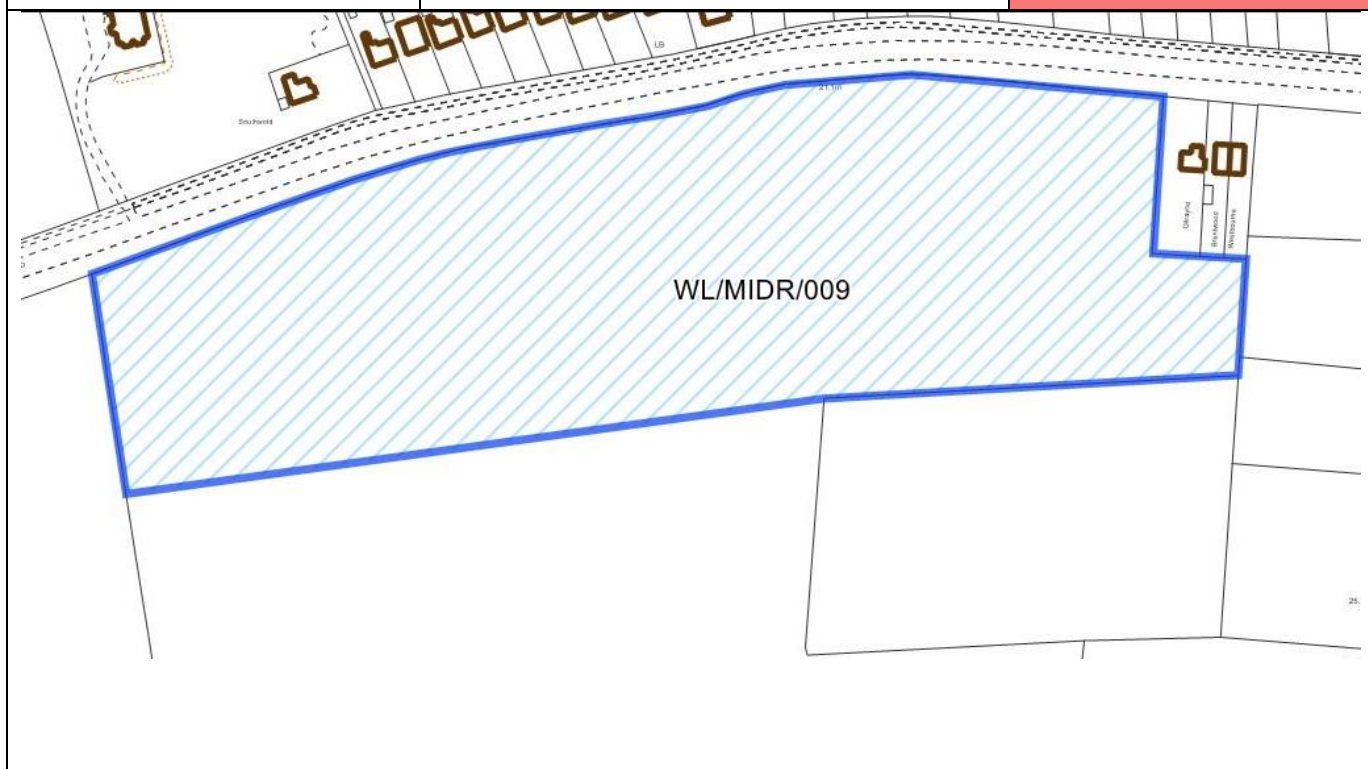
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	R
Impact on Local Road Network	A
Additional Highways Comments	
Mitigation works/S.106 contributions likely to be required following assessment of the TA & TP. Improvements to existing frontage footway required. Site at risk of surface water flooding.	

Ref: WL/MIDR/009	Site Address: Land south of Gainsborough Road, Middle Rasen	Status: Rejected
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Size(ha): 4.73	Current use:
Indicative capacity: 106	Brownfield/Greenfield: Greenfield
Hierarchy (new): Hamlet	

Summary:

The site is south of Gallamore Lane, opposite dwellings. The site is within the green wedge.

Conclusion:

The site is detached from the settlement and within the green wedge. Other sites are preferable.

Constraints

Environmental

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

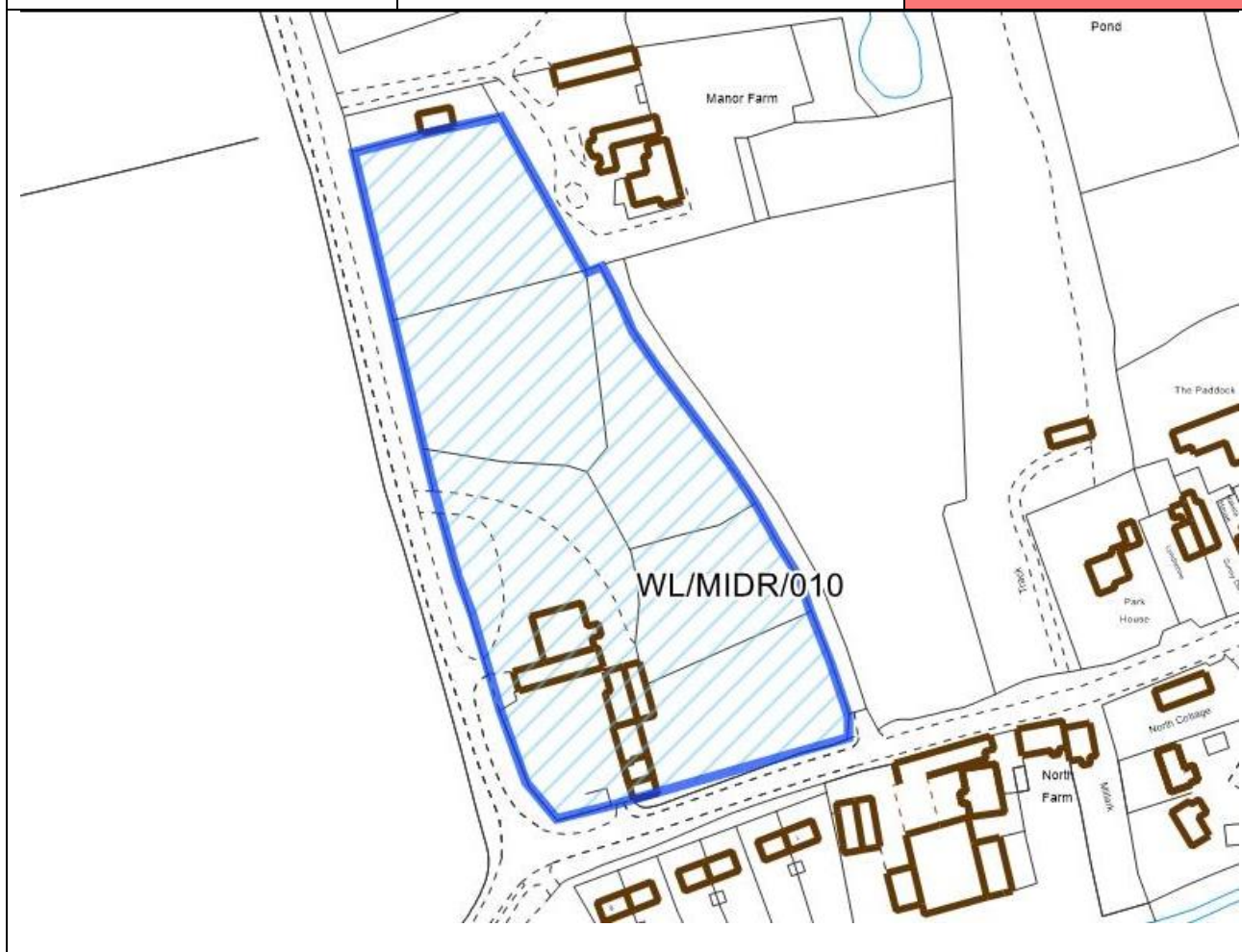
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MIDR/010	Site Address: Land south-west of Manor Farm, North Street, Middle Rasen	Status: Rejected
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Size(ha): 1.35	Current use:
Indicative capacity: 40	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site contains buildings and land to the north of North Street. There are farm buildings to the north-east of the site and dwellings to the south of the site, separated by the road.

Conclusion:

The site extends away from built footprint. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	A	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The S/W corner of the site is in Flood Zones 2 & 3 and is proximate to land historically associated with sewage. The South West of the site is effectively brownfield and has farm activity associated with it, whereas to the N/W of the site there is a farm, both have the potential for contamination and noise, dust and odour nuisance.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

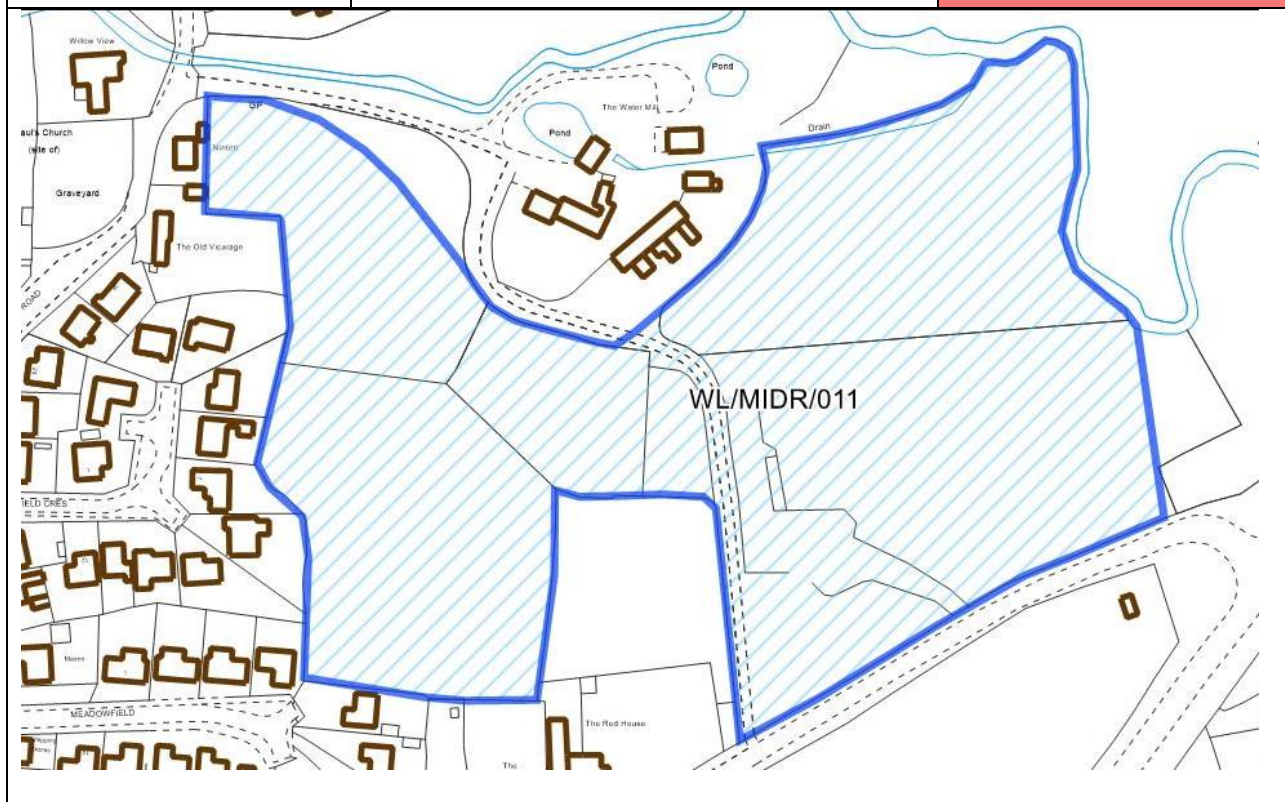
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May require mitigation/ improvements to highway network. Pedestrian links required.	

Ref: WL/MIDR/011	Site Address: Land north of Old Gallamore Lane, Middle Rasen	Status: Rejected
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Size(ha): 3.97	Current use:
Indicative capacity: 104	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site is a large area of land to the east of dwellings on Meadowfield and north of Old Gallamore Lane. A track runs through the site and there is a farm to the north of the site. The western part of the site is within flood zone 2 and 3.

Conclusion:

The site extends away from built footprint and is constrained by setting of GII water mill and flood zone 3. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
Significant parts N/E & W of the site are in Flood Zone 2 whilst a slightly lower proportion is in Flood Zone 3			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	A
Impact on Highway Network	A
Impact on Local Road Network	A
Additional Highways Comments	
Pedestrian links to the amenities in Middle Rasen and Market Rasen need to be provided. Other mitigation works/S.106 contributions may be required following the assessment of the TA and TP. Site at risk of surface water flooding.	

Ref: WL/MIDR/012	Site Address: Land south of North View Farm, Lincoln Road, Middle Rasen	Status: Rejected
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Size(ha): 3.47	Current use:
Indicative capacity: 91	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site is land to the rear of a new development on the A631. The A46 is to the west and fields are to the south.

Conclusion:

The site extends away from the built footprint. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	G	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
A number of small businesses with potential for noise and contamination operate N/W of the site boundary, internal flooding of residential property, predictive surface water flooding and several reports of pollution incidents.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

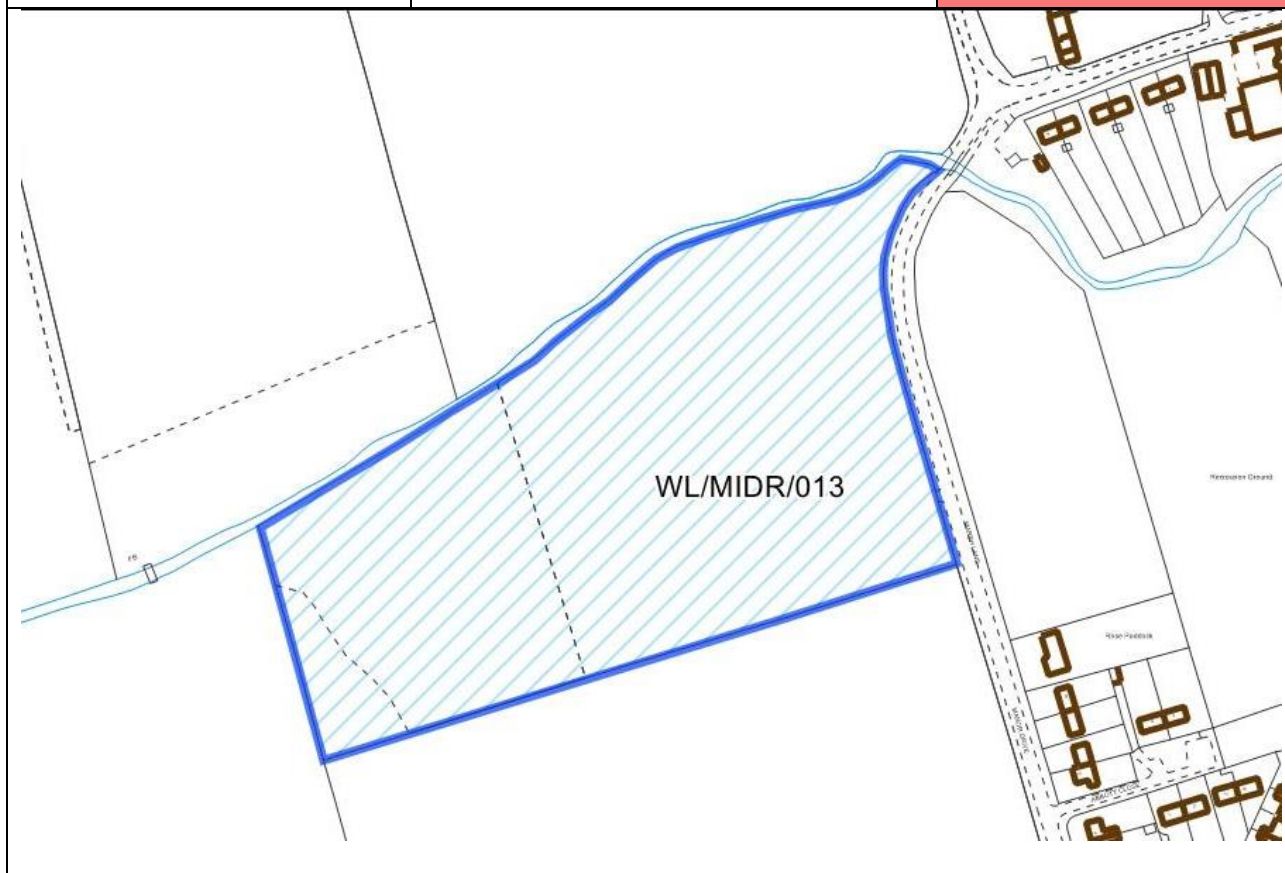
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
Pedestrian links required. Speed limit may require extension.	

Ref: WL/MIDR/013	Site Address: Land west of Manor Road, Middle Rasen	Status: Rejected
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Size(ha): 3.90	Current use: Agricultural
Indicative capacity: 102	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is located to the west of Manor Road. There are fields to the north and east of the site. The site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site extends away from built footprint and is constrained by flood zone 3. Other sites preferable.</p>	

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The outline of the site corresponds with historical report of land associated with sewage going back to 1892, accordingly there is potential for contamination. Much of the site is in Flood Zone 2 with a slightly lower associated proportion in Flood Zone 3. There is predictive mapping of surface water flooding along N, W & S boundaries.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

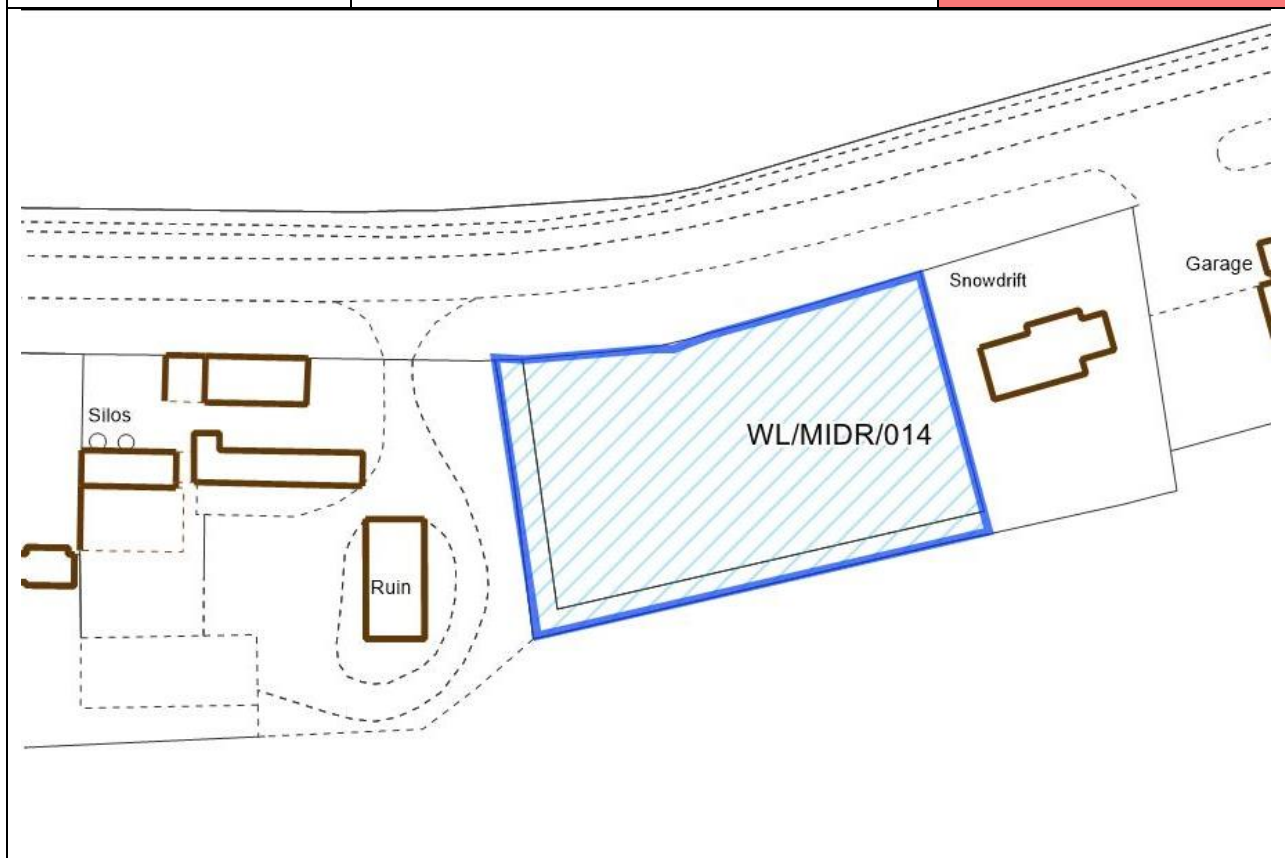
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MIDR/014	Site Address: Land south of Gainsborough Road, west of Snowdrift, Middle Rasen	Status: Rejected
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Size(ha): 0.27	Current use:
Indicative capacity: 10	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site is land between dwellings, south of the A631. There are fields to the south of the site.

Conclusion:

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

Constraints

Environmental

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

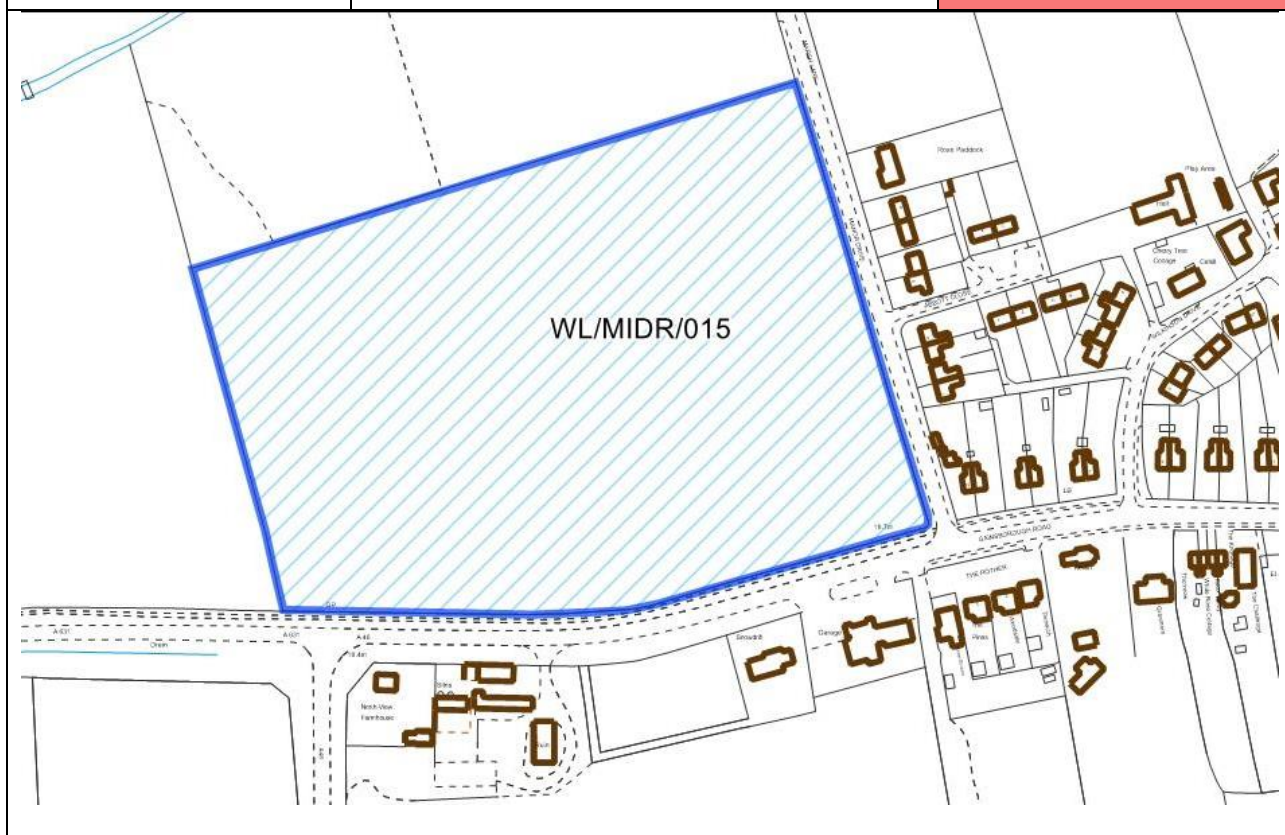
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MIDR/015	Site Address: Land north of Gainsborough Road, West of Manor Drive, Middle Rasen	Status: Rejected
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Size(ha): 5.34	Current use: Agricultural
Indicative capacity: 140	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site is located to the north of Gainsborough Road and to the west of dwellings on Manor Drive. The northern part of the site is within flood zone 2 and 3.

Conclusion:

The site extends away from built footprint and is Constrained by flood zone 3. Other sites preferable.

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			Yes
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The Northern boundary corresponds with the southern boundary of an area with history of association of land use with sewage going back to 1892. Much of the site extending down from the North is in Flood Zone 2 with a lesser proportion in Flood Zone 3 and several areas of predictive surface water flooding.			
Minerals and Waste			
Minerals Resource Safeguarding Area		No	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

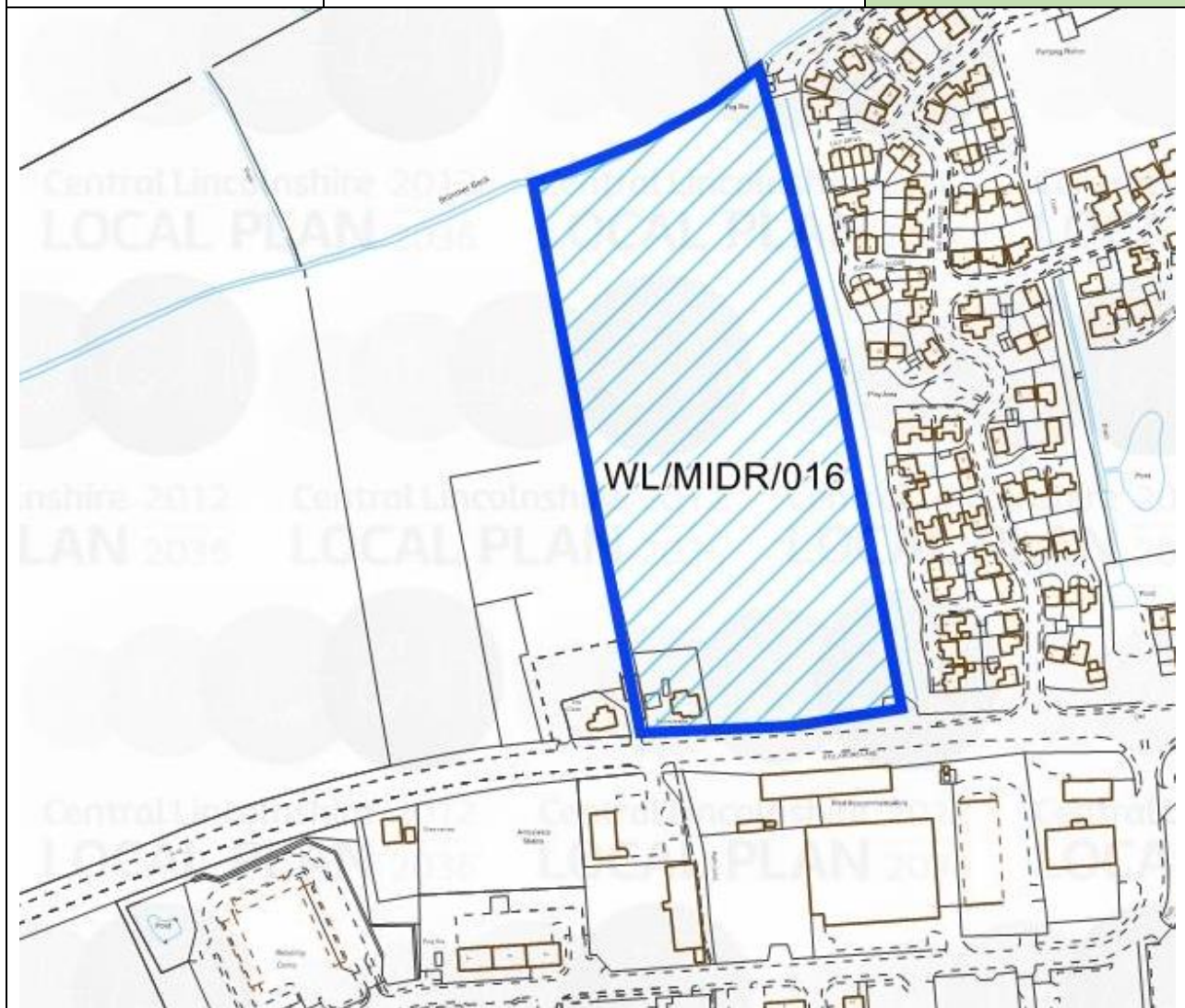
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	G
Additional Highways Comments	
May need some mitigation/improvements to the highway network. Frontage footway required on Manor Drive. Speed limit may require extension. Site at risk of surface water flooding	

Ref: WL/MIDR/016	Site Address: Land north of Gallamore Lane, Market Rasen	Status: Allocate
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Size(ha): 3.46	Current use:
Indicative capacity: 80	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	

Summary:

The site is located to the north of Gallamore Lane and west of dwellings on the Brambles. An area to the north of the site is within flood zone 3.

Conclusion:

The site is an existing allocation, proposed to retain.

Constraints

Environmental

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

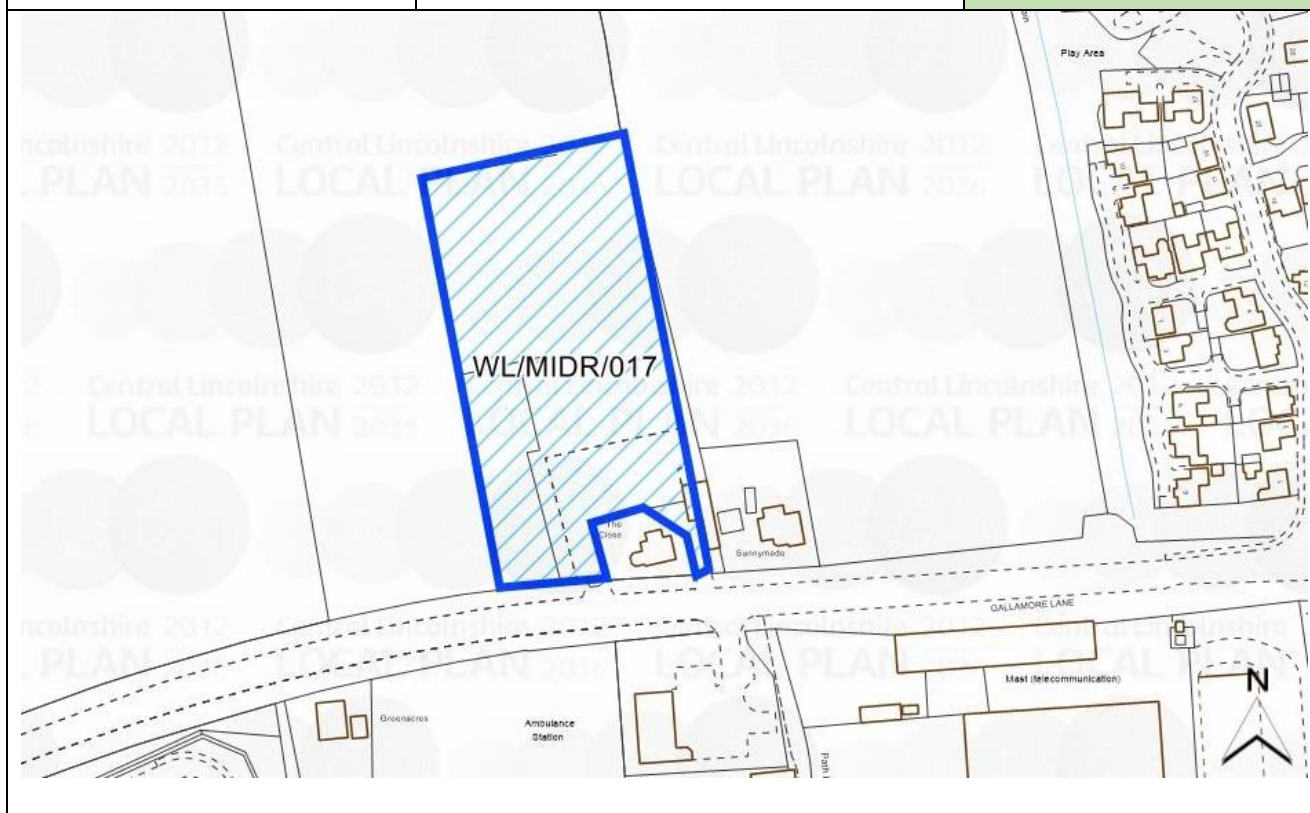
Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MIDR/017	Site Address: The Close, off Gallamore Lane, Market Rasen	Status: Allocate
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Size(ha): 0.80	Current use:
Indicative capacity: 24	Brownfield/Greenfield: Greenfield
Hierarchy (new): Market Towns	
<p>Summary:</p> <p>The site is land to the north of Gallamore Lane. There are dwellings to the frontage of the site. The land to the east of the site is allocated land.</p> <p>Conclusion:</p> <p>The site has planning permission for 16no dwellings, proposed to allocate.</p>	

Constraints

Environmental

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


Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Morton

Ref: WL/MOR/001	Site Address: South East Side, Field Lane, Morton, Gainsborough	Status: Rejected
		
Size(ha): 0.29	Current use: Storage	
Indicative capacity: 9	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Countryside		
<p>Summary:</p> <p>The site is a small area of land off Field Lane. There are farm buildings to the north of the site. The site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>A small site in the countryside with limited capacity, unlikely to deliver 10 or more dwellings. Proposed not to allocate.</p>		

Constraints

Environmental

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

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MOR/002	Site Address: Land north of Mill Lane, east of Granary Close, Morton	Status: Rejected
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Size(ha): 3.15	Current use: Agricultural
Indicative capacity: 47	Brownfield/Greenfield: Greenfield
Hierarchy (new): Medium Villages	
<p>Summary:</p> <p>The site is land located to the rear of properties on Mill Lane and east of Granary Close. The site is within flood zone 2 and 3.</p> <p>Conclusion:</p> <p>The site is located within flood zone 3. Proposed not to allocate.</p>	

Constraints

Environmental

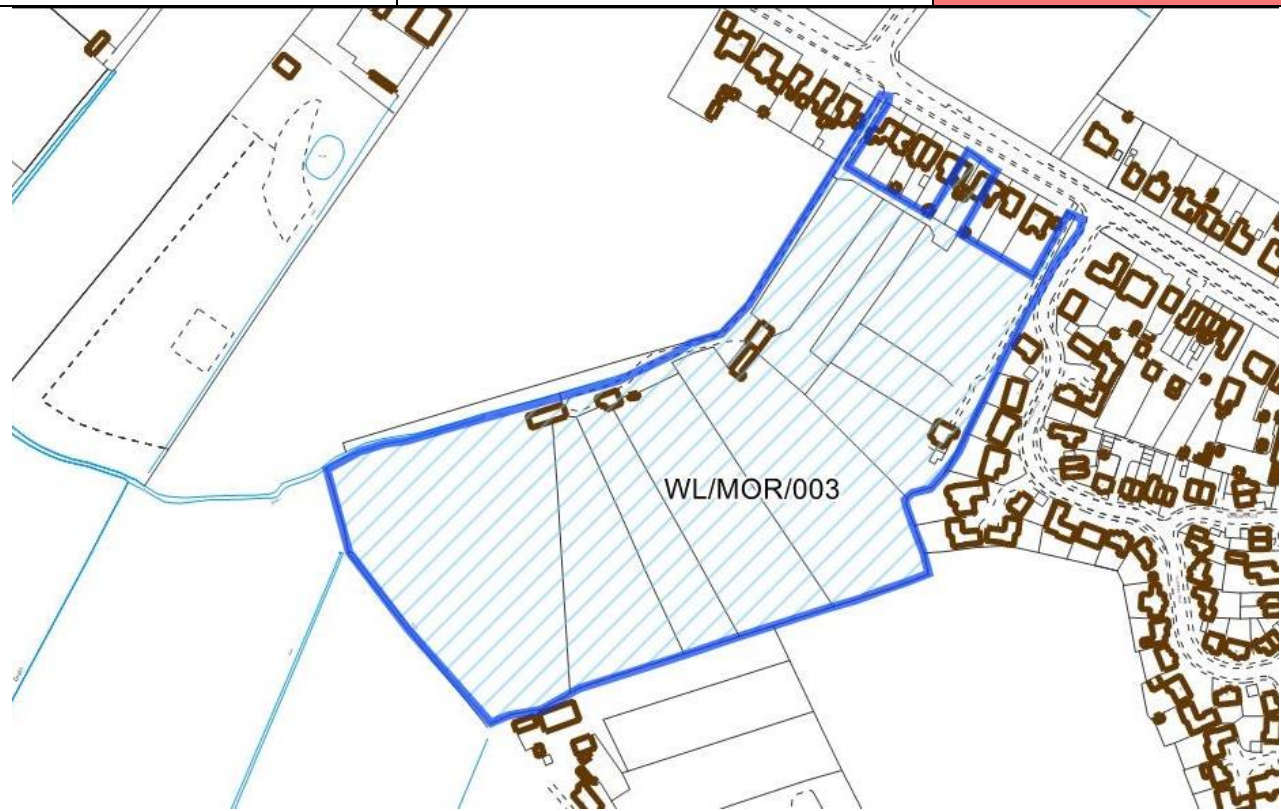
Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is entirely in flood plains 2 & 3 and has potential for contamination arising out of former land use in respect of laundry and dry cleaning off site at the S/W corner.			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

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

Ref: WL/MOR/003	Site Address: Land to south-west of Walkerith Road and west of Nursery Vale, Morton	Status: Rejected
		
Size(ha): 4.95	Current use: Agricultural/grazing	
Indicative capacity: 74	Brownfield/Greenfield: Greenfield	
Hierarchy (new): Medium Villages		
<p>Summary:</p> <p>The site is located to the rear of properties on Walkerith Road and west of Nursery Vale. There is a watercourse to the northern edge of the site. The site is within flood zone 3.</p> <p>Conclusion:</p> <p>The site is within flood zone 3. Proposed not to allocate.</p>		

Constraints

Environmental

Fluvial flood risk	R	Ancient Woodland	No
Surface water flood risk		TPO	No
Local Wildlife Site	No	Agricultural Land	Yes Grade 3
SSSI	No		
Biodiversity Ecological Network			
High Quality			No
Opportunity for management			No
Opportunity for creation			No
Opportunity for creation – joined up			No
Environmental Health Comments			
The site is entirely in flood plains 2 & 3			
Minerals and Waste			
Minerals Resource Safeguarding Area		Yes	
Site Specific Minerals Safeguarding Area			
Waste Safeguarding Area			

Built Environment, Heritage and Landscape

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

Highways, Transport and Infrastructure

Likely suitable access	G
Impact on Highway Network	G
Impact on Local Road Network	A
Additional Highways Comments	
No objection in principle to a residential development on this site. Access should be provided from Nursery Vale. A Transport and Travel Plan are required to determine whether any off site mitigation or S.106 developer contributions are required. Site at risk of surface water flooding.	