STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

(SHLAA)

June 2017





STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2016

INTRODUCTION

1.1 The National Planning Policy Framework (NPPF) was issued by the Department for Communities and Local Government in March 2012. The NPPF requires the preparation of a Strategic Housing Land Availability Assessment (SHLAA) as part of the evidence base for ensuring a deliverable supply of housing land. In March 2014 the Government published National Planning Practice Guidance to support the policy framework of the NPPF. This guidance includes a methodology for the preparation of a SHLAA. SKDC have therefore amended their revised methodology (consulted upon in February 2013) to reflect the national guidance.

The Purpose of this Document

- 1.2 The SHLAA is a technical document comprising a list of sites that might have some potential for housing at some stage in the future. The SHLAA forms part of the evidence base to support the delivery of land for housing in the District. It will inform the preparation of the Local Plan by:
 - providing an objective survey of potential housing sites through an assessment of site suitability, availability, achievability and viability in accordance with existing national guidance
 - identifying the issues that need to be resolved in selecting appropriate sites for development
 - ensuring a supply of sites to meet the housing requirement for the District set out in the Core Strategy
 - reviewing progress in the development of sites with planning permission.
- 1.3 The SHLAA is an important tool in the preparation of the Council's Local Plan. It does not, itself, determine whether a site should be allocated for housing development. Rather it provides a list of sites which should be assessed for consideration as allocations; it establishes realistic assumptions about the availability, suitability, and likely economic viability of land to meet the identified need for housing over the plan period and forms part of the evidence base for making decisions about which sites should be allocated.
- 1.4 Key outputs of the SHLAA include:
 - a list of all sites considered which are cross-referenced to maps showing the locations;
 - an assessment of each site in terms of its suitability or development, availability and achievability, (including whether the site is viable) to determine whether a site is realistically expected to be developed and when;
 - Contain detail of the sites considered to be realistic for development, and clearly evidence/justify those which have been discounted;
 - the potential type and quantity of development that could be delivered on each site, including an estimate of build rates, and setting out how barriers to delivery could be overcome and when;

An indicative trajectory of anticipated development.

The SHLAA is important in informing plan-making but does not determine whether a site should be allocated for housing.

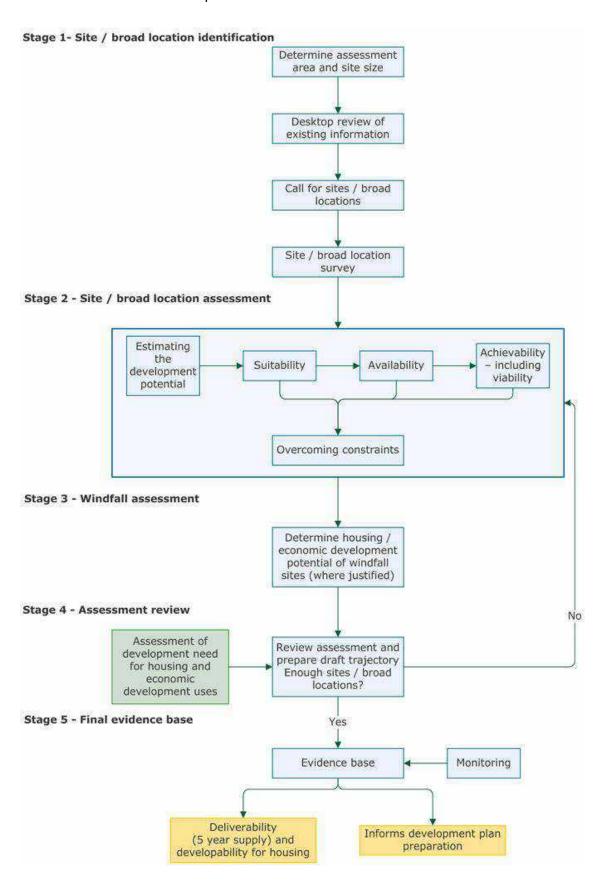
The inclusion of sites in the SHLAA does not preclude them from being developed for other suitable purposes. In addition, the exclusion of sites from the SHLAA does not preclude the possibility of permission for residential development being granted on them.

The SHLAA report will set out the findings of the assessment, including a discussion of any assumptions made. It will include an explanation of why particular sites have been excluded.

National Policy Context

- 1.7 The National Planning Policy Framework establishes a requirement for Local Planning Authorities to:
 - meet the full, objectively assessed needs for market and affordable housing;
 - identify key sites which are critical to the delivery of that housing;
 - identify, and update annually, a supply of specific deliverable sites to provide five years worth of housing sites against requirements, with an appropriate buffer "to ensure choice and competition in the market for land" (NPPF paragraph 47; and
 - identify a supply of specific, developable sites (or broad locations for growth) for years 6-10 and, where possible, years 11-15. [NPPF paragraph 47].
- 1.8 The National Planning Practice Guidance issued in March 2014 sets out guidance on the inputs and processes that should be followed by plan makers in preparing their assessments. It states that the assessment should be thorough but proportionate, building where possible on existing information sources outlined within the guidance.

1.9 The flowchart of methodology for carrying out an assessment as set out in the Practice Guidance is reproduced below:



Local Policy context

- 1.10 The Council's Core Strategy was adopted in July 2010. The spatial strategy included in the Core Strategy directs new development to the towns of Grantham, Stamford, Bourne and Deepings, and 16 larger villages identified as Local Service Centres. The Core Strategy identified two strategic locations for development in Grantham [Policy **H2**], but otherwise identified no sites for development.
- 1.11 In April 2014 the Council adopted a Site Allocation and Policies Development Plan which covers the entire district except for the town of Grantham. This plan allocates sites for housing development in Stamford, Bourne, The Deepings, and five of the 16 Local Service Centres. Together the Core Strategy and the Site Allocations and Policies DPD make provision for much of the Council's housing requirement to be met.

2. METHODOLOGY:

- 2.1 The methodology for carrying out the assessment is set out below. The methodology is intended to follow the stages and processes as set out in the Practice Guidance outlined above.
- 2.2 For ease of reference throughout the SHLAA, sites will be grouped and considered on a settlement by settlement basis to allow easy comparison of sites within each location.

3. STAGE 1 – IDENTIFICATION OF SITES AND BROAD LOCATIONS

Determining the assessment area

- 3.1 Practice Guidance advises that the area covered by the SHLAA should be the housing market area. South Kesteven is part of the Peterborough Housing Market Area which includes Rutland County, Peterborough City and South Holland District Councils. The council previously prepared a joint SHLAA with Rutland County and South Holland District Councils in 2008 which was updated annually until 2011.
- 3.2 The four authorities who comprise the Peterborough Housing Market Area (HMA) jointly commissioned a new Strategic Housing Market Assessment (SHMA) in 2014. The four councils have an ongoing dialogue and are committed to working together to address the housing needs of the HMA. However, because each local authority area is covered by different local plans, each will have locally specific policies against which the suitability of sites will be assessed, it is therefore impractical to undertake and keep reviewed a single SHLAA for the whole HMA. The publication of the Practice Guidance in 2014 will however ensure that the methodology and general approach used by each council to prepare their SHLAA is consistent. This SHLAA therefore covers the administrative area of South Kesteven District Council only.

Determining site size

3.3 South Kesteven began the process of preparing the new SHLAA before the National Practice Guidance was published. A call for Sites was undertaken in January 2014 based upon a methodology which had been prepared and consulted upon in February 2013. That methodology established a site threshold of 0.4 ha (or 10

dwellings) which was based on DCLG advice to the Planning Inspectorate (PINS) that sites should not be included unless DCLG advice to the Planning Inspectorate (PINS) indicating that sites should not be included unless they can "make a significant contribution to housing delivery" and research undertaken by ARUP which indicated that 0.4 hectares or 10 dwellings represented a suitable minimum site size for SHLAAs. This threshold has the added benefit of being in line with the lower threshold for sites allocated in the District's local plans, and therefore provided the site size threshold for past monitoring of windfalls.

3.4 The Practice Guidance suggests a minimum site size of 5 dwellings (0.3ha). Therefore the site size threshold used by SKDC in preparing future SHLAAs will be reviewed in advance of the next Call for Sites.

Desktop review of existing information

- 3.6 A desktop review of existing information will be carried out which that will revisit information and records for known potential sites for development. The following type of sites will be considered:
 - Existing housing and economic development allocations not yet with planning permission
 - Planning permissions for housing and economic development that are unimplemented or under construction
 - Sites where the Council has resolved to grant planning permission for development subject to signing of a Section 106 Agreement
 - Planning applications that have been refused or withdrawn
 - Land in the local authority's ownership
 - Other surplus and likely to become surplus public sector land
 - Vacant and derelict land and buildings
 - Additional opportunities in established area (e.g. making productive use of under-utilised facilities such as garage blocks)
 - Large scale redevelopment and redesign of existing residential or economic areas

Call for sites

- 3.7 A new "Call for Sites" was held between November 2015 January 2016. This sought the suggestion of sites for consideration in the new SHLAA. Sites which were suggested through the call for sites were required to be supported by the following information:
 - a) site address and an OS plan showing site boundaries;
 - b) contact details
 - c) type and scale of development suggested
 - d) site ownership
 - e) current use of the site
 - f) Market interest
 - g) Potential development time frame
 - h) Potential phasing
 - i) Known site constraints

- i) Other information
- 3.8 It was made clear in the consultation that any sites submitted to the Council through previous SHLAAs should be resubmitted to the Council in order to allow it to take account of the most up to date position and site availability. It has been assumed that sites which have not been re-submitted as part of the call for sites are no longer available.
- 3.9 The Council will continue to accept new sites for inclusion in the SHLAA as part of subsequent SHLAA reviews. Any new site should be submitted using the SHLAA form which is available on the council's website.
- 3.10 For ease of reference throughout the SHLAA, sites will be grouped on a settlement by settlement basis to allow easy comparison of sites within each place.

Site Survey

- 3.11 All sites identified in both the desktop review and call for sites will be included in a comprehensive list of sites indexed to a map. All sites will be subject to an initial desktop analysis of known constraints and assessed against national and local policies and designations in order to determine which sites have reasonable potential for development.
- 3.12 A site survey will be carried out by SKDC officers of sites that meet the minimum size requirements. A standard form will be used to record the following information:
 - Site description
 - current land use and character;
 - surrounding land uses and character of surrounding area;
 - physical constraints (e.g. watercourses, drains and ditches, potential contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities);
 - potential environmental constraints (e.g. proximity to Conservation Areas, Listed Buildings, Tree Preservation Orders) Views into and out of the site
 - Points of access from the highway
 - Presence of public rights of way on and adjacent to the site
 - On site features e.g. pylons, overhead lines and masts
 - Other site features
- 3.13 At the end of the survey stage each site will be reviewed and consideration given to whether sites are likely to be developed. In particular sites which do not meet the following criteria will be considered undevelopable or more difficult to develop. This may affect the likely timescale for development of sites:
 - there is no physical point of access into the site, and no prospect of creating an access within the landholding.
 - the topography of the site makes development difficult

- site is significantly affected by pylons and/or masts which would limit or preclude the developable area, or would not be viable to underground them.
- effect of development on setting of Conservation Area or listed building.
- current use is the most appropriate use for the site and should be retained (eg: allotment; car park; public open space etc)

4. STAGE 2: SITE ASSESSMENT

4.1 An assessment will be made of each site in terms of development potential, suitability, availability, achievability (including viability) and overcoming constraints as outlined below.

Estimating the Development Potential

- 4.2 Local Authorities are required to estimate the development potential of each site. Many of the sites in the study have been suggested to the council together with an indicative site capacity or are sites where the capacity has already been tested through the plan-making or application processes. Where detailed information is available from planning applications, masterplans and other sources (such as provided with the promotion of the site in the SHLAA), that information will be used to allocate numbers of dwellings to the appropriate timeframe.
- 4.3 Practice Guidance states that housing potential should be guided by local conditions, including housing densities. So for sites where there is no suggested capacity officers will estimate the sites potential using relevant existing development schemes in the locality as the basis for assessment. Average development density will be adjusted to take account of any individual site characteristics and physical constraints.
- 4.4 When developing sites, it is usual for a proportion of the site to be given over to access roads, public open space and other ancillary uses. Site areas are recorded "gross" and so, to reflect the realities of development, sites have been "netted" down. The larger the site, the larger the area normally given over to non-developed uses. The SHLAA will use the following assumptions:
 - up to 1ha then 95% developable area
 - between 1ha and 4ha 80% is developable area
 - over 4ha then 60% developable area.
- 4.5 It should be noted that the dwelling potential of sites in the SHLAA is indicative only: the true potential of any site can only be assessed by more detailed study, having regard to many factors which are outside the scope of the SHLAA, and which need to be considered as part of the planning application process. It should not be assumed that planning permission will be granted for the development, or for the number of dwellings identified, for sites included in the SHLAA.

Suitability

- 4.6 The assessment will also consider the suitability of a site for the use or development that has been put forward.
- 4.7 The assessment of suitability will be based upon the following criteria:
 - the development plan: national and local planning policies set out in NPPF and adopted and emerging Local Plan documents;
 - protection of international and national biodiversity designations (SAC, SPA, RIGS, SSSI),
 - Protection of national heritage assets (such as historic parks and gardens, or sites which include Scheduled Monuments and listed buildings)
 - presence and extent of Flood Zones
 - potential impacts of development upon landscape including landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - environmental/amenity impacts experienced by would be occupiers, existing residents and neighbouring areas
- 4.8 South Kesteven is a predominantly rural district with significant areas of open countryside. In this context it is inappropriate to include sites within the SHLAA which have no relationship or proximity to existing settlements where development is extremely unlikely to gain planning consent (irrespective of the current Core Strategy policy approach); and when they are of an un-appropriate scale to the existing settlement.
- 4.9 As a result of the assessment of suitability, sites which do not meet the following criteria will be considered to be unsuitable for development and will be excluded from further assessment:
 - Sites which are contrary to national and local adopted planning policies
 - Sites which are not within or on the immediate edge of an identified settlement.
 - Sites which are of an inappropriate scale to the existing settlement.

Availability

A site will be considered available for development where it has been actively promoted for consideration in the SHLAA and where the land owner has confirmed that the site is available for development (confirmed by the call for sites and information provided by land owners and/or via legal searches where appropriate). A site must be free from legal or ownership constraints [eg ransom strips, restrictive covenants or other potential bars to development; or an unwilling land owner]. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

4.11 Consideration will also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. The promoters of SHLAA sites will be expected to provide information about land ownership, site availability and developer/market interest in the site when they suggest a site for inclusion.

Achievability (including viability)

- 4.12 Once the suitability and availability of each site has been assessed consideration will be given to whether the site is achievable for development. A site will be considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This will be affected by market factors (e.g. the presence of bad neighbours, economic viability of existing uses etc.), cost factors (e.g. site preparation costs to overcome identified physical constraints) and delivery factors (e.g. the developer's own phasing schedules).
- 4.13 Sites which have been assessed as unsuitable for development or which are not considered to be genuinely available for development will be assessed as unachievable as a SHLAA site.
- 4.14 An assessment will be made of the remaining sites to consider whether there is a reasonable prospect that the particular type of development proposed will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete the development over a certain period.
- 4.15 A site will be considered to be viable where it can be shown that having taken account of all reasonable costs of development; a scheme will provide a competitive return to the developer and generates a land value sufficient to persuade a landowner to sell the land for the proposed development. If these conditions cannot be met a scheme will not be delivered.
- 4.16 Consultation and partnership working are an important part of this assessment process. Guidance advises that local authorities work with key stakeholders to ensure a robust and joined-up approach. To help complete the assessment of sites at Stage 2, particularly the assessment of achievability, a SHLAA panel was established in 2013, comprising key stakeholders who have some expertise in the property market and site development. The panel included planners (public and private sector) representatives of housebuilders and landowners, land/estate agents, a surveyor and a registered housing provider. The panel met in April 2014 and it is anticipated that the panel will act as a critical friend of the SHLAA process.
- 4.17 The panel considered assessment assumptions and agreed the following parameters:
 - maximum annual site delivery rates of up to 50 per annum
 - density ranges between 20-60 dph but the trend is moving downwards
 - agreed the net developable areas included in the methodology
 - delivery rates are dependent upon demand and sales

- a speculative scheme which has an option to a house builder is more likely to be viable and more likely to be developed than a speculative scheme being promoted solely by the land owner
- a site is deliverable where there will be sufficient uplift in land value to cover the development costs, land owners realistic expectation of land value and provide the developer with an acceptable profit
- where a land owner has an unrealistic expectation of land values, development will be stalled and unviable
- assessing the viability of a site is the job of the agent and developer

Overcoming constraints

4.18 Where constraints have been identified, the assessment will consider what action would be needed to remove them, how long this might take and what effect this may have on the viability of a sites.

Conclusions from the site assessment stage

- 4.19 At the end of stage 2 each site will be reviewed and consideration given to the overall suitability, availability and achievability of development of the site and whether any problems or constraints can be overcome.
- 4.20 NPPF paragraph 47 requires sites to be **deliverable** or **developable** (as defined below (and within footnotes 11 and 12 of paragraph 47).

Deliverable sites must be available now, in a suitable location for housing, and be available and achievable [ie have a realistic prospect of development]. A site will be considered deliverable.

Developable: Site should have a realistic prospect of development at a stated point in time, taking into account factors such as physical characteristics and restrictions of the site, the economic situation, level of demand for development in that location and typical building costs.

- 4.21 Sites which have planning permission (including outline planning permission), have already been assessed for their suitability as part of the planning application. These sites will be assessed to identify whether they are available and achievable. However, they will generally be regarded as **deliverable** until permission expires, unless there is clear evidence that schemes will not be implemented within five years. If this is the case, consideration will be given to the prospects of the site being delivered in a later period, as such a site with planning permission may still be considered **developable.**
- 4.22 Where it is unknown when a site could be developed, but the site is assessed as being developable (in light of the definitions included in the footnote to NPPF paragraph 47) it should be regarded as **not currently deliverable.** Any such sites will be included in the SHLAA as a **long term possibility** as the site may be developable but not until a later phase.

4.23 Assumptions will be made about likely delivery rates on phased development. As a guide it will be assumed that a maximum of 50 units will be delivered per annum on a single site. Very large sites which are being developed as a number of separate phases by different developers will be considered as separate sites.

5. Stage 3 Assessment of potential windfall sites

- 5.1 SHLAA guidance advises that an allowance for unanticipated (or windfall) sites can be taken into account where it can be justified. The NPPF is clear that an allowance may be made for windfall sites where it can be shown that such sites consistently become available in the local area, and can provide a reliable source of supply. Any allowance should be realistic having regard to, historic windfall delivery rates and expected future trends, and should not include residential gardens. An assessment will be made of the previous five years windfall delivery rates and consider:
 - whether the annual rate is likely to increase or decrease
 - whether the pattern of redevelopment is likely to remain the same, grow or decline.
- In South Kesteven additional housing has consistently been delivered on small infill and windfall sites: during the period 2008-2016 a total of 539 homes were built on small brownfield and infill sites (with a capacity of 10 or less), an average of 67 units per annum. There is no sign that this rate of delivery will reduce: in view of the historic completion rates it is considered appropriate and realistic to assume that an annual windfall rate that is a consistent mix with historic patterns on previous 5 years will continue to come forward from this source. This figure will be reviewed annually as part of the SHLAA and any change in the rate of delivery on small sites will be reflected in this assumption.

6. Stage 4 Assessment Review

- 6.1 Following the survey and assessment of the housing potential of each site, Local Authorities are expected to review the assessment to determine whether sufficient sites have been identified to meet the housing requirement for a rolling five-year period. To demonstrate this a trajectory will be prepared showing how and when those sites assessed as deliverable and developable in the SHLAA will meet the housing requirements established in the Core Strategy.
- 6.2 Where insufficient sites are identified against objectively assessed needs, the assessment will be revisited, where necessary changing the assumptions on development potential on particular sites.
- 6.3 If, following this review there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for. If there is clear evidence that the needs cannot be met locally, it will be necessary to consider how needs might be met in adjoining areas in accordance with the duty to cooperate.

 Consideration may also be given to the need to review policies in the Local Plan.

The SHLAA will be updated annually and will be used to inform the updating of the housing trajectory and the Five-Year Housing Land Supply. The review will ensure that any changes in the status of SHLAA sites and progress in the delivery of identified sites is monitored. It will also help to identify additional or new sites, should these be needed to maintain a five-year land supply.

7. STAGE 5: Final evidence base

- 7.1 The final version of SHLAA will be published containing the following information:
 - a list of all sites or broad locations that have been considered, crossreferenced to their locations on maps, indicating which sites have been excluded due to national policies, designations and other suitability criteria;
 - an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
 - the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - a summary for the whole of the district indicating the total numbers of dwellings considered to be deliverable and developable by 5- year periods and beyond. (For the 2017-2022 five year period this information is also contained within Appendix 6 of the Five Year Housing Supply Assessment)

Monitoring

- 7.2 Government guidance is that the SHLAA should not be a one-off study. The assessment is an on-going piece of work; an initial large-scale assessment is required then each year it is to be updated as part of the monitoring report process. Monitoring should provide information on:
 - whether sites under construction have been developed;
 - progress made on sites with planning permission; and
 - progress made on removing, or emergence of new, constraints to development.
- 7.3 The SHLAA will be updated regularly and will be used to inform the updating of the housing trajectory and the Five-Year Housing Land Supply. The review will ensure that any changes in the status of SHLAA sites and progress in the delivery of identified sites is monitored. It will also help to identify additional or new sites, should these be needed to maintain a five-year land supply.

Ref: ALL14-146 Settlement: Allington Land Type: Greenfield Site Size: 1.471

Location: land to the north of Gonerby Lane, Allington





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No

Water course No

Other Ag Class 3

Site Visit

Site Description large open field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses Residential to West
Topograpahy slight slop towards west

Views into and out of the site extensive views over countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

 Constraints: Contrary to policy
 2017-2022: 0

 2022-2027: 0
 2022-2029: 0

 Mitigation: Policy review
 2027-2032: 0

Summary Notes: 2032+: 0

Contrary to SP1 and SP2.

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Ref: ALL16-337 Settlement: Allington Land Type: Greenfield Site Size: 1.06

Location: land to north of Park Road





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None
Local Exclusion No
Public Footpath no

Tree Preservation Order TPO 66 - Allington Hall

Conservation Area no
Water course no
Other no

Site Visit

Site Description Field at edge of settlement

Current Land Use Vacant
Surrounding Land Uses Reisidential

Topograpahy Flat

Point of access from highway Foston road

On site features eg. Pylons, masts

Other site features Site is somewhat detached from village due to location and screening

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Allington not identified as a location for development (SP1)

Mitigation: Policy Review

Summary Notes:

Not policy compliant

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

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Ref: ALL16-338 Settlement: Allington Land Type: Greenfield Site Size: 3.3

Location: land off Foston Road





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None
National Heritage None
Local Exclusion No
Flood Zone 3 No
Public Footpath no

Tree Preservation Order TPO 66 - Allington Hall

Conservation Area no
Water course no
Other no

Site Visit

Site Description Fields at edge of settlement

Current Land Use Vacant

Surrounding Land Uses Residential, open countryside

Topograpahy Flat

Views into and out of the site From existing residential

Point of access from highway Foston Road / Existing residential areas

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Allington not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Not policy compliant

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Ref: ALL16-339 Settlement: Allington Land Type: Greenfield Site Size: 2.38

Location: west of Sedgebrook Road





Indentified Contraints

Conservation Area

Constraint	Assessment and Notes
National Heritage	None
Local Exclusion	No
National and International Environmental	None
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	no

Water course no Other no

Site Visit

Site Description Open green space
Current Land Use Recreational / informal

Surrounding Land Uses Conservation Area / Listed Building (Manor House) and open countryside

adj

Topograpahy Flat

Views into and out of the site From Conservation Area

Point of access from highway Sedgebrook Road

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Allington not identified as a location for development (SP1)

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0
Not policy compliant

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Ref: ALL16-340 Settlement: Allington Land Type: Greenfield Site Size: 4.68

Location: land east of Sedgebrook Road





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None
Local Exclusion No

Public Footpath crosses site

Tree Preservation Order no
Conservation Area no
Water course no
Other none

Site Visit

Site Description Open space at edge of village connecting to existing caravan park

Current Land Use Vacant

Surrounding Land Uses Caravan Park, some residential, open countryside

Topograpahy Flat

Views into and out of the site From Caravan Park and Sedgebrook Road

Point of access from highway Sedgebrook Road

On site features eg. Pylons, masts

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Allington not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

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Ref: ANC14-41 Settlement: Ancaster Land Type: Greenfield Site Size: 2.7

Location: land off St Martin's Way, Ancaster





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath Y adjacent

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large grass field - on edge of settlement

Current Land Use none

Surrounding Land Uses Residential to East - Railway to South & Residential SW corner - field to North

Topograpahy slopes northwards

Views into and out of the site none

Point of access from highway Yes - from St Martins Way

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Currently contrary to SAP H1

2022-2027: 0

Mitigation: Policy review 2027-2032: 0

Summary Notes: 2032+: 0

Site size may be too large for the village. Site currently contrary to SAP H1.

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Ref: ANC14-106 Settlement: Ancaster Land Type: Greenfield Site Size: 0.788

Location: East of Ermine Street, Ancaster



Indentified Contraints

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description grass field within settlement - used for sheep grazing

Current Land Use grazing sheep

Surrounding Land Uses Residential to North, South & West, open to East

Topograpahy level

Views into and out of the site open countryside - site is open area in streetscene

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy compliant	-		2017-2022: 0
constraints. Not	policy compilarit	•		2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
Summary Notes:			2032+: 0	

Currently site contrary to SAP H1. A reduced site area of 0.7ha to exclude the adjacent land which is within flood zone is now proposed this reduces any potential capacity to

about 21 homes.

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Ref: ANC14-154 Settlement: Ancaster Land Type: Greenfield Site Size: 6.201

Location: land north of Wilsford Road, Ancaster





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No

Water course No

Other Ag Class 3

Site Visit

Site Description large field on edge of settlement - in agricultural production - trees/hedges to

boundaries

Current Land Use agriculture - barley Surrounding Land Uses Residential to west

Topograpahy slight slope upwards to A153
Views into and out of the site trees and hedges to boundaries

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy complian	ŧ		2017-2022: 0
Constraints. Not	. policy complian	·		2022-2027: 0
Mitigation: Police	y review			2027-2032: 0
Summary Notes	•			2032+: 0

Contrary to policy SAP H1 - greenfield on edge of settlement and size and scale

inappropriate for size of settlement.

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Ref: ANC14-216 Settlement: Ancaster Land Type: Greenfield Site Size: 3.014

Location: land north of West View and North Drive, Ancaster





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description part of large field on northern edge of village, adjacent to B6403 [High Dyke]

Current Land Use agriculture

Surrounding Land Uses residential to south, agricultural to north and west

Topograpahy sloping northwards away from village Views into and out of the site extensive views over village to the south

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	resubmitted Co	ontrary to SAD H1		2017-2022: 0
constraints. Not	resubilitied. Co	illiary to SAI 111		2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
Summary Notes:				2032+: 0

Not resubmitted. Contrary to local plan policy SAP H1 of Site allocation and Policies DPD.

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Ref: ANC14-217 Settlement: Ancaster Land Type: Greenfield Site Size: 2.343

Location: land west of Pottergate Road, Ancaster



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNone

Flood Zone 3 Affects < 50% of Site affects SE corner of site only
Public Footpath Public Footpath and Restricted ByWays adjacent [FPs 2 & 12]

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description part of large field on western edge of village

Current Land Use agricultural

Contrary to local plan policy SP1 of Core Strategy.

Surrounding Land Uses residential to east and southeast, agricultural to north and west

Topograpahy slopes upwards towards railway line
Views into and out of the site extensive views over open countryside

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

 Constraints: Contrary to SAPH1
 2017-2022: 0

 Mitigation: Policy review
 2022-2027: 0

 2027-2032: 0
 2027-2032: 0

Summary Notes: 2032+: 0

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Ref: ANC14-220 Settlement: Ancaster Land Type: Greenfield Site Size: 3.165

Location: land north of village, Ancaster





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate separated from village by site ANC14-216

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2 & 3

Site Visit

Site Description part of large field on northern outskirts of village, adjacent to High Dyke

Current Land Use agricultural Surrounding Land Uses agricultural

Suitable: No

Topograpahy sloping upwards away from village Views into and out of the site extensive over village to south

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No

Achievable: No Potential Capacity: 0 Likely Phasing:

 Constraints: Contrary to SAP H1
 2017-2022: 0

 Mitigation: Policy review
 2022-2027: 0

 2027-2032: 0
 2027-2032: 0

Summary Notes: 2032+: 0

Greenfield site in open countryside on outskirts of village, not policy compliant [SAP H1].

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Ref: ANC14-221 Settlement: Ancaster Land Type: Greenfield Site Size: 2.441

Location: land west of Pottergate Road, Ancaster



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath restricted byway adjacent: FP12 & FP2

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description part of large field on edge of village

Current Land Use agricultural

Surrounding Land Uses railway line to north, residential to east, agricultural to south and west

Topograpahy slopes upwards to railway line

Views into and out of the site extensive views over open countryside

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0 2022-2027: 0

Mitigation: Policy review2027-2032: 0Summary Notes:2032+: 0

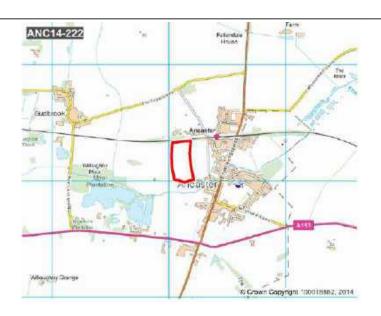
Greenfield site in open countryside on outskirts of village, not policy compliant [SAP H1].

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Ref: ANC14-222 Settlement: Ancaster Land Type: Greenfield Site Size: 5.388

Location: land west of Pottergate Road, Ancaster





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate separated by ANC14-221

edge of an identified

settlement

National Heritage Scheduled Monument Roman Marching Camp on part of site

National and International Environmental None Flood Zone 3 No

Public Footpath adjacent southern boundary

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description part of large field on edge of village

Current Land Use agricultural

Surrounding Land Uses agricultural to west, south and east, railway line to north

Topograpahy slopes upwards to railway line

Views into and out of the site extensive views over open countryside

Point of access from highway no

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contains heritage asset of national importance [scheduled monument],

contrary to policy SAP H1

Mitigation: Heritage assesment required. Policy review to overcome policy issue

Summary Notes:

22 June 2017

Greenfield site in open countryside, outside settlement which contains a scheduled monument site [Roman Marching Camp]: does not comply with policy SAP H1.

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0 2032+: 0

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Settlement: Ancaster Land Type: Greenfield Site Size: 6.24 Ref: <u>ANC16-319</u>

Location: south of Wilsford Lane





Indentified Contraints

Constraint **Assessment and Notes**

Inappropriate size/scale to **Local Exclusion**

existing development

National Heritage None Flood Zone 3 No

National and International Environmental None

Public Footpath no Tree Preservation Order no **Conservation Area** no Water course no Other no

Assessment Summary

Achievable: No Available: Yes Suitable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Constraints: Site contrary to policy SAP H1. Site Inappropriate size/scale to existing

Mitigation: Policy Review

Summary Notes: Site contrary to policy

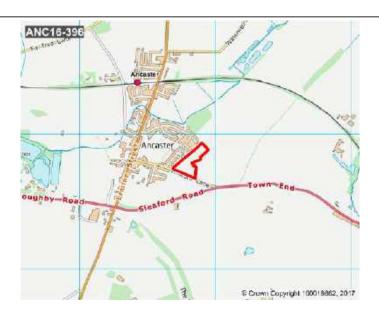
development

2022-2027: 0 2027-2032:0 2032+: 0

22 June 2017 Page 14 of 382 Ref: ANC16-396 Settlement: Ancaster Land Type: Greenfield Site Size: 2.5

Location: Land to the North of Wilsford Lane





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath 1 Adjacent to the site.

Tree Preservation Order None
Conservation Area No
Water course No

Other Site Adjacent to a LWS

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site Contrary to policy SAP H1

2017-2022: 0
2022-2027: 0

Mitigation: Policy Review 2027-2032: 0
Summary Notes: 2032+: 0

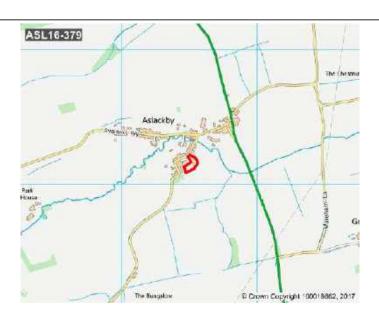
Contrary to Policy

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Ref: ASL16-379 Settlement: Aslackby Land Type: Brownfield Site Size: 0.62

Location: Land South East of Sovereign Street





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order None **Conservation Area** No Water course None Other None

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Aslackby not identified as a location for development

Mitigation: Policy review 2022-2032: 0

Summary Notes: 2032+: 0

Not policy compliant

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Ref: ASL16-380 Settlement: Aslackby Land Type: Greenfield Site Size: 0.45

Location: Land to the North of temple road





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Scheduled Monument Adjacent to Aslackby Castle and a Listed Bulidi

National and International Environmental None Flood Zone 3 No
Public Footpath No
Tree Preservation Order No

Conservation Area Fully within conservation area

Water course No Other None

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Aslackby not identified as a location for development (SP1)

Mitigation: Policy reviews

Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Summary Notes: 2032+: 0
Not policy compliant

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Ref: <u>BKN14-1</u> Settlement: Barkston Land Type: Greenfield Site Size: 1.68

Location: The Granary Hough Road Barkston



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	Yes
Water course	No

Site Visit

Other

Site Description open field on edge of settlement - mature trees to Hough Road and north of

the site

No

Current Land Use paddock/ mown grass

Surrounding Land Uses Open - residential to the south

Topograpahy Level

Views into and out of the site

No views boundary treatment

Point of access from highway Yes

On site features eg. Pylons, masts Pylons/masts

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Like

Constraints: Identified as an important open area in a conservation area. Greenfield site

on edge of settlement contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

Site is identified as an importnatn open area in a conservation area contrary to policy SAP

H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

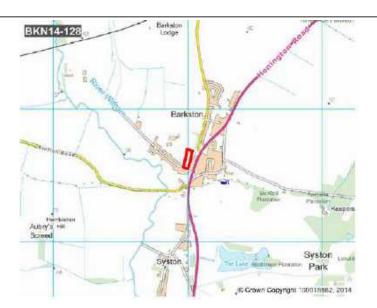
2032+: 0

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Ref: BKN14-128 Settlement: Barkston **Land Type:** Greenfield **Site Size:** 0.558

Location: 12 West Street, Barkston





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNo

Conservation Area Yes - within area identified as Important Open Space

Water course No

Other domestic garden

Site Visit

Site Description domestic cottage and garden within settlement / small field at R/O site

Current Land Use domestic cottage and garden

Surrounding Land Uses residential Topograpahy level

Views into and out of the site from driveway to rear of site. Views north to the Granary

Point of access from highway drive to West Street serving cottage has permission for 3. Discussions with

owners of Granary to achieve additional access point from their private drive

On site features eg. Pylons, masts

Other site features mature hedge to south boundary: hedges and trees to rear of site

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

ot be considered infill. It is.

Constraints: Recent appeal decision states that site cannot be considered infill. It is,

2022-2027: 0 2027-2032: 0

Likely Phasing:

therefore, contrary to policy SAP H1.

2032+: 0

Mitigation:

Summary Notes:

In view of refusals of planning permission and heritage issues associated with CA appraisal, the site has been reassessed as not suitable for development. Not considered infill, therefore contrary to policy SAP H1.

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Ref: BAR16-326 Settlement: Barkston Land Type: Greenfield Site Size: 0.14

Location: land south of West Street





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 Affects < 50% of Site

National and International Environmental None National Heritage None

Local Exclusion Site less than 0.4ha

Public Footpath no
Tree Preservation Order no
Conservation Area Yes
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Site too small

Mitigation:

2017-2022. 0
2022-2027: 0
2027-2032: 0

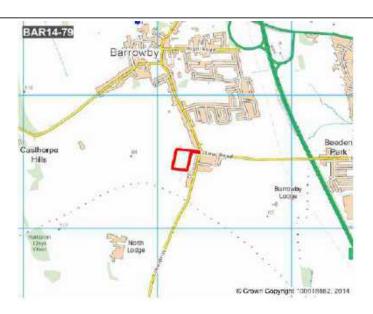
Summary Notes: 2032+: 0 N/A

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Ref: BAR14-79 Settlement: Barrowby Land Type: Greenfield Site Size: 1.734

Location: land south of Low Road, Barrowby





2022-2027: 0

2027-2032:0

2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath No [access to playing field only]

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 1

Site Visit

Site Description grass field on edge of settlement - hedged to boundary

Current Land Use paddock / horse field

Surrounding Land Uses Residential to South & East, Playing field to North, Countryside to West

Topograpahy level

Views into and out of the site extensive views out to West and south

Point of access from highway No direct access

On site features eg. Pylons, masts

Other site features HP Gas Pipe adjacent

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: High Pressure Gas Main adjacent, no direct access from public highway.

Currently contrary to SAP H1

Mitigation: Policy review, avoid gas infrastructure, resolve access limitations

Summary Notes:

No direct access: may be possible through additional land. Site on edge of village -

currently contrary to SAP H1.

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Ref: BAR14-80 Settlement: Barrowby Land Type: Greenfield Site Size: 2.05

Location: land north of Low Road, Barrowby



Indentified Contraints

Conservation Area

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNo

Water course sewer runs through the site

Other Ag Class 1 & 2

Site Visit

Site Description grass field on edge of settlement

Current Land Use none

Surrounding Land Uses Residential to North & West, agriculture to South & East

No

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Currently contrary to SAP H1. Agricultural Classification Grade 1.

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Currently contrary to SAP H1 and high quality agricultural land.

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Ref: BAR14-95 Settlement: Barrowby Land Type: Greenfield Site Size: 3.057

Location: south of Reedings Road, Barrowby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 1 & 2

Site Visit

Site Description large open field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses Residential to North

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway yes via Reedings Road

On site features eg. Pylons, masts pylons in close proximity to site, telephone lines on boundary of site

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Currently contrary to SAP H1. Electricity pylons in close proximity &

telephone lines on boundary of site

Mitigation: Policy review, presence of electricity infrastructure may restrict developable

area

Summary Notes:

Very large site which is inappropriate scale for exisiting settlement - smaller site may be

considered. Currently contrary to SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: <u>GRA16-360</u> Settlement: Barrowby Land Type: Greenfield Site Size: 7.74

Location: Low Road, Barrowby, Grantham, Lincolnshire, NG32 1DB





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
National and International Environmental None

Local Exclusion Not on the immediate

edge of an identified

settlement

Flood Zone 3 No
Public Footpath No
Tree Preservation Order None
Conservation Area No
Water course None
Other No

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0 **Likely Phasing:**

Constraints: Contary to policy SAP H1. Site is also not on the immediate edge of an

identified settlement

Mitigation: Policy Review

Summary Notes:

Contary to policy SAP H1

2017-2022: 0 2022-2027: 0

2027-2032: 0 2032+: 0

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Settlement: Barrowby Land Type: Greenfield **Site Size:** 0.636 Ref: <u>BAR16-374</u>

Location: Land to the south of the Grange, Low Road, Barrowby





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No

National Heritage **Listed Building** Site adjacent to 2 listed bulidings

National and International Environmental None Flood Zone 3 No **Public Footpath** None Tree Preservation Order None

Conservation Area Site fully within conservation area

Water course None

Other Harlaxton Bowl - Landscape setting

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:**

Constraints: Set within Harlaxton Bowl landscape sensitive to development. Also distant

from village services. Site contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

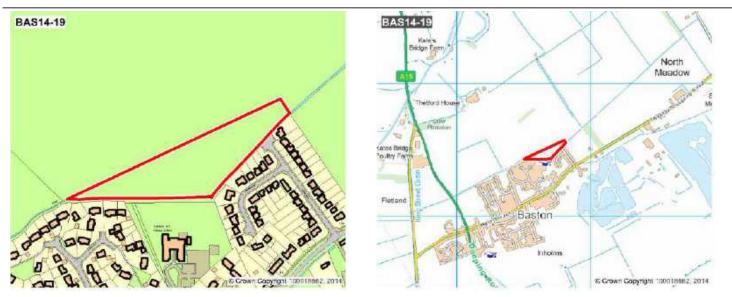
Not suitable for details site assessment

2017-2022: 0 2022-2027:0 2027-2032:0

2032+: 0

22 June 2017 Page 25 of 382 Ref: BAS14-19 Settlement: Baston Land Type: Greenfield Site Size: 1.585

Location: Land north of Manor Drive/Manor Close, Baston Previously part of SK/BAS/03 F Richardson & Son



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 2

Site Visit

Site Description field on edge of village

Current Land Use agricultural

Surrounding Land Uses residential to South

Topograpahy level

Views into and out of the site over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features large ditch to south of site

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Achievable: No Potential Capacity: 0

2017-2022: 0

2022-2027: 0

2027-2032: 0

Available and viable BUT located outside built part of settlement therefore contrary to

policy SAP H1.

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Ref: BAS14-20 Settlement: Baston Land Type: Greenfield Site Size: 5.975

Location: Land off Manor Drive/Manor Close, Baston F Richardson & Son



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description Large field on edge of village

Current Land Use agricultural
Surrounding Land Uses agricultural

Topograpahy level

Views into and out of the site over open countryside
Point of access from highway Only via Manor Close

On site features eg. Pylons, masts

Other site features Ditch to south of site would need to be crossed to access site

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Very large site which is inappropriate to scale of the existing settlement.

Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Large site which is inappropriate to scale of the exisiting settlement and located outside

built part of settlement, therefore contrary to policy SAP H1.

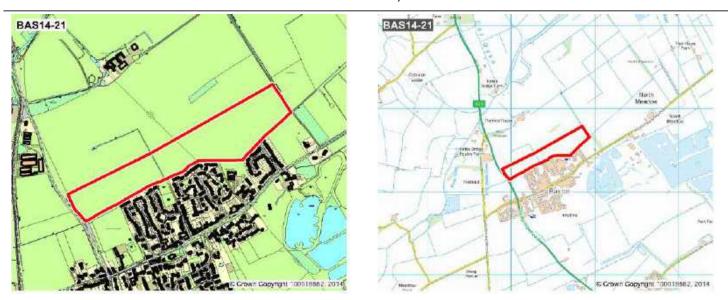
2017-2022: 0 2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: <u>BAS14-21</u> Settlement: Baston Land Type: Greenfield Site Size: 17.901

Location: Land rear of Thetford House Farm Baston - east of A15, and off Park Lane and Manor Drive F Richardson & Son



Indentified Contraints

Constraint **Assessment and Notes**

Inappropriate size/scale to **Local Exclusion**

existing development

National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No Conservation Area No Water course No

Other Ag Class 2

Site Visit

field on edge of settlement Site Description

Current Land Use agricultural

Surrounding Land Uses agricultural to north and residential to south

Topograpahy level

Views into and out of the site over open countryside

Point of access from highway Suggested access is from A15: possible 2nd access from adjacent residential

development

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0

Constraints: Very large site which is inappropriate to scale of the existing settlement.

Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Large site which is inappropriate to scale of the existing settlement and located outside

built part of settlement, therefore contrary to policy SAP H1.

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032:0

2032+: 0

22 June 2017 Page 28 of 382 **Ref:** BAS14-105 Settlement: Baston Land Type: Greenfield Site Size: 1.808

Location: Rear off Chesham Drive, Baston





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description field on edge of village

Current Land Use agricultural

Surrounding Land Uses residential to North: agricultural to South

Topograpahy level

Views into and out of the site over open countryside

Point of access from highway not apparent (provision for access made by proposed development to west -

Planning application ref S13/1124 approved)

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy complian	†		2017-2022: 0
Constraints. Not	policy complian			2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
Summary Notes:				2032+: 0

Site currently contrary to SAP H1. Might be viable once development adjacent which has planning permission has been developed. This is the only way to provide access to BAS14-

105.

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Ref: BAS14-143 Settlement: Baston Land Type: Greenfield Site Size: 4.819

Location: land off Chesham Drive, Baston





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage
None
National and International Environmental
None
Flood Zone 3
No
Public Footpath
No
Tree Preservation Order
No
Conservation Area
No
Water course

Other Ag Class 2

Site Visit

Site Description work underway on part of site. Remainder (site ref BAS14-105) is a field

Current Land Use development/ agriculture

Surrounding Land Uses Residential to north, agriculture to south

Topograpahy level

Views into and out of the site over open countryside

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 37 Likely Phasing:

Constraints: Outside settlement. Contrary to SAP H1. 2017-2022: 0 2022-2027: 0

Mitigation: Policy review. 2027-2032: 0
Summary Notes: 2032+: 0

Summary Notes: 2032+: Contrary to SAP H1.

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Ref: BAS14-170 Settlement: Baston Land Type: Greenfield Site Size: 11.357

Location: land at Greatford Road, Baston





2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath crosses
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description large field on edge of village

Current Land Use agricultural

Surrounding Land Uses residential to North

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Public footpath. Contrary to policy SAP H1

Mitigation: Policy review, avoid / divert public footpath

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes:

Not compliant with policy SAP H1 - greenfield on edge of settlement and of inappropriate

scale to rest of village.

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Ref: BAS16-321 Settlement: Baston Land Type: Brownfield Site Size: 0.16

Location: Chapel Motors, Main Street





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No site within Flood Zone 2

National and International Environmental None National Heritage None

Local Exclusion Site less than 0.4ha

Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no

Other contamination

Assessment Summary

N/A

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site	too small			2017-2022: 0
Constraints. Site too sinan				2022-2027: 0
Mitigation: Polic	y Review			2027-2032: 0
Summary Notes:				2032+: 0

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Ref: BAS16-322 Settlement: Baston Land Type: Greenfield Site Size: 1.49

Location: Baston Outgang Road [adjacent 86 Main Street]





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None National Heritage None

Flood Zone 3 No site within Flood Zone 2

Local Exclusion Not on the immediate

edge of an identified

settlement

Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Site contrary to policy SAP H1. Site not on the immediate edge of an

identified settlement. Part of site in flood zone 2 $\,$

Mitigation: Policy Review

Summary Notes:
Site contrary to policy

2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: BAS16-323 Settlement: Baston Land Type: Greenfield Site Size: 1.85

Location: Mink Farm, R/O Cardyke Drive





2027-2032: 0

Indentified Contraints

Assessment and Notes	
No	site in Flood Zone 2
None	
None	
No	
	No None None No no no no no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site not contrary to policy SAP H1. Part of the site is covered by flood zone 2			2017-2022: 0	
Constraints. Site	not contrary to	policy SAI 111. Fait of	the site is covered by flood zone z	2022-2027: 0

Mitigation: Policy Review

Site is contrary to policy

Summary Notes: 2032+: 0

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Ref: BAS16-364 Settlement: Baston Land Type: Site Size: 0.7

Location: Land at Main Street





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
National and International Environmental None

Local Exclusion Not on the immediate

edge of an identified

settlement

Flood Zone 3 No
Public Footpath No
Tree Preservation Order None
Conservation Area No
Water course None
Other None

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site Contrary to plicy SAP H1

2017-2022: 0
2022-2027: 0

 Mitigation: Policy Review
 2027-2032: 0

 Summary Notes:
 2032+: 0

Site not compliant with policy SAP H1 - greenfield not within the bulit up part or the edge

of the settlement.

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Ref: BIL14-18 Settlement: Billingborough Land Type: Greenfield Site Size: 7.588

Location: Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son





Indentified Contraints

Constraint Assessment and Notes
Local Exclusion Inappropriate size/scal

Inappropriate size/scale to existing development

National Heritage adj Listed Building

National and International Environmental None

Flood Zone 3 Affects < 50% of Site 25% affected [all site within FZ2]

Public FootpathNoTree Preservation OrderNoConservation AreaNoWater courseNo

Other Ag Class 2

Site Visit

Site Description large field and farmyard on edge of village

Current Land Use agricultural

Surrounding Land Uses residential and agricultural

Topograpahy level

Views into and out of the site open site - views across open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features trees to northern boundary

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Part of site within floodzone. Very large site which is inappropriate to scale

of the existing settlement. Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Very large site which is inappropriate to scale of the exisiting settlement. May wish to

consider smaller part of site. Contrary to SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

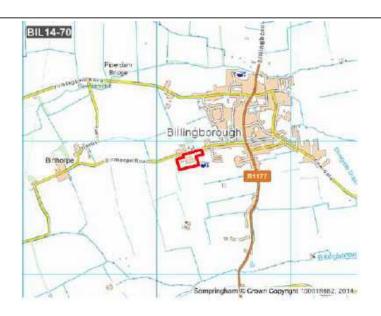
2032+: 0

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Ref: <u>BIL14-70</u> Settlement: Billingborough Land Type: Brownfield Site Size: 1.608

Location: former Aveland High School, Billingborough





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description edge of village site which contains piles of rubble and construction vehicles

[clearance programme appears to be ongoing]

Current Land Use none

Surrounding Land Uses residential to North

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 25

Constraints: Site cleared.

Mitigation:

Summary Notes:

Site suitable and should be viable. Site allocated in SAP DPD for housing development.

Site has outline planning permission \$14/1316 . Approved 14.01.2016

Likely Phasing:

2017-2022: 25 2022-2027: 0

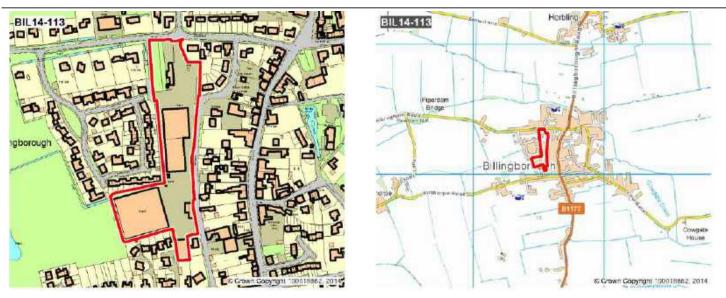
2027-2032: 0

2032+: 0

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Ref: BIL14-113 Settlement: Billingborough Land Type: Brownfield Site Size: 1.977

Location: former Grimers Transport site, Station Road, Billingborough



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	PDL

Site Visit

Site Description site within centre of village - tarmac surface and large industrial sheds

Current Land Use some lorry storage

Surrounding Land Uses residential

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features former station buildings on site

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 23

Constraints: Site is employment site and protected by policy E1 of Core Strategy. Part of

site was allocated for housing in old local plan and is subject of current planning application which has demonstrated site no longer suitable for

employment.

Mitigation: Demonstrate no longer viable and needed for employment use

Summary Notes:

Part of site is suitable and policy compliant and has planning permission. Viability may be marginal. Case would have to be made for the remainder of the site.

Likely Phasing:

2017-2022: 23 2022-2027: 0

2027-2032: 0

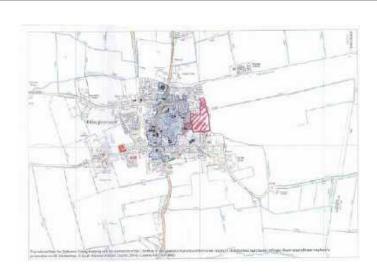
2032+: 0

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Settlement: Billingborough Land Type: Mixed Site Size: 2.98 Ref: <u>BIL15-249</u>

Location: Hurn Farm, Low Street





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage

National and International Environmental None

adj Hurn Farmhouse [LB] Flood Zone 3 No some FZ2 at northern & southern edges of site

Public Footpath possible public footpath on southern edge of site

Tree Preservation Order Conservation Area Water course

Other

Site Visit

Site Description

fields and farmyard on edge of village, ditch to site boundary

Current Land Use agricultural

Surrounding Land Uses residential to north, west and south, open countryside to east

Topograpahy level

Views into and out of the site views over open countryside

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Majority of site is contrary to policy SAP H1 2022-2027: 0 Mitigation: Policy review

2027-2032:0 **Summary Notes:** 2032+: 0

Small part of site [farmyard] may be suitable for small infill development - but otherwise

not compliant with policy SAP H1 - greenfield site on edge of village.

22 June 2017 Page 39 of 382 Ref: <u>BIL16-318</u> Settlement: Billingborough Land Type: Greenfield Site Size: 2.98

Location: north of Birthorpe Road





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None
Local Exclusion No

Public Footpath adjacent [on north boundary]

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site contrary to policy SAP H1

2022-2027: 0

Mitigation: Policy Review 2027-2032: 0

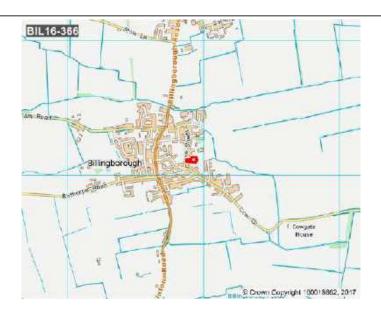
Summary Notes: 2032+: 0
Site contrary to policy

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Ref: BIL16-366 Settlement: Billingborough Land Type: Mixed Site Size: 0.01

Location: 1 Grosvenour Square Low Street





Indentified Contraints

Constraint Assessment and Notes

National Heritage Listed Building Adjacent to listed Building (Hurn Farmhouse)

National and International Environmental None

Local Exclusion Site less than 0.4ha

Flood Zone 3 No
Public Footpath None
Tree Preservation Order None

Conservation Area Just Outisde the Conservation area

Water course None Other None

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site too small

Mitigation: Policy review

Summary Notes:

Dikely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

N/A

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Settlement: Billingborough Land Type: Greenfield Site Size: 4.5 Ref: <u>BIL16-371</u>

Location: Brookfield House Folkingham Road





Indentified Contraints

Constraint **Assessment and Notes**

Not on the immediate **Local Exclusion**

edge of an identified

settlement

None National Heritage National and International Environmental None

Flood Zone 3 Affects < 50% of Site

Public Footpath None Tree Preservation Order No **Conservation Area** No

Water course River runs to the rear of the site

Other None

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0

Constraints: Large ammount of site situated within flood zone 3 . Site contrary to policy

SAPH1

Mitigation: Policy review

Summary Notes:

Site not in accordance with policy SAPH1

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

2032+: 0

22 June 2017 Page 42 of 382 Ref: <u>BIL16-372</u> Settlement: Billingborough Land Type: Greenfield Site Size: 1.5

Location: Brookfield House Folkingham Road





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None

Flood Zone 3 Affects < 50% of Site

Public Footpath None
Tree Preservation Order No
Conservation Area No

Water course River runs to the rear of the site

Other None

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0 **Likely Phasing:**

 $\textbf{Constraints:} \ \mathsf{Large} \ \mathsf{ammount} \ \mathsf{of} \ \mathsf{site} \ \mathsf{situated} \ \mathsf{within} \ \mathsf{flood} \ \mathsf{zone} \ \mathsf{3} \ . \ \mathsf{Site} \ \mathsf{contrary} \ \mathsf{to} \ \mathsf{policy}$

SAPH1

Mitigation: Policy review

Summary Notes:

Site not in accordance with policy SAPH1

Likely Phasing: 2017-2022: 0

2022-2027: 0

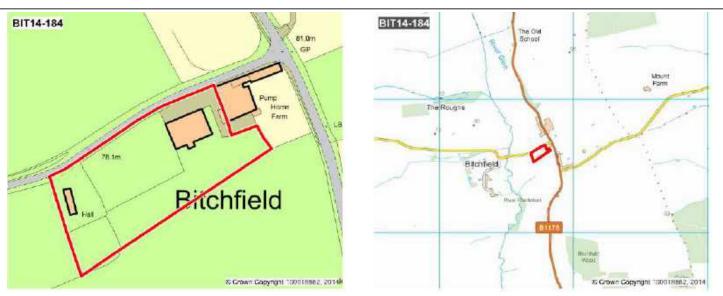
2027-2032: 0

2032+: 0

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Ref: BIT14-184 Settlement: Bitchfield Land Type: Greenfield Site Size: 0.852

Location: Dark Lane, Bitchfield



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No

Site Visit

Other

Site Description agricultural sheds and area of open ground within village

No

Current Land Use appears to be unused

Surrounding Land Uses agricultural to South, village to East and West

Topograpahy level

Views into and out of the site open countryside to south

Point of access from highway Yes

On site features eg. Pylons, masts electircity lines to road edge

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Dikely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Contrary to policies SP1 and SP2 of the Core Strategy.

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Ref: BOU14-36 Settlement: Bourne Land Type: Greenfield Site Size: 0.218

Location: Land at rear of 37 West Road, Bourne. (With access from Churchill Avenue).





Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	No

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

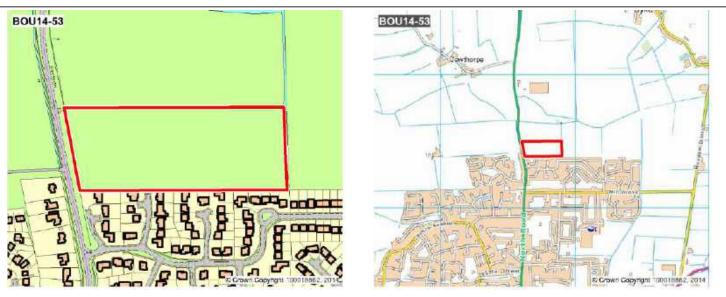
Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Too	small			2017-2022: 0
Constraints. 100	Siliali			2022-2027: 0
Mitigation:				2027-2032: 0
Summary Notes:				2032+: 0
Too small- does r	not meet the sit	e size threshold.		

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Ref: BOU14-53 Settlement: Bourne Land Type: Greenfield Site Size: 3.22

Location: land east of North Road, Bourne



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description open field, hedged to boundaries, on northern edge of town

Current Land Use agricultural

Surrounding Land Uses residential to South

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Contrary to H1 and SAP H1

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0

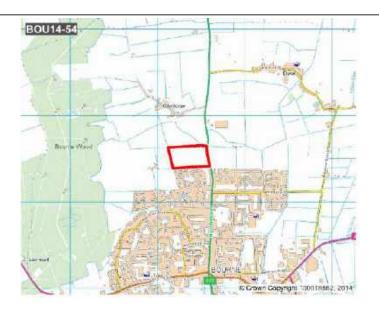
Contrary to H1 of Core Strategy and SAP H1.

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Ref: BOU14-54 Settlement: Bourne Land Type: Greenfield Site Size: 10.29

Location: land west of North Road, Bourne





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description large open field on northern edge of town

Current Land Use agricultural

Surrounding Land Uses residential to South, open countryside agricultural to North

Topograpahy level

Views into and out of the site extensive open views

Point of access from highway Yes

On site features eg. Pylons, masts pylons at southern edge of site

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to H1 and SAP H1

Mitigation: Policy review

Summary Notes:

Description: Potential Capacity: 0
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Very large site currently contrary to H1 of Core Strategy and SAP H1 of the SAP DPD.

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Ref: BOU14-65 Settlement: Bourne Land Type: Greenfield Site Size: 5.693

Location: land off Meadow Drove, Bourne



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3a & 2

Site Visit

Site Description large flat field in open countryside on edge of town

Current Land Use agricultural

Surrounding Land Uses agricultural with residential to West

Topograpahy level

Views into and out of the site extensive over town and open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features sporadic hedges and trees to boundaries

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to H1 and SAP H1

Mitigation: Policy review

Summary Notes:

Description: Potential Capacity: 0
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Large site on edge of settlement part of which is high grade agricultural land. Contrary

to SAP H1 and SAP H1.

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Ref: BOU14-88 Settlement: Bourne Land Type: Greenfield Site Size: 6.585

Location: Land to the South of Mill Drove and to the West of Meadow Drove, Bourne, Lincolnshire



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic Footpathadjacent

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3a & 2

Site Visit

Site Description large open field in open countryside on edge of town

Current Land Use agricultural [cows]

Surrounding Land Uses agricultural with residential to West

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features sporadic hedges and trees to boundaries

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Contrary to policy H1 and SAP H1

2022-2027: 0

Mitigation: Policy review
2027-2032: 0

Summary Notes:
2032+: 0

Large site on edge of settlement part of which is high grade agricultural land. Contrary

to SAP H1 and SAP H1.

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Ref:BOU14-134Settlement:BourneLand Type:GreenfieldSite Size: 15.093

Location: land north of Mill Drove, Bourne





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No

Public FootpathadjacentTree Preservation OrderNoConservation AreaNoWater courseNo

Other Ag Class 2

Site Visit

Site Description large field in open countryside on edge of town

Current Land Use agricultural

Surrounding Land Uses residential to West

Topograpahy level

Views into and out of the site over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts electricity wires cross site
Other site features owl tower [Len Pick Trust]

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Electricity lines, owl tower, public footpath. Not compliant with policies H1

and SAP H1

Mitigation: Policy review, presence of electricity lines and wildlife feature would restrict

developable area

Summary Notes:

Large site on edge of settlement part of which is high grade agricultural land. Contrary

to SAP H1 and SAP H1.

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

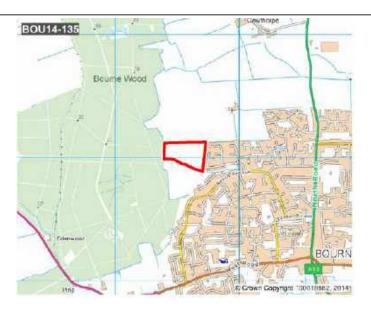
2032+: 0

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Ref: BOU14-135 Settlement: Bourne Land Type: Greenfield Site Size: 5.8

Location: land west of Hazelwood Drive, Bourne





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** crosses Tree Preservation Order No **Conservation Area** No Water course No Other No

Ag Class 3, adjacent SWI [Bourne Wood]

Site Visit

Site Description field lying between town and Bourne Woods

Current Land Use agricultural

Surrounding Land Uses residential to East, agricultural to North, South & West

Topograpahy level

Views into and out of the site towards Bourne Woods

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Public footpath, adjacent SWI [Bourne Wood]. Contrary to policy H1 of Core

Strategy and SAP H1

Mitigation: Policy review, proximity of Bourne Wood and presence of public footpath

would restrict developable area

Summary Notes:

Contrary to policy H1 of Core Strategy and SAP H1.

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

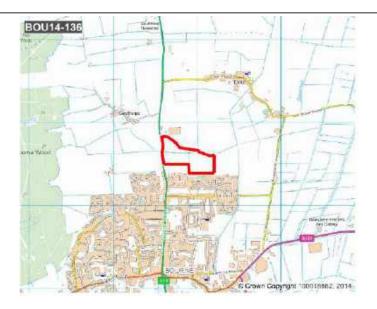
2032+: 0

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Ref: BOU14-136 Settlement: Bourne **Land Type:** Greenfield **Site Size:** 15.373

Location: land north of Stephenson Way, Bourne





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath crosses
Tree Preservation Order No
Conservation Area No

Other Ag Class 3

Site Visit

Water course

Site Description open field on edge of town, hedged to boundaries

No

Current Land Use agricultural

Surrounding Land Uses residential to South

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Public footpath. Contrary to policy H1 of Core Strategy and SAP H1

Mitigation: Policy review, avoid / divert public footpath

Summary Notes:

Large site on edge of settlement part of which is high grade agricultural land. Contrary

to SAP H1 and SAP H1.

2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: BOU14-137 Settlement: Bourne Land Type: Greenfield Site Size: 6.799

Location: land west of Meadow Drove, Bourne





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3a & 2

Site Visit

Site Description large open field on edge of town

Current Land Use agricultural

Surrounding Land Uses agricultural and industrial/commercial

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not policy compliant: part of Employment Allocation B1a

Likely Phasing:
2017-2022: 0
2022-2027: 0

Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Summary Notes:
Contrary to policy H1 of Core Strategy. Also contrary to policies B1a and SAP H1 of the

SAP DPD. Should be retained as an employment allocation.

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Ref: BOU14-145 Settlement: Bourne Land Type: Greenfield Site Size: 0.587

Location: land west of Southfields, Bourne



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** crosses Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3; adjacent SWI

Site Visit

Site Description copse and open area between housing development

Current Land Use none, wild area

Surrounding Land Uses residential development

Topograpahy level Views into and out of the site none

Point of access from highway

Vehicular access has been provided for in adjacent development off Wherrys

Yard

On site features eg. Pylons, masts pylons nearby

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 15

Constraints: Public footpath, adjacent SWI, access. Potential wildlife interest on this site

Mitigation: Avoid public footpath, wildlife issues to be investigated

Summary Notes:

Investigate wildlife potential, however site suitable and policy compliant.

Likely Phasing:

2017-2022: 15 2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: BOU14-168 Settlement: Bourne Land Type: Greenfield Site Size: 6.086

Location: land west of Beaufort Drive, Bourne





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 7 [urban]

Site Visit

Site Description part of large field on edge on town

Current Land Use agricultural

Surrounding Land Uses residential to South and East, agricultural to North and West

Topograpahy level

Views into and out of the site west to Bourne Woods

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not compliant with policies H1 and SAP H1

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0

Contrary to policies H1 and SAP H1 - greenfield site on edge of settlement.

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Ref: BOU14-190 Settlement: Bourne **Land Type:** Greenfield **Site Size:** 0.493

Location: Land at Falcon Way (Southfields Business Park), Bourne



Indentified Contraints

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 2 [but urban]

Site Visit

Site Description area of land within residential and office area

Current Land Use solar array & 2 showhouses

Surrounding Land Uses residential and offices

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts pylons adjacent

Other site features

Assessment Summary

Available: Yes	Suitable: Yes	Achievable: Yes (Now) Potential Capacity: 23	Likely Phasing:
Constraints:			2017-2022: 23
constraints.			2022-2027: 0
Mitigation:			2027-2032: 0
Summary Notes:			2032+: 0

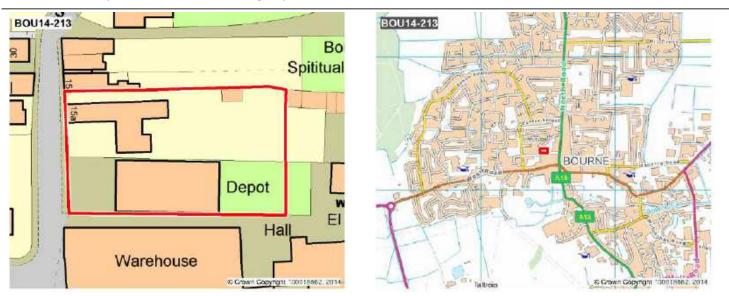
Site between areas of residential and commercial uses, would be suitable for either use.

Planning application \$14/1684 was allowed on appeal for 23 units.

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Ref: BOU14-213 Settlement: Bourne Land Type: Brownfield Site Size: 0.195

Location: Wherry's Lane Phase II site, Burghley Street, Bourne



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No

Conservation Area within Bourne Conservation Area

Water course No

Other within Bourne Core Area

Site Visit

Site Description cleared site within town centre

Current Land Use none

Surrounding Land Uses commercial / retail

Topograpahy level

Views into and out of the site none - within town centre

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 14 Likely Phasing: 2017-2022: 14

Constraints: 2017-2022. 1-2022-2027: 0
Mitigation: 2027-2032: 0

 Mitigation:
 2027-2032: 0

 Summary Notes:
 2032+: 0

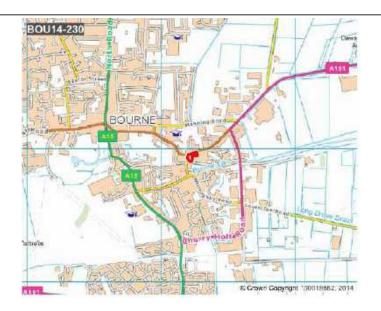
Urban redevelopment site which is too small to meet site threshold. However, scheme for 14 units proposed, which complies with methodology.

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Land Type: Brownfield **Site Size:** 0.252 Ref: <u>BOU14-230</u> Settlement: Bourne

Location: Bourne Auction Rooms, Spalding Road, Bourne





2027-2032:0

Indentified Contraints

Assessment and Notes Constraint

Local Exclusion Site less than 0.4ha

None National Heritage adj Listed Building: Eastgate House

National and International Environmental None

Flood Zone 3 No adjacent FZ2

Public Footpath

Tree Preservation Order adjacent / on boundary: TPO 166 Eastgate House

Conservation Area No Water course No

Other Ag Class Urban

Site Visit

Site Description large brick buildings and hardstanding

Current Land Use auction rooms and associated vehicle parking

Surrounding Land Uses residential, bus garage adjacent

Topograpahy level Views into and out of the site none Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Site in employment / commercial use [auction rooms]. Too small 2022-2027: 0

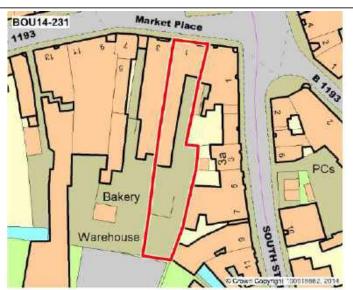
Mitigation:

term.

Summary Notes: 2032+: 0 Too small- does not meet the site size threshold. In active use may be available in long

22 June 2017 Page 58 of 382 **Ref: BOU14-231 Settlement:** Bourne **Land Type:** Brownfield **Site Size:** 0.082

Location: 1 & 1a West Street, Bourne





Indentified Contraints

ConstraintAssessment and NotesLocal ExclusionSite less than 0.4haNational HeritageListed Building

National and International Environmental None Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area Yes
Water course No

Other Ag Class Urban

Site Visit

Site Description buildings and hardstanding at busy road junction in centre of town

Current Land Use offices, stores and car parking Surrounding Land Uses commercial, retail, car parking

Topograpahy level Views into and out of the site none

Point of access from highway via public car park to rear of site

On site features eg. Pylons, masts

Other site features site may contain mature tree

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Listed Building, commerical uses, can only be accessed via public car park to

rear. Too small

Mitigation: Summary Notes:

Too small- does not meet the site size threshold.

2017-2022: 0

2022-2027: 0 2027-2032: 0

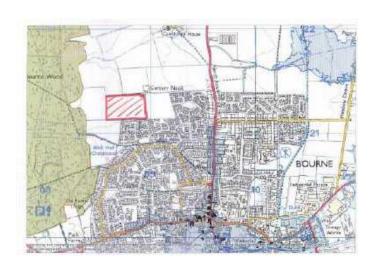
2032+: 0

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Ref: BOU15-241 Settlement: Bourne **Land Type:** Greenfield **Site Size:** 9.37

Location: land to the north of Lavender Way





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath

Tree Preservation Order Conservation Area Water course

Other Ag class 3

Site Visit

Site Description large open field on northern edge of town

Current Land Use agricultural

Surrounding Land Uses residential to SE, otherwise agricultural

Topograpahy level

Views into and out of the site extensive open views

Point of access from highway only via private drive from A15

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: Potential Capacity: 0 Likely Phasing:

Constraints: Contrary to H1 and SAP H1 2017-2022: 0 2022-2027: 0

Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Very large site currently contrary to H1 of Core Strategy and SAP H1 of SAP DPD.

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Ref: <u>BOU16-281</u> Settlement: Bourne Land Type: Greenfield Site Size: 2.8

Location: south of The Slipe, South Fen





Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

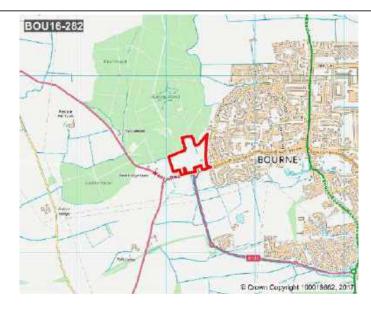
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site	is contrary to no	olicy SAP H1 and H1.		2017-2022: 0
Constraints. Site	is contrary to po	mey SAT TIT and TIT.		2022-2027: 0
Mitigation: Polci	y Review			2027-2032: 0
Summary Notes:				2032+: 0
Site is contrary t	o policy and pos	sible confict with adjac	cent employment (industrial) uses.	

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Ref: <u>BOU16-282</u> Settlement: Bourne Land Type: Greenfield Site Size: 12

Location: adj Park Farm, West Road





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None
National Heritage None
Local Exclusion No
Flood Zone 3 No
Public Footpath crosses

Tree Preservation Order TPO 16 Bourne (West Road)

Conservation Area no Water course no

Other adjacent [part of] Bourne Wood SWI [Ancient Wood]

Assessment Summary

Site is contrary to policy

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site is contrary to policy SAP H1 and H1.

Mitigation: Policy Review.

Summary Notes:

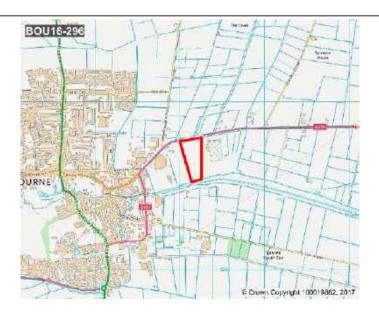
Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

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Ref: <u>BOU16-296</u> Settlement: Bourne Land Type: Greenfield Site Size: 9.6

Location: south of Spalding Road





Indentified Contraints

Constraint National and International Environmental Flood Zone 3 National Heritage Local Exclusion Public Footpath Tree Preservation Order Conservation Area Water course	Assessment and Notes None Affecting >= 50% of Site None No no no no	all site also within Flood Zone 2
	no	
Other	no	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity:	Likely Phasing:
Constraints: Site	Contrary to noti	cv SAP H1 and H1 Sit	e not on the immediate edge of	2017-2022: 0
Constraints: Site Contrary to policy SAP H1 and H1. Site not on the immediate edge of an identified settlement			2022-2027: 0	
		iciic		2027-2032: 0
Mitigation: Policy	y Review			2032+: 0

Summary Notes:

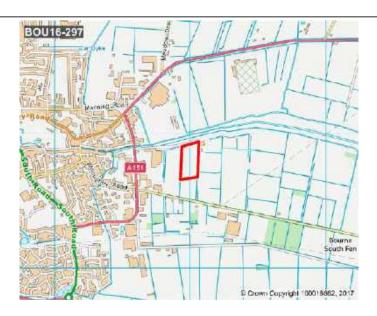
Site Contrary to policy for housing (Next to employment allocation)

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Ref: <u>BOU16-297</u> Settlement: Bourne Land Type: Greenfield Site Size: 3.1

Location: land south of The Slipe





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None

Local Exclusion Not on the immediate

edge of an identified

settlement

Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site Contrary to policy SAP H1 and H1. Site not on the immediate edge of

an identified settlement

Mitigation: Policy Review

Summary Notes:Site Contrary to policy

2017-2022: 0 2022-2027: 0

2027-2032: 0 2032+: 0

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Settlement: Bourne Land Type: Greenfield Site Size: 8.6 Ref: <u>BOU16-335</u>

Location: land to east of A15 [area A]





Indentified Contraints

Constraint **Assessment and Notes**

National and International Environmental None National Heritage None **Local Exclusion** No Flood Zone 3 No

Public Footpath adjacent

Tree Preservation Order no **Conservation Area** no Water course no

Other adjacent Car Dyke

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:**

Constraints: Site contrary to policy SAP H1 and policy H1 - site also not on the immediate

edge of an identified settlement

Mitigation: policy review

Summary Notes:

Site contrary to policy

2017-2022: 0 2022-2027: 0 2027-2032:0

2032+: 0

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Settlement: Bourne Land Type: Greenfield Site Size: 7.5 Ref: <u>BOU16-336</u>

Location: land to east of A15 [area B]





Indentified Contraints

Constraint **Assessment and Notes**

National Heritage None National and International Environmental None

Local Exclusion Not on the immediate

edge of an identified

settlement

Flood Zone 3 No **Public Footpath** no Tree Preservation Order no **Conservation Area** no Water course no Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0

Constraints: Site contrary to policy SAP H1 and policy H1 - site also not on the immediate

edge of an identified settlement

Mitigation: Policy review

Summary Notes: Site contrary to policy **Likely Phasing:** 2017-2022: 0

2022-2027: 0

2027-2032:0

2032+: 0

22 June 2017 Page 66 of 382 Ref: <u>BOU16-341</u> Settlement: Bourne Land Type: Greenfield Site Size: 0.36

Location: Southfields [site B]





Indentified Contraints

Constraint	Assessment and Notes
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

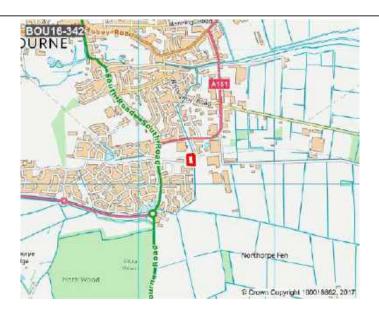
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site	too small			2017-2022: 0
Constraints. Site	too sinan			2022-2027: 0
Mitigation: Police	y Review			2027-2032: 0
Summary Notes:				2032+: 0
N/A				

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Ref: BOU16-342 Settlement: Bourne **Land Type:** Greenfield **Site Size:** 0.31

Location: Southfields [site C]





Indentified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

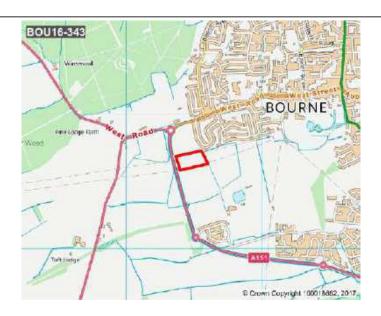
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site	too small			2017-2022: 0
Constraints. Site	too sinan			2022-2027: 0
Mitigation: Policy	y Review			2027-2032: 0
Summary Notes:				2032+: 0
N/A				

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Ref: <u>BOU16-343</u> Settlement: Bourne Land Type: Greenfield Site Size: 1.2

Location: adj A151 Raymond Mays Way





Indentified Contraints

Constraint

National and International Environmental	None
National Heritage	None

Local Exclusion No
Flood Zone 3 No
Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no

Other allocated for employment use SAP

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
				2047 2022 0

Assessment and Notes

Constraints: Site is contrary to policy B1 - Employment allcations in Bourne.

 Witigation: Policy review
 2022-2027: 0

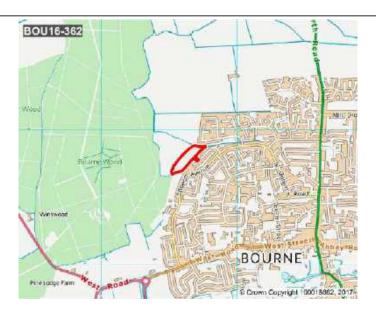
 Summary Notes:
 2032+: 0

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Ref: <u>BOU16-362</u> Settlement: Bourne Land Type: Greenfield Site Size: 1.7

Location: Blind Well Field





Indentified Contraints

Constraint	Assessment and Notes
National Heritage	None

National and International Environmental None **Local Exclusion** No Flood Zone 3 No **Public Footpath** No Tree Preservation Order None **Conservation Area** No Water course None Other No

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Constraints: Site contrary to policy SAP H1 and Core Stratagy H1.

2022-2027: 0 Mitigation: Policy review 2027-2032:0 2032+: 0 **Summary Notes:**

N/A

22 June 2017 Page 70 of 382 Ref: BRA16-267 Settlement: Brandon Land Type: Greenfield Site Size: 2.43

Location: land off Hall Lane





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath adjacent northern boundary

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Brandon not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Not policy compliant location

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Ref: <u>BUR14-183</u> Settlement: Burton-le-Coggles Land Type: Greenfield Site Size: 1.145

Location: Back Lane, Burton-le-Coggles



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description grass field within village, surrounded by high hedges

Current Land Use grass/grazing

Surrounding Land Uses farmyard and residential

Topograpahy gently undulating

Views into and out of the site no view out of site; views into site only from adjacent houses

Point of access from highway at present only through adjacent farmyard - access could be created

On site features eg. Pylons, masts

Other site features

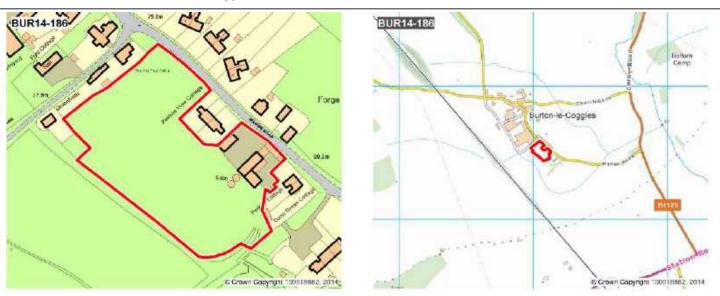
Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy compliant	-		2017-2022: 0
Constraints. Not	policy compilarit	•		2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
Summary Notes:				2032+: 0
Contrary to polic	ies SP1 and SP2	of the Core Strategy.		

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Ref: <u>BUR14-186</u> Settlement: Burton-le-Coggles Land Type: Greenfield Site Size: 1.134

Location: Manor Road, Burton-le-Coggles



Assessment and Notes

Indentified Contraints

Constraint

Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No

Other Ag Class 3

Site Visit

Water course

Site Description grass field within village

Current Land Use agricultural

Surrounding Land Uses Residential and agricultural

Topograpahy undulating

Views into and out of the site over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts telephone wires cross at road frontage

No

Other site features

Assessment Summary

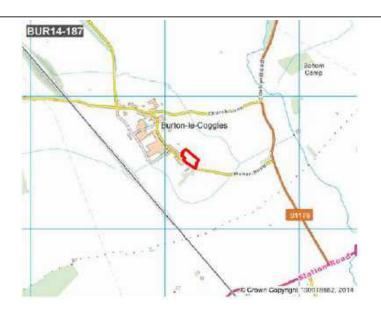
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:	
Constraints: Not	nolicy complian	+		2017-2022: 0	
constraints. Not	policy compilant	·		2022-2027: 0	
Mitigation: Policy	y review			2027-2032: 0	
Summary Notes:				2032+: 0	
Within village bu	t contrary to po	licies SP1 and SP2.			

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Ref: <u>BUR14-187</u> Settlement: Burton-le-Coggles Land Type: Greenfield Site Size: 0.909

Location: Forge Farm, Manor Road, Burton-le-Coggles





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description unproductive field of grass / nettles on edge of village

Current Land Use none

Surrounding Land Uses agricultural

Topograpahy undulating - dip in centre

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not policy compliant

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

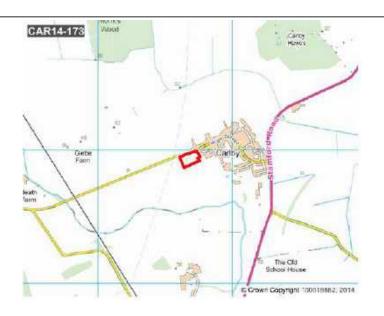
Summary Notes: 2032+: 0
Contrary to policies SP1 and SP2.

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Ref: <u>CAR14-173</u> Settlement: Carlby Land Type: Greenfield Site Size: 1.11

Location: High Street, Carlby [plan ref 1]





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNoConservation AreaNo

Other Ag Class 3

Site Visit

Water course

Site Description field on edge of village

Current Land Use agricultural

Surrounding Land Uses agricultural with residential to East

Topograpahy gently undulating

Views into and out of the site extensive [in and out] over open countryside

No

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Not compliant with policies SP1 and SP2.

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Ref: CAR14-175 Settlement: Carlby Land Type: Greenfield Site Size: 1.596

Location: land at Stamford Road, Carlby





Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description unable to access site to view: no obvious means of access from adjacent land

Current Land Use agriculture

Surrounding Land Uses Residential to north, commercial to east, agriculture to west and south

Topograpahy ?
Views into and out of the site ?

Point of access from highway

Owner advises site can only be accessed through Easton Farm implements site

On site features eg. Pylons, masts ?
Other site features ?

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:	
Constraints: Not	nolicy compliant	-		2017-2022: 0	
constraints. Not	policy compliant	•		2022-2027: 0	
Mitigation: Policy	review			2027-2032: 0	
Summary Notes:				2032+: 0	
Not compliant wi	th policies SP1 a	ind SP2.			

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Ref: <u>CAR14-176</u> Settlement: Carlby Land Type: Brownfield Site Size: 1.723

Location: Eastern Farm Implements Ltd, Bourne Road, Carlby





Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	PDL

Site Visit

Site Description industrial buildings - agricultural machinery

Current Land Use industrial / agricultural engineering

Surrounding Land Uses residential to North

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features no obvious access to land at rear

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy compliant			2017-2022: 0
constraints. Not	policy compliant	•		2022-2027: 0
Mitigation: Policy	review			2027-2032: 0
Summary Notes:				2032+: 0
Not compliant wi	th policies SP1 a	nd SP2.		

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Ref: <u>SCR16-279</u> Settlement: Carlton Scroop Land Type: Greenfield Site Size: 0.74

Location: north of Grantham Road





Indentified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Carl	ton Scroon not i	dentified as a location	n for development (SP1)	2017-2022: 0
constraints. can	ton scroop not i	acritifica as a location	Tior development (3) 1)	2022-2027: 0
Mitigation: Police	y review			2027-2032: 0
Summary Notes:				2032+: 0
Not policy comp	liant location			

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Ref: <u>SCR16-304</u> Settlement: Carlton Scroop Land Type: Greenfield Site Size: 0.54

Location: Charity Street





2027-2032:0

Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathnoTree Preservation Orderno

Water course Honington Beck

Other

Assessment Summary

Conservation Area

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Carlton Scroop not identified as a location for development (SP1)

2017-2022. 0
2022-2027: 0

Mitigation: Policy reivew

no

Summary Notes: 2032+: 0

Not policy compliant location

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Ref: <u>CAS14-46</u> Settlement: Castle Bytham Land Type: Greenfield Site Size: 0.636

Location: land adjacent to Cumberland Gardens, Castle Bytham



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNone

Flood Zone 3 No app 20% in centre of site

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3: adjacent SWI [Bourne-South Witham Railway]

Site Visit

Site Description part of grass field on edge of village

Current Land Use none

Surrounding Land Uses residential to South

Topograpahy site slopes steeply northwards
Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Outside built up part of village, currently contrary to SAP H1

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

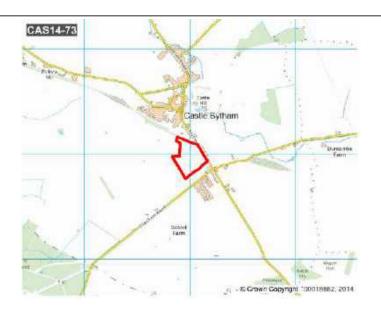
Summary Notes: 2032+: 0
Contrary to SAP H1. Adjacent to an LWS.

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Land Type: Brownfield Site Size: 6.886 Ref: <u>CAS14-73</u> **Settlement:** Castle Bytham

Location: The Old Quarry, Station Road, Castle Bytham





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None

National and International Environmental Site of Special Scientific

Interest

NE report 1 Jul 2014 states condition is

"unfavourable declining"

Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3: contamination

Site Visit

Site Description former quarry on edge of village: grass and trees to road frontage and surface

level with steep cliff to west

Current Land Use none - disused quarry site

Surrounding Land Uses Residential to north and north east. Open countryside to west and south

steep cliff [SSSI] to west of site, most of former quarry is gentle slope to quarry **Topograpahy**

floor: most of site is below ground level

Views into and out of the site none Point of access from highway yes

On site features eg. Pylons, masts

Other site features former quarry

Assessment Summary

Site has planning permission

Available: Yes Achievable: No Suitable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: SSSI on site. Large site which is inappropriate scale for the existing 2022-2027:0 settlement. Contrary to SAP H1 2027-2032:0 Mitigation: Policy review, avoid area of wildlife interest 2032+: 0 **Summary Notes:**

22 June 2017 Page 81 of 382 **Ref:** CAS14-97 Settlement: Castle Bytham Land Type: Greenfield Site Size: 1.878

Location: Crossroads Field Castle Bytham Lincolnshire





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNoConservation AreaNo

Water course No

Other Ag Class 3

Site Visit

Site Description field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses agricultural to West, residential to South, disused quarry site to North

Topograpahy leve

Views into and out of the site none: high hedges - unable to view

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Currently contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

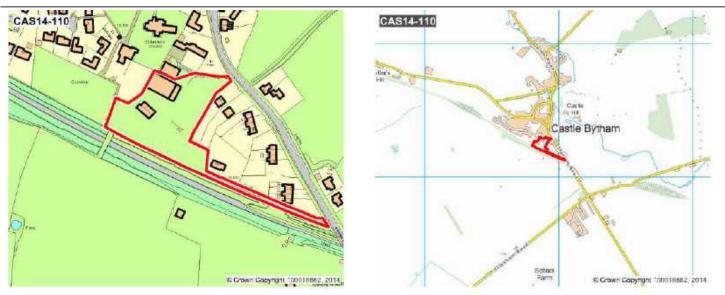
Description: Potential Capacity: 0
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Greenfield site on edge of settlement. Contrary to SAP H1.

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Ref: CAS14-110 Settlement: Castle Bytham Land Type: Brownfield Site Size: 0.899

Location: Priory Farmyard Station Road Castle Bytham



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Listed Building adjacent

National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area within
Water course No

Other Ag Class 3: adjacent SWI [Bourne-South Witham Railway]

Site Visit

Site Description derelict farm yard and buildings within village

Current Land Use none
Surrounding Land Uses residential
Topograpahy steeply sloping

Views into and out of the site none

Point of access from highway Yes [steep single track to highway adj 16 Station Road + single track to highway

adj rail line - serves 42A Station Road]

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 5

Constraints: Adjacent to Listed Building. Adjacent to SNCI Vehicle access possible

restriction

Mitigation: Suitable redevelopment site within a Local Service Centre

Summary Notes:

Suitable, but need to consider access and adjacent listed building.

Potential Capacity could be as high as 25 dwellings, but need to consider listed building

and access so lower density of 5 suggested.

Likely Phasing: 2017-2022:

2022 2022

2022-2027: 5

2027-2032: 0

2032+: 0

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Settlement: Castle Bytham Land Type: Greenfield **Site Size:** 0.511 Ref: <u>CAS14-228</u>

Location: land adj Pineview, Holywell Road, Castle Bytham





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath**

Tree Preservation Order adj & to north of site [TPO233 Castle Bytham Rectory]

Conservation Area No Water course No

Other Ag Class 3

Site Visit

Site Description enclosed field on edge of village, trees and hedges to boundary and pony

shelter

Current Land Use pony paddock

Surrounding Land Uses residential to south and west, agricultural to east

level Topograpahy

Views into and out of the site none: trees to east obscure extensive views over open countryside

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Achievable: No Suitable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Not policy compliant 2022-2027: 0 Mitigation: Policy review 2027-2032: 0 2032+: 0

Contrary to policy SAP H1: greenfield site.

22 June 2017 Page 84 of 382 Ref: <u>CAS14-229</u> Settlement: Castle Bytham Land Type: Greenfield Site Size: 1.017

Location: land adjacent to 24 Holywell Road, Castle Bytham



Indentified Contraints

Constraint Assessi	ment and Notes
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Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description field on edge of village

Current Land Use agricultural

Surrounding Land Uses residential to west and north, open countryside to south

Topograpahy level

Views into and out of the site open countryside

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy complian	.		2017-2022: 0
Constraints. Not	policy compilari			2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
Summary Notes:				2032+: 0

Contrary to policy SAP H1: greenfield site on edge of settlement.

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Ref: CAS16-310 Settlement: Castle Bytham Land Type: Site Size: 1.5

Location: Angel Wells Farm, Morkery Lane





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Public Footpath adjacent

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0 **Likely Phasing:**

Constraints: Site contrary to policy SAP H1 - Site not on the immediate edge of an

identified settlement

Mitigation: Policy Review
Summary Notes:

Summary Notes:
Site contrary to policy

2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: CAW16-276 Settlement: Cawthorpe Land Type: Greenfield Site Size: 0.16

Location: land south of Cawthorpe Hall





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No National and International Environmental None

Local Exclusion Site less than 0.4ha

National Heritage None adj LB

Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Cawthorpe not identified as a location for development (SP1)

Likely Phasing:
2017-2022: 0
2022-2027: 0

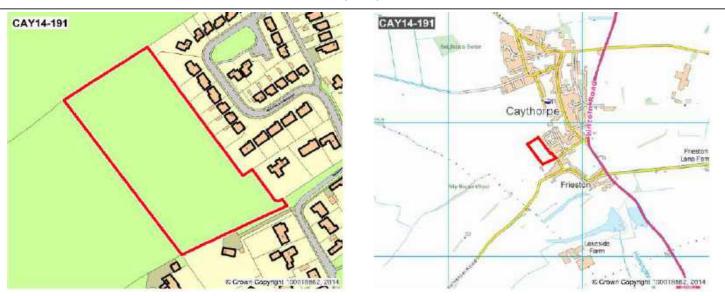
Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Summary Notes: 2032+: 0
Not policy compliant location

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Ref: <u>CAY14-191</u> Settlement: Caythorpe Land Type: Greenfield Site Size: 1.897

Location: land to the southwest of Millfield Crescent, Caythorpe



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath crosses site

Tree Preservation Order No

Conservation Area adjacent Frieston Green CA [south of site]

Water course No

Other Ag Class 3

Site Visit

Site Description part of larger field on edge of settlement

Current Land Use sheep and grazing

Surrounding Land Uses Residential East and South, agricultural West & North

Topograpahy level

Views into and out of the site open to west with views over countryside

Point of access from highway Yes, but crosses third party land

On site features eg. Pylons, masts

Other site features

Assessment Summary

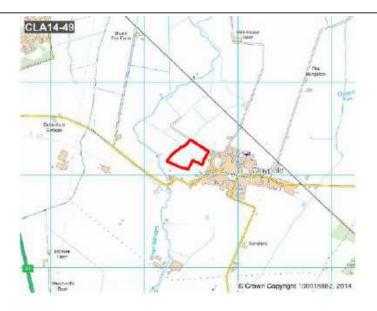
Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	resubmitted			2017-2022: 0
	- CSGSTITTCCG			2022-2027: 0
Mitigation:				2027-2032: 0
Summary Notes:				2032+: 0

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Ref: <u>CLA14-49</u> Settlement: Claypole Land Type: Greenfield Site Size: 7.559

Location: OS 5325, Welfen Lane, Claypole





2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath 2 cross site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description open field on edge of settlement

Current Land Use agricutural

Surrounding Land Uses Residential to East, agricultural North, South & West

Topograpahy leve

Views into and out of the site extensive over open countryside and village

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Outside built up part of village, currently contrary to SP1 and SP2

Mitigation: Policy review, avoid / divert public footpaths

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Contrary to SP1 and SP2. Very large site out of scale with exisiting settlement. 2 public

footpaths cross site.

Summary Notes:

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Ref: CLA14-87 Settlement: Claypole Land Type: Greenfield Site Size: 5.59

Location: Hough Lane, Claypole / Doddington Lane, Claypole [refs: SK8548 NG2378 and SK8548 NG4076]



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description fields on edge of settlement - contained site with hedges to boundaries

Current Land Use grass - not cultivated
Surrounding Land Uses Residential North & West

Topograpahy level

Views into and out of the site hedges to boundaries

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to policies SP1 and SP2

Mitigation: Policy review

Summary Notes:

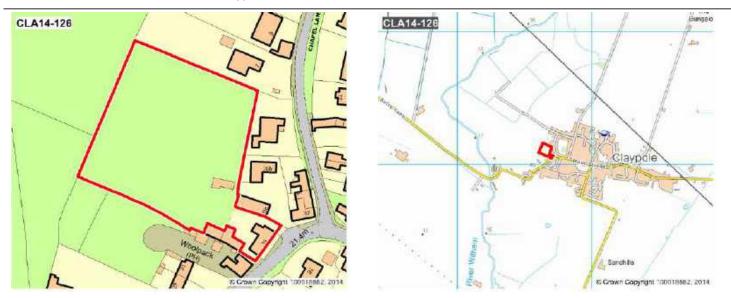
Description: Potential Capacity: 0
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Very large greenfield site on edge of settlement. Contrary to policies SP1 and SP2.

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Ref: CLA14-126 Settlement: Claypole Land Type: Greenfield Site Size: 0.631

Location: land r/o 35 Main Street, Claypole



Indentified Contraints

Constraint	Assessment and Notes	
Local Exclusion	No	

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No

Water course No
Other Ag Class 3

Site Visit

Site Description land to rear of properties on Main Street and Chapel Lane - within village

Current Land Use none - area of grassland

Surrounding Land Uses Residential to road frontge - agricutural to rear

Topograpahy level

Views into and out of the site extensive views over open countryside to west

Point of access from highway between 35 and 35a - will include access to garage of No 35

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy compliant			2017-2022: 0
Constraints. Not poncy compliant				2022-2027: 0
Mitigation: Policy	review			2027-2032: 0
Summary Notes:				2032+: 0

Could be suitable for small development but currently contrary to contrary to policies

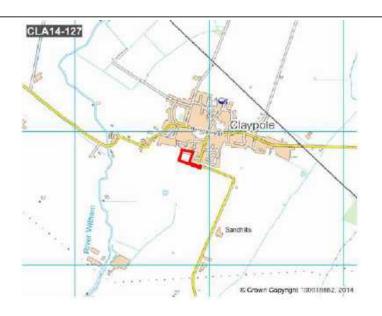
SP1 and SP2.

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Ref: <u>CLA14-127</u> Settlement: Claypole Land Type: Greenfield Site Size: 0.806

Location: OS 8561, Claypole





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description farmyard and part of large open field on immediate edge of settlement Current Land Use agricultural [includes large barn which owner states can be relocated]

Surrounding Land Uses agricultural - Residential to North

Topograpahy level

Views into and out of the site open - extensive views over countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Public footpath. Not policy compliant

2017-2022: 0
2022-2027: 0

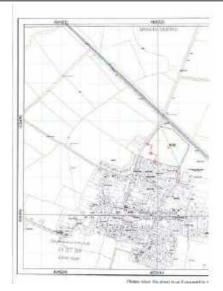
Mitigation: Policy review, avoid / divert public footpath 2027-2032: 0

Summary Notes: 2032+: 0
Currently contrary to policies SP1 and SP2.

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Ref: CLA15-245 Settlement: Claypole Land Type: Greenfield Site Size: 3.01

Location: land at Barnby Lane





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath crosses & adjacent

Tree Preservation Order Conservation Area Water course

Other Ag class 3: adjacent main rail line (possible noise issue)

Site Visit

Site Description grass paddock, adjacent to residential development, on edge of village, railway

line to north boundary

Current Land Use paddock / grazing

Surrounding Land Uses East Coast Main Line to north, residential to south

Topograpahy slight upward slope from Barnby Lane

Views into and out of the site none

Point of access from highway yes: from Barnby Lane and School Lane

On site features eg. Pylons, masts

Other site features rail line in cutting adjacent to site

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not policy compliant - contrary to policies SP1 and SP2 - proximity of East

Coast Main Line may give rise to noise issues.

Mitigation: Policy review

Summary Notes:

Greenfield site on edge of village, has good access and could be suitable for some

development, but currently contrary to policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: CLA16-258 Settlement: Claypole Land Type: Greenfield Site Size: 7.55

Location: Welfen Lane (OS 5325)





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath 2 cross site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description Field
Current Land Use Vacant

Surrounding Land Uses Field; some residential and open countryside

Topograpahy Fla:

Views into and out of the site From Well Fen Lane axnd existing residential

Point of access from highway Well Fen Lane
On site features eg. Pylons, masts Public Right of Way

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Claypole not identified as a location for development (SP1)

Likely Phasing:
2017-2022: 0
2022-2027: 0

Mitigation: Policy Review 2027-2032: 0
Summary Notes: 2032+: 0

Summary Notes: 2032
Not policy compliant location

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Ref: CLA16-312 Settlement: Claypole Land Type: Site Size: 1.68

Location: Orchard Farm, Main Street





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None
Local Exclusion No

Public Footpath adjacent

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description Mainly field (203 and 42 = some existing buildings)

Current Land Use Vacant farm

Surrounding Land Uses Residential; Open countryside

Topograpahy Flat

Views into and out of the site From existing residential

Point of access from highway

On site features eg. Pylons, masts Power lines on SKLP212

Other site features 203 = Town Street; 42 = Back lane; 212 = Doddington Lane

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Claypole not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Not policy compliant location

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Settlement: Claypole Land Type: Greenfield Site Size: 0.75 Ref: <u>CLA16-313</u>

Location: The Grove Farm Yard, Hough Lane



Indentified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no

Water course Other

no no

Site Visit

Site Description Farm

Farm

Current Land Use Farm

Surrounding Land Uses Residential

Topograpahy Flat

Views into and out of the site Existing residential

Point of access from highway Main Street (down track)

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Claypole not identified as a location for development (SP1) 2022-2027: 0 Mitigation: Policy review 2027-2032: 0

Summary Notes: Not policy compliant

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2032+: 0

Ref:CLA16-320Settlement:ClaypoleLand Type:Site Size: 9.3

Location: Gordon House Farm, Back Lane





Indentified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no

Site Visit

Other

Site Description Mainly field (203 & 42 = some existing buildings)

no

Current Land Use Vacant farm

Surrounding Land Uses Residential; Open countryside

Topograpahy Flat

Views into and out of the site From existing residential

Point of access from highway

On site features eg. Pylons, masts Power lines on SKLP212

Other site features 023 = Town Street; 42 = Back Lane; 212 = Doddington Lane

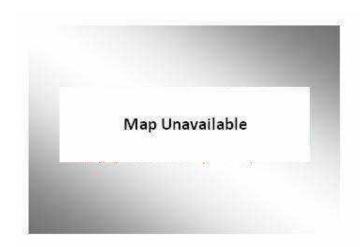
Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:	
Constraints: Clay	vnale not identifi	ed as a location for de	evelonment (SD1)	2017-2022: 0	
constraints. Clay	pole not identin	ed as a location for de	evelopment (Si 1)	2022-2027: 0	
Mitigation: Police	y Review			2027-2032: 0	
Summary Notes:				2032+: 0	
Not policy comp	liant				

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Ref: <u>CLA16-328</u> Settlement: Claypole Land Type: Greenfield Site Size: 7.55

Location: OS 5325, Welfen Lane





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
National and International Environmental None
Flood Zone 3 No

Local Exclusion No

Public Footpath 2 cross site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description Field
Current Land Use Vacant

Surrounding Land Uses Field; some residential and open countryside

Topograpahy Flat

Views into and out of the site From Well Fen Lane axnd existing residential

Point of access from highway Well Fen Lane
On site features eg. Pylons, masts Public Right of Way

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Claypole not identified as a location for development (SP1)

2022-2027: 0

Mitigation: policy review
2027-2032: 0

Summary Notes:
2032+: 0

Not policy compliant

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Ref: <u>CLA16-383</u> Settlement: Claypole Land Type: Greenfield Site Size: 0.238

Location: The Paddock Claypole Lane Dry Doddington Newark.



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	None
Tree Preservation Order	No
Conservation Area	None
Water course	No
Other	None

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site	too small			2017-2022: 0
Constraints. Site	too sinan			2022-2027: 0
Mitigation: Police	y Review			2027-2032: 0
Summary Notes:				2032+: 0
N/A				

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Ref: <u>CLA16-384</u> Settlement: Claypole Land Type: Greenfield Site Size: 0.268

Location: The Paddock Claypole Lane Dry Doddington Newark.





Indentified Contraints

Constraint Assessment and Notes Local Exclusion Site less than 0.4ha National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order None **Conservation Area** No

Assessment Summary

Water course

Other

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site	too small			2017-2022: 0
Constraints. Site	too sinan			2022-2027: 0
Mitigation: Police	y Review			2027-2032: 0
Summary Notes:				2032+: 0
N/A				

None

No

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Ref: <u>CLA16-389</u> Settlement: Claypole Land Type: Greenfield Site Size: 0.3

Location: Land East of Rectory Lane





Indentified Contraints

ConstraintAssessment and NotesLocal ExclusionSite less than 0.4haNational HeritageListed Building

National and International Environmental None Flood Zone 3 No
Public Footpath No
Tree Preservation Order None
Conservation Area No
Water course None
Other None

Adjacent listed buliding

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site too small

Mitigation: Policy Review
Summary Notes:

Claypole not identifed as suitable location for large scale development

2022-2027: 0 2027-2032: 0 2032+: 0

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Settlement: Colsterworth Land Type: Greenfield **Site Size:** 4.464 Ref: <u>COL14-51</u>

Location: north of Bourne Road, Colsterworth





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No Conservation Area No Water course

Other Ag Class 3

Site Visit

open field on edge of settlement Site Description

Current Land Use agricultural

Surrounding Land Uses Residential to West but no access from it to site, A1 to East

No

level Topograpahy

into site from A1 Views into and out of the site

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Achievable: No Suitable: No **Potential Capacity:** 0

Constraints: Not resubmitted. Outside built up part of village, currently contrary to SAP

H1

Mitigation: Policy review

Summary Notes:

Potential highway constraints which may make site unviable - possible long term option

BUT currently contrary to policy.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

22 June 2017 Page 102 of 382 Ref: COL14-102 Settlement: Colsterworth Land Type: Greenfield Site Size: 0.603

Location: south of Bourne Road, Colsterworth



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No

Other Ag Class 3

Site Visit

Site Description open field on edge of settlement and adj A1

Current Land Use agricultural Surrounding Land Uses agricultural

Topograpahy level

Views into and out of the site into site from A1

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Curr	ently contrary to	SAD H1		2017-2022: 0
constraints. curi	entry contrary to	JAFIII		2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
Summary Notes:				2032+: 0
Not well related	to existing villag	e, contrary to SAP H1		

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Site Size: 5.82 Ref: <u>COL14-118</u> Settlement: Colsterworth **Land Type:** Greenfield

Location: land east of Bridge End and north of Woodlands Drive, Colsterworth



Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No

Tree Preservation Order **TPO 59** Conservation Area No Water course No Other

Ag Class 3

Other Potential impact on the setting of Woolsthorpe Manor

Site Visit

Site Description open field on edge of settlement

Current Land Use agricultural

Residential to North & West, A1 to East Surrounding Land Uses

Topograpahy Views into and out of the site none Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 48

Constraints: TPO, potential impact on views from and setting of Woolsthorpe Manor

Mitigation: Assess impact on heritage asset.

Summary Notes:

Part of site is allocated for housing development conditions have been discharged from application S13/1931 - remainder of site would be contrary to SAP H1 and will impact upon historic assets (Woolsthrope Manor).

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Likely Phasing:

2017-2022: 48 2022-2027: 0 2027-2032:0

2032+: 0

Settlement: Colsterworth Land Type: Greenfield **Site Size: 3.66** Ref: <u>COL16-348</u>

Location: east of A1





Indentified Contraints

Constraint **Assessment and Notes**

National and International Environmental None National Heritage None Flood Zone 3 No **Local Exclusion** No

Public Footpath yes [crosses northern part of site]

Tree Preservation Order no **Conservation Area** no Water course no

Other possible contamination [south part] from previous uses

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:**

Constraints: Site does not relate to the exisiting village - may be suitable for employment

development but not suitable for housing

Mitigation:

Summary Notes:

May be suitable for employment development but not suitable for housing

2017-2022: 0 2022-2027:0 2027-2032:0

2032+: 0

22 June 2017 Page 105 of 382 Ref: <u>COL16-358</u> Settlement: Colsterworth Land Type: Greenfield Site Size: 2

Location: Fallow Hill, Bourne Road, NG33 5JP





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
National and International Environmental None

Local Exclusion Not on the immediate

edge of an identified

settlement

Flood Zone 3 No
Public Footpath no
no

no no

Tree Preservation Order no
Conservation Area No
Water course No

Other

Site Visit

Public Footpath

Tree Preservation Order

Conservation Area

Water course

Other

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site contary to policy SAP H1 - Site not on the immediate edge of an

identified settlement

Mitigation: Policy review

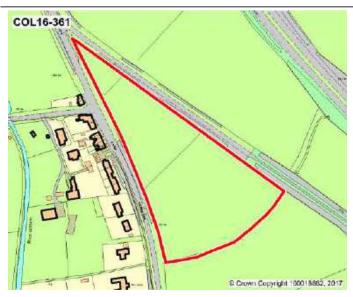
Summary Notes: Contary to policy

2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: <u>COL16-361</u> Settlement: Colsterworth Land Type: Greenfield Site Size: 8.1

Location: Land Adjacent Bridge End . Colsterworth





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
National and International Environmental None

Local Exclusion Not on the immediate

edge of an identified

settlement

Flood Zone 3 No

Public Footpath 1 Public Footpath through the site

Tree Preservation Order None
Conservation Area No
Water course None

Other

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0 **Likely Phasing:**

Constraints: Site Not on the immediate edge of an identified settlement. Site contrary to

policy SAPH1. Site very large scale for the village

Mitigation: Policy Review

Summary Notes:

Contary to policy SAP H1

2017-2022: 0 2022-2027: 0

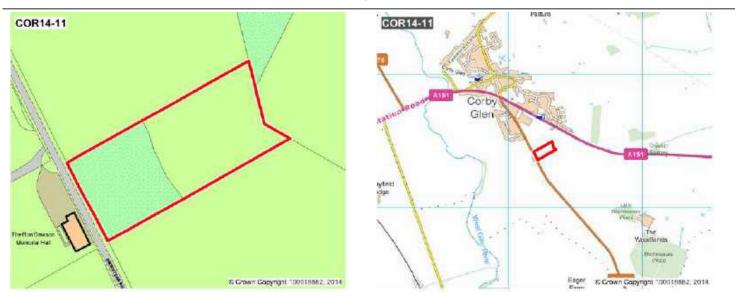
2027-2032: 0

2032+: 0

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Ref: <u>COR14-11</u> Settlement: Corby Glen Land Type: Greenfield Site Size: 1.03

Location: Between Swinstead Road and Bourne Road, Corby Glen



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description grass field on edge of village

Current Land Use none

Surrounding Land Uses school to North - open countryside to South

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Gree	anfield site on ea	dge of village - contra	ry to policy SAP H1	2017-2022: 0
constraints. Gree	illield site on et	age of village - contra	y to policy SAT TI	2022-2027: 0
Mitigation: Policy	review			2027-2032: 0
Summary Notes:				2032+: 0

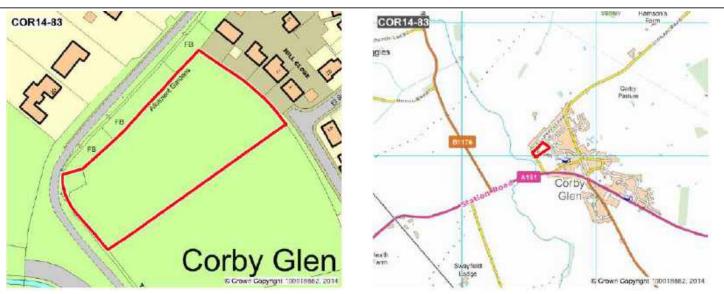
Greenfield site located on the edge of the settlement, therefore contrary to policy SAP

H1.

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Site Size: 0.639 Land Type: Mixed Ref: <u>COR14-83</u> Settlement: Corby Glen

Location: Tanners Lane, Corby Glen



Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No

Conservation Area Yes - Important Open Space within CA

Water course No

Other contamination - PDL?

Site Visit

Site Description area of scrub and rubble on the edge of the village

Current Land Use none

Surrounding Land Uses residential to east, open field to south

Topograpahy level Views into and out of the site none Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No **Achievable:** No **Potential Capacity:** 0 2017-2022: 0

Constraints: Possible contamination from previous uses, important open space within

Conservation Area. Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Site on edge of village and within an important open area in the Conservation Area.

Curently contrary to policy SAP H1.

Likely Phasing:

2022-2027: 0

2027-2032:0

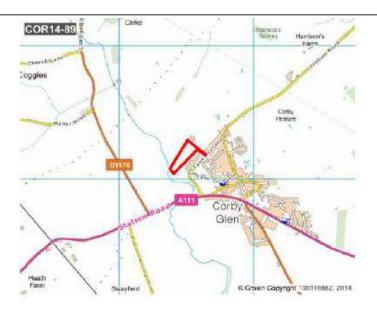
2032+: 0

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Land Type: Greenfield **Site Size:** 1.942 Ref: <u>COR14-89</u> Settlement: Corby Glen

Location: adjacent Hill House, Tanners Lane, Corby Glen





2022-2027: 0

2027-2032:0

2032+: 0

Indentified Contraints

Constraint **Assessment and Notes**

No **Local Exclusion** None National Heritage National and International Environmental None

Flood Zone 3 Affects < 50% of Site app 3.6% of SE of site affected

Public Footpath adjacent Tree Preservation Order No **Conservation Area** No Water course No

Ag Class 3 Other

Site Visit

Site Description grass field / paddock on high ground on edge of village

Current Land Use grazing

Surrounding Land Uses residential to South and agricultural to North

Topograpahy sloping site

Views into and out of the site extensive over open countryside

Point of access from highway Yes [footpath]

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Constraints: Contrary to SAP H1. Small area within floodzone 3, access restricted.

Mitigation: Policy review, flood risk prevention measures, change in flood zones

Summary Notes:

Potential access is constrained and site has poor relationship with existing settlement.

Currently contrary to SAP H1.

22 June 2017 Page 110 of 382 Ref: COR14-109 Settlement: Corby Glen Land Type: Greenfield Site Size: 1.529

Location: Land off Swinstead Road Corby Glen Lincolnshire



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description grass field on edge of village
Current Land Use part domestic garden - part field
Surrounding Land Uses residential - open countryside to West

Topograpahy level

Views into and out of the site

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 30

Likely Phasing:
2017-2022: 30
2022-2027: 0
2027-2032: 0

Summary Notes:
2032+: 0

Suitable, viable and allocated.

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Ref: COR14-111 Settlement: Corby Glen Land Type: Greenfield Site Size: 1.108

Location: Mill Field, Corby Glen



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No

Other Ag Class 3

Site Visit

Site Description field in agricultural production on edge of village

Current Land Use agricultural

Surrounding Land Uses agriculture to South and residential to East

Topograpahy steep slope up from road

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy compliant	+		2017-2022: 0
constraints. Not	policy compliant	•		2022-2027: 0
Mitigation: Policy	review			2027-2032: 0
Summary Notes:				2032+: 0

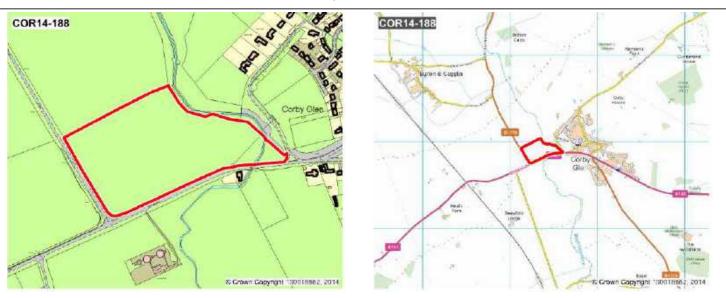
Not within or immediately adjacent to existing built up part of the settlement - contrary

to SAP H1.

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Ref: COR14-188 Settlement: Corby Glen Land Type: Greenfield Site Size: 6.803

Location: land at Tanners Lane and Station Road, Corby Glen



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNone

Flood Zone 3 Affects < 50% of Site app 15% of east of site affected

Public FootpathNoTree Preservation OrderNoConservation AreaNoWater courseNo

Other Ag Class 3

Site Visit

Site Description large agricultural field on edge of village but outside built confines

Current Land Use agricultural - wheat

Surrounding Land Uses agricultural Topograpahy steeply sloping

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

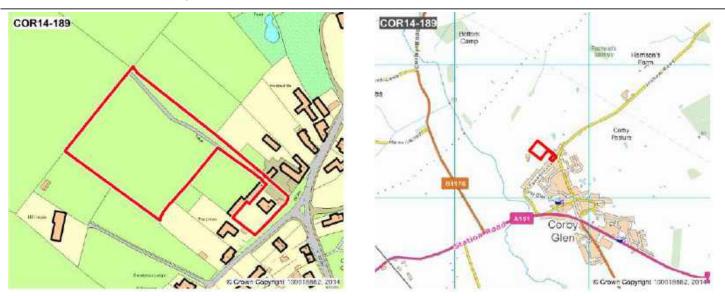
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy compliant			2017-2022: 0
constraints. Not	policy compliant			2022-2027: 0
Mitigation: Policy	review			2027-2032: 0
Summary Notes:				2032+: 0

Greenfield site outside the confines of the village - not compliant with policy SAP H1.

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Ref: COR14-189 Settlement: Corby Glen Land Type: Greenfield Site Size: 1.167

Location: Tanners Farm, Corby Glen



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No

Other Ag Class 3

Site Visit

Site Description grass paddock on edge of village

Current Land Use grass / grazing

Surrounding Land Uses agricultural with residential to road frontage

Topograpahy sloping site located above the nearby development

Views into and out of the site over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:	
Constraints: Not	nolicy compliant	.		2017-2022: 0	
Constraints. Not	. policy compliant			2022-2027: 0	
Mitigation: Police	y review			2027-2032: 0	
Summary Notes	:			2032+: 0	
Greenfield site of	on edge of settler	nent - not compliant	with policy SAP H1.		

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Ref: COR16-330 Settlement: Corby Glen Land Type: Greenfield Site Size: 7.7

Location: north of Bourne Road





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
Flood Zone 3 No
National and International Environmental None

Public Footpath crosses site

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description Large. Greenfield site

Current Land Use Vacant

Surrounding Land Uses Residential to west. Open countryside to east

Topograpahy Flat

Views into and out of the site Minimal. Existing residential

Point of access from highway A151 does not seem appropriate. Potential through existing residential areas

but ransome strips could be an issue

On site features eg. Pylons, masts adj wooded area. Potential for Bio-diversity

Other site features None. Pushing settlement east

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Lik

Constraints: Site not policy compliant to policy SAP H1 - site alo Inappropriate size/scale

to existing development

Mitigation: Policy review

Summary Notes:

Site not policy Compliant - site to large scale

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032:0

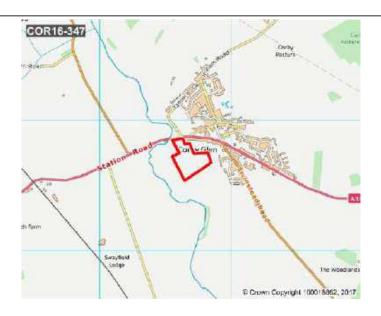
2032+: 0

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Ref: <u>COR16-347</u> Settlement: Corby Glen Land Type: Greenfield Site Size: 4.9

Location: south of Station Road





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None

Local Exclusion Not on the immediate

edge of an identified

settlement

Public Footpath adj east side

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description Greenfield
Current Land Use Vacant

Surrounding Land Uses Residential to east

Topograpahy Steep rising to ridge/plateau Views into and out of the site Minimal, existing residential Point of access from highway A151. No defined access

On site features eg. Pylons, masts None

Other site features Far edge of settlement

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not compliant to policy SAP H1- Site also not on the immediate edge of an

identified settlement

Mitigation: Policy Review

Summary Notes:

Not compliant to policy, not on the edge of settlement.

Likely Phasing:

2017-2022: 0 2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: <u>COR16-394</u> Settlement: Corby Glen Land Type: Greenfield Site Size: 7.9

Location: Corby Glen





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No

Tree Preservation Order 3 adjacent from the site

Conservation Area No
Water course No
Other No

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site is contrary to Policy SAP H1

2022-2027: 0

Mitigation: Policy Review 2027-2032: 0

Summary Notes: 2032+: 0

Site Contrary to Policy

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Ref: <u>DEE14-90</u> Settlement: Deeping St James Land Type: Greenfield Site Size: 33.331

Location: north of Spalding Road, Deeping St James





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate edge of an identified

settlement

National Heritage None
National and International Environmental None

Flood Zone 3 Affects < 50% of Site app 10% of site [in centre/south]

Public FootpathcrossesTree Preservation OrderNoConservation AreaNoWater courseNo

Other Ag Class 3

Site Visit

Site Description large field on edge of settlement [outside the built confines of town]

Current Land Use agricultural
Surrounding Land Uses agricultural

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway yes. 25m strip retained adjacent to Lakfleet development north of Spalding

Road plus access point within Larkfleet development.

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Con	trary to SAP H1:	and part of site within	floodzone 3	2017-2022: 0
Constraints: Contrary to SAP H1 and part of site within floodzone 3				2022-2027: 0
Mitigation: Policy review, flood risk prevention measures, change in flood zones			2027-2032: 0	
Summary Notes:				2032+: 0

Out of scale with existing settlement and not within or on the immediate edge of the settlement. Contrary to SAP H1 and part of site within floodzone 3, public footpath.

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Ref: DEE14-103 Settlement: Deeping St James **Land Type:** Greenfield **Site Size:** 5.103

Location: Deeping St. James Land West of Linchfield Road and North of Cowslip Drive Ref: DE1c





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath adjacent and crosses

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description field on edge of settlement, adjacent to residential estate

Current Land Use agricultural

Surrounding Land Uses residential to South and agricultural to North

Topograpahy level

Views into and out of the site open countryside

Point of access from highway Yes

On site features eg. Pylons, masts electricity lines cross site

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 100

Constraints: Crossed by public footpath, electricity lines

Mitigation: Avoid public footpath and electricity infrastructure

Summary Notes:

Suitable, viable and allocated for development.

Likely Phasing:

2017-2022: 100 2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: DEE14-112 Settlement: Deeping St James **Land Type:** Greenfield **Site Size:** 0.875

Location: Priory Farm, Deeping St James





2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath adjacent northern edge

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description part of field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses residential North & West: Agricultural East

Topograpahy level

Views into and out of the site extensive views out over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not policy compliant

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Greenfield on edge of settlement: This smaller parcel relates better to settlement form

than previous large site, but it is currently contrary to policy (SAP H1).

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Ref: DEE14-139 Settlement: Deeping St James Land Type: Greenfield Site Size: 33.182

Location: land west of Linchfield Road, The Deepings





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath 2 cross site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description large field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses residential to West & South; industrial to North; countryside to East

Topograpahy level

Views into and out of the site extensive views over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts electricity lines cross site
Other site features drain to northern edge

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Public footpaths, electricity lines, drain. Contrary to policy SAP H1 2022-2

Mitigation: Policy review, presence of public footpaths, electricity lines and drain may

restrict developable area

Summary Notes:

Greenfield site on edge of settlement. Contrary to policy SAP H1.

2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: <u>DEE14-171</u> Settlement: Deeping St James Land Type: Greenfield Site Size: 2.718

Location: land at Spalding Road [south], Deeping St James





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description grass fields on edge of settlement [trees to boundaries]

Current Land Use grass: part used as paddock with horses

Surrounding Land Uses residential to West

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Public footpath. Contrary to policy SAP H1

Mitigation: Policy review, avoid/divert public footpath

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

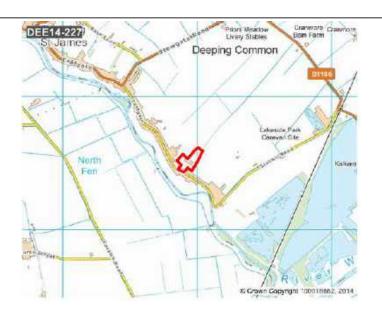
Not compliant with policy SAP H1 - greenfield on edge of settlement.

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Ref: <u>DEE14-227</u> Settlement: Deeping St James Land Type: Mixed Site Size: 1.699

Location: land at 153 Eastgate, Deeping St James





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None

Flood Zone 3 No part of site in FZ2

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3 [part of site]

Site Visit

Site Description abandoned glasshouses and overgrown land to the rear of residential

properties on the edge of the settlement

Current Land Use none

Surrounding Land Uses residential to south

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features site contains two frontage properties, which appear to be derelict

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 20

Constraints: Not resubmitted. Part of site extends into countryside beyond settlement,

that part is contrary to policy SAP H1. Viability is questioned.

Mitigation: Change in housing market conditions/ lower profit aspirations for land

owner/developer

Summary Notes:

Land immediately to rear of houses is suitable for residential development. Current planning appeal indicated site might not be viable at present. Part of site which extends into open countryside is not policy compliant.S13/1123 refused on site.

Likely Phasing:

2017-2022: 0 2022-2027: 20 2027-2032: 0 2032+: 0

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Ref: <u>DEE16-385</u> **Settlement:** Deeping St James Land Type: Brownfield **Site Size: 1.68**

Location: Eastgate House 87 Eastgate





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** None Tree Preservation Order No **Conservation Area** None Water course No Other None

Assessment Summary

Achievable: Yes (Now) Potential Capacity: 10 Available: Yes Suitable: Yes **Likely Phasing:**

2017-2022: 10 Constraints: Highways may restrict developable area

2022-2027: 0 Mitigation: 2027-2032:0

2032+: 0

Summary Notes: brownfield infill site suitable for development

22 June 2017 Page 124 of 382 Ref: <u>DDO16-367</u> Settlement: Dry Doddington Land Type: Greenfield Site Size: 0.8

Location: Main Street





Indentified Contraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	No
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	None
Conservation Area	No
Water course	None
Other	None

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:	
Constraints: Dry	Doddignton not	identified as a locatio	n for development (SP1)	2017-2022: 0	
Constraints. Dry	2022-2027: 0				
Mitigation: Polic	y Review			2027-2032: 0	
Summary Notes:	:			2032+: 0	
Not policy comp	liant				

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Ref: <u>DUN16-397</u> Settlement: Dunsby Land Type: Greenfield Site Size: 1.25

Location: Land at Dunsby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath 2 across the site

Tree Preservation Order None
Conservation Area Partly
Water course None
Other None

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Dunsby not identified as a location for development (SP1)

Mitigation: Policy review 2022-2032: 0

Summary Notes: 2032+: 0
Not policy compliant

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Ref: DYK14-114 Settlement: Dyke Land Type: Greenfield Site Size: 0.568

Location: Home Farm, Main Road, Dyke





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description Complex of farmhouse and associated buildings

Current Land Use Agricultural

Surrounding Land Uses residential and agricultural buildings

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: Yes	Achievable: Yes (Now) Potential Capacity: 6	Likely Phasing:
Constraints:			2017-2022: 6
			2022-2027: 0
Mitigation:			2027-2032: 0
Summary Notes:			2032+: 0

Conversion of existing buildings would be acceptable within policy SP1. Planning application S13/0084 shows material start has been made on the development.

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Ref: DYK14-115 Settlement: Dyke Land Type: Greenfield Site Size: 0.475

Location: land south of Main Road, Dyke



Indentified Contraints

Constraint	Assessment and Notes	
Local Exclusion	No	

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description field in agricultural use on edge of village

Current Land Use agricultural

Surrounding Land Uses residential to East

Topograpahy level

Views into and out of the site open views to Bourne

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Contrary to SP1 and SP2.

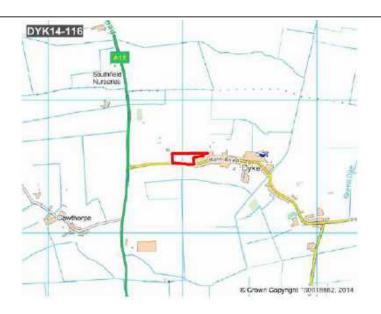
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy complian	†		2017-2022: 0
Constraints. Not policy compliant			2022-2027: 0	
Mitigation: Police	y review			2027-2032: 0
Summary Notes	•			2032+: 0

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Ref: DYK14-116 Settlement: Dyke Land Type: Greenfield Site Size: 1.453

Location: land north of Main Road, Dyke





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description agricultural field on edge of village

Current Land Use agricultural

Surrounding Land Uses Residential to East

Topograpahy level
Views into and out of the site open
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Contrary to SP1 and SP2.

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Ref: DYK14-117 Settlement: Dyke **Land Type:** Greenfield **Site Size:** 0.779

Location: land north and south of Main Road, Dyke



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None

Flood Zone 3 Affecting All Site

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description open fields within village

Current Land Use grass to South and sheep to North of Main Road

Surrounding Land Uses agricultural to North & South - residential to East & West

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Whole site in floodzone. Not policy compliant

Mitigation: Policy review, flood risk prevention measures, change in flood zones

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Wholly within floodzone. Also contrary to SP1 and SP2.

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Ref: DYK16-301 Settlement: Dyke **Land Type:** Greenfield **Site Size:** 0.35

Location: north of Wishing Well, Main Road [A]





2027-2032:0

Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None

Local Exclusion Site less than 0.4ha

Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Dyke not identified as a location for development (SP1)

Likely Phasing:

2017-2022: 0
2022-2027: 0

Mitigation: Policy Review

Summary Notes: 2032+: 0

Not policy compliant location

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Ref: DYK16-302 Settlement: Dyke Land Type: Greenfield Site Size: 0.95

Location: north of Wishing Well, Main Road [B]





Indentified Contraints

Constraint Assessment and Notes

National Heritage None Local Exclusion No

National and International Environmental Geological Interest

Flood Zone 3 No
Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Dyke not identified as a location for development (SP1) 2017-2022: 0 2022-2027: 0

Mitigation: Policy reivew 2027-2032: 0

Summary Notes: 2032+: 0
Not policy compliant location

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Ref: DYK16-392 Settlement: Dyke **Land Type:** Greenfield **Site Size:** 10.6

Location: Land to South of Main Road Dyke





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath No
Tree Preservation Order None
Conservation Area No
Water course No
Other No

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity:

Constraints: Dyke not identified as a location for development inappropriate scale and

size to development - also not well related (SP1)

Mitigation: Policy reivew

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0 2022-2027: 0

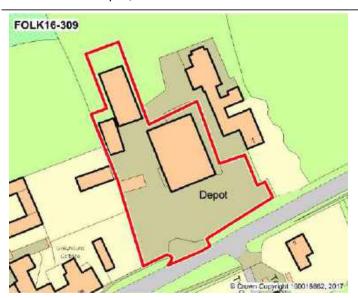
2027-2032: 0

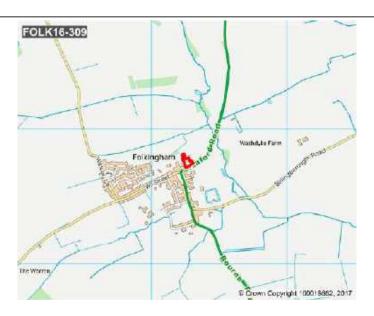
2032+: 0

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Ref: FOLK16-309 Settlement: Folkingham Land Type: Brownfield Site Size: 0.32

Location: Bus Depot, Sleaford Road





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
National and International Environmental None
Flood Zone 3 No

Local Exclusion Site less than 0.4ha

Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no

Other contamination - haulage

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Folkingham not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Not policy compliant location

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Ref: FOS14-30 Settlement: Foston **Land Type:** Greenfield **Site Size:** 2.07

Location: land south of Wilkinson Road, Foston





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description field adjacent to residential estate on edge of settlement: mature trees and

hedges to boundaries

Current Land Use grass

Surrounding Land Uses Residential to West

Topograpahy level

Views into and out of the site extensive views over Lincolnshire Edge

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Contrary to policies SP1 and SP2

2017-2022: 0
2022-2027: 0

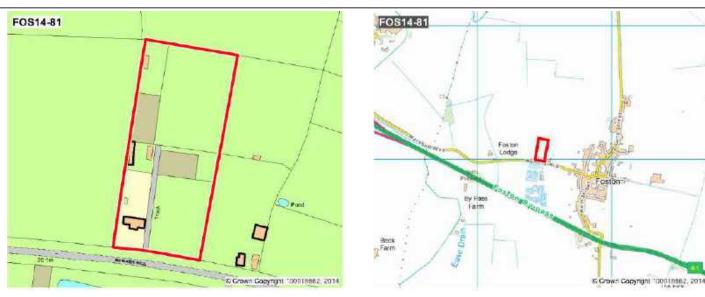
Mitigation: Policy review 2027-2032: 0

Summary Notes: 2032+: 0
Contrary to policies SP1 and SP2.

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Ref: FOS14-81 Settlement: Foston Land Type: Greenfield Site Size: 1.179

Location: Orchard Bungalow, Newark Hill, Foston



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No

Other Ag Class 3

Site Visit

Site Description bungalow and paddock outside village

Current Land Use Residential and equine Surrounding Land Uses open countryside

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts electrictiy lines cross site

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Con	trary to policies	SP1 and SP2		2017-2022: 0
constraints. con	trary to policies	31 1 4114 31 2		2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
Summary Notes:				2032+: 0

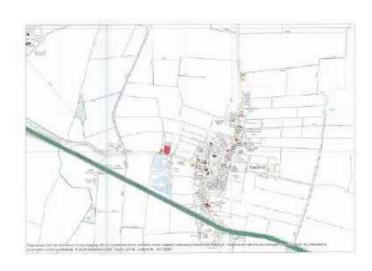
Contrary to policies SP1 and SP2. electricity lines cross site.

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Ref: FOS15-243 Settlement: Foston Land Type: Greenfield Site Size: 0.27

Location: land adjacent Orchard Bungalow, Newark Hill





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath

Tree Preservation Order Conservation Area Water course

Other

Site Visit

Site Description front of paddock - defined by post and rail fence

Current Land Use grazing

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Small site which is not policy compliant

Mitigation:

Summary Notes:

small site which is too small to meet the threshold and which is also contrary to Core

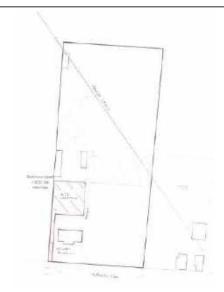
Strategy policies SP1 and SP2.

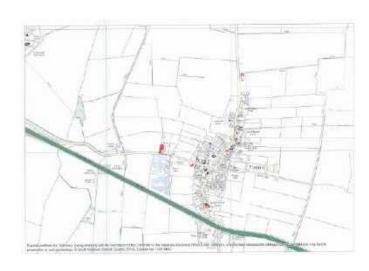
2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Settlement: Foston Land Type: Greenfield Site Size: 0.06 Ref: <u>FOS15-244</u>

Location: land R/O Orchard Bungalow, Newark Hill





Indentified Contraints

Constraint

Local Exclusion

National Heritage

National and International Environmental

Flood Zone 3

Public Footpath

Tree Preservation Order

Conservation Area

Water course

Other

Assessment and Notes

Site less than 0.4ha

None

None

No

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 2017-2022: 0 Constraints: Small site which is not policy compliant

Mitigation:

Summary Notes:

small site which is too small to meet the threshold and which is also contrary to Core

Strategy policies SP1 and SP2.

Likely Phasing:

2022-2027: 0

2027-2032:0

2032+: 0

22 June 2017 Page 138 of 382 Ref: FRO14-100 Settlement: Frognall Land Type: Greenfield Site Size: 2.098

Location: Land at and including Frognall Livery Junction of Hards Lane and Village Street, Frognall, Lincolnshire





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage
National and International Environmental
Flood Zone 3
No
Public Footpath
No
Tree Preservation Order
Conservation Area
No
Water course
No

Other Ag Class 3

Site Visit

Site Description grass paddock outside settlement

Current Land Use paddock

Surrounding Land Uses residential to West

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

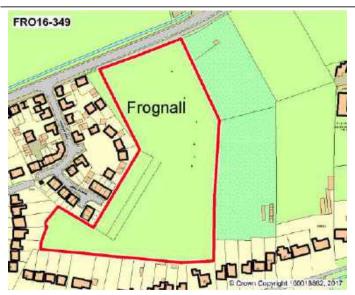
Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	resubmitted No	t policy compliant		2017-2022: 0
constraints. Not	resubilitied. No	c policy compliant		2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
Summary Notes:				2032+: 0
Not nolicy compl	liant			

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Ref: FRO16-349 Settlement: Frognall Land Type: Greenfield Site Size: 2.33

Location: south of Spalding Road and east of Abel Close





Indentified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: From	nall not identifi	ed as a location for de	ovelonment (SP1)	2017-2022: 0
Constraints.	gridii fiot ideritiin	ca as a location for ac	velopment (3) 1)	2022-2027: 0
Mitigation: Police	y review			2027-2032: 0
Summary Notes:				2032+: 0
Not policy comp	liant			

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Ref: FRO16-350 Settlement: Frognall Land Type: Brownfield Site Size: 0.16

Location: former Rose Inn, Village Street





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None
Local Exclusion No

Public Footpath adjacent

Tree Preservation Order no
Conservation Area no
Water course no
Other none

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

 Constraints: Site too Small
 2017-2022. 0

 Mitigation: Policy Review
 2022-2027: 0

 Summary Notes:
 2032+: 0

Planning Application - \$15/0916 (demolition & res dev [3]) refused awaiting appeal

decision

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Ref: FRO16-352 Settlement: Frognall Land Type: Greenfield Site Size: 2.1

Location: South of Spalding Road





Indentified Contraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	No
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: From	nall not identifi	ed as a location for de	velonment (SP1)	2017-2022: 0
Constituints: 1108	Shan hot lachting	ed as a location for ac	velopment (3) 1)	2022-2027: 0
Mitigation: Police	y review			2027-2032: 0
Summary Notes:				2032+: 0
Not policy comp	liant			

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Ref: FUL16-373 Settlement: Fulbeck Land Type: Greenfield Site Size: 0.05

Location: Land South of Heath Lane





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order None

Tree Preservation Order None
Conservation Area No

Water course None Other

Assessment Summary

N/A

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

 Constraints: Site too small
 2017-2022: 0

 2022-2027: 0
 2022-2032: 0

 Mitigation: Policy review
 2027-2032: 0

Summary Notes: 2032+: 0

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Ref: **GTG16-293 Settlement**: Gonerby Moor **Land Type**: Greenfield **Site Size**: 14.89

Location: west of B1174 & south of railway line





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None

Local Exclusion Not on the immediate

edge of an identified

settlement

Public Footpath crosses site

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Contrary to policy SAP H1. Site is also not on the immediate edge of an

identified settlement

Mitigation: Policy Review

Summary Notes:

Contrary to policy SAP H1

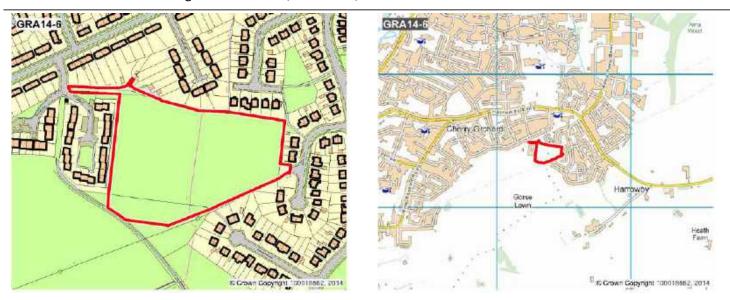
2017-2022: 0 2022-2027: 0

2027-2032: 0 2032+: 0

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Ref: GRA14-6 Settlement: Grantham Land Type: Greenfield Site Size: 2.288

Location: The Old Blessed Hugh Moore School, Grantham, Lincolnshire. NG31 9UB



Assessment and Notes

Indentified Contraints

Constraint

Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No

Other Ag Class urban

Other covenant on use of the site

Site Visit

Water course

Site Description grass field to rear of residential properties on Rossetti Court

No

Current Land Use grass field used as public open space

Surrounding Land Uses residential
Topograpahy level
Views into and out of the site none

Point of access from highway Yes but currently restricted

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Covenant on site. Access may be a constraint. In use as public open space

so contrary to policy.

Mitigation: Policy review, address covenant on land, demonstrate access is achievable

Summary Notes:

Need to demonstrate that access is achieveable. Development would be contrary to policy EN1 as site is currently public open space. Need to demonstrate no overall loss in open space provision.

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Likely Phasing:

2017-2022: 0 2022-2027: 0

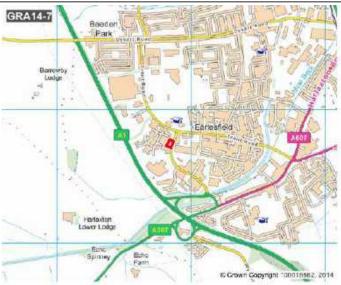
2027-2032: 0

2032+: 0

Ref: GRA14-7 Settlement: Grantham Land Type: Greenfield Site Size: 0.184

Location: Shaw Road West, Earlesfield, Grantham, Lincolnshire. NG31 7XN





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No

Other Ag Class urban

Site Visit

Water course

Site Description small grassed area on edge of residential estate

No

Current Land Use public open space

Surrounding Land Uses residential

Topograpahy level [raised above road level]

Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 6

Likely Phasing:
2017-2022: 6

Constraints: Small site. Planning permission granted for 6 dwellings 2022-2027: 0

 Mitigation:
 2027-2032: 0

 Summary Notes:
 2032+: 0

Site has permission and is under construction - \$16/1343 approved 16/08/16

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Ref: GRA14-8 Settlement: Grantham Land Type: Greenfield Site Size: 2.382

Location: Walton Gardens (Rear of), Grantham, Lincolnshire. NG31 7BH





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent and crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class urban

Site Visit

Site Description site to the rear of residential properties but not accessible - not able to view

Current Land Use
Surrounding Land Uses

Topograpahy very steep slope

Views into and out of the site

Point of access from highway no

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

2017-2022: 0

Constraints: Site not in accordance with the Grantham Capacity Study. Also no current

point of access.

_ _

Mitigation:

Summary Notes:

2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: GRA14-25 Settlement: Grantham Land Type: Greenfield Site Size: 13.936

Location: [Area 1] land south of Gorse Lane, Grantham





2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large field on the edge of open countryside outside the town

Current Land Use agricultural Surrounding Land Uses agricultural

Topograpahy level

Views into and out of the site extensive over open countryside - A1 is visible on higher land to the southwest

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: NO	Achievable: Long Term Potential Capacity: 0	Likely Phasing:
Constraints: Not	currently nolicy	compliant	2017-2022: 0
constraints. Not	currently policy	Compilant	2022-2027: 0
Mitigation: Policy	y review		2027-2032: 0

Summary Notes:

Not currently suitable because of policy, but would be viable, and may be suitable in the longer term, when Relief road is in place. However, more likely to be suitable for

employment uses.

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Ref: GRA14-26 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 12.395

Location: [Area 3] south of Gorse Lane, Grantham



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage
None
National and International Environmental
None
Flood Zone 3
No
Public Footpath
No
Tree Preservation Order
No
Conservation Area
No
Water course
No

Other Ag Class 2

Site Visit

Site Description large field on edge of open countryside outside the town

Current Land Use agricultural Surrounding Land Uses agricultural

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts pylons adjacent

Other site features A1 noise

Assessment Summary

Available: Yes Suitable: No Achievable: Long Term Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Not currently policy compliant (SP1)

Mitigation: Policy review, may require soundproofing measures

Summary Notes:

Currently not on the immediate edge of the settlement, however might be suitable and viable as a longer term option when Relief road is in place. Potential noise from A1.

2022-2027:0

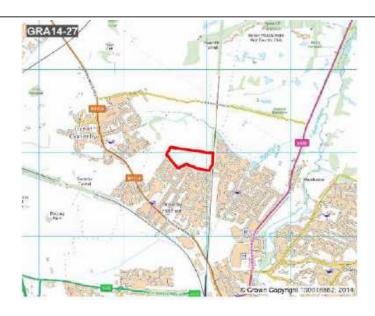
2027-2032: 0 2032+: 0

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Ref: GRA14-27 Settlement: Grantham Land Type: Greenfield Site Size: 10.436

Location: land north of Peachwood Close, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Register of Historic Parks Within Setting of Belton House and Park and

& Gardens Gardens

National and International Environmental None Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large field on edge of residential area to north of town

Current Land Use agricultural [wheat]

Surrounding Land Uses residential to South and agricultural to North

Topograpahy site slopes northeastwards

Views into and out of the site extensive views over open countryside to northeast - view of Belmont Town

and Belton House

Point of access from highway Yes

On site features eg. Pylons, masts electricity lines cross site

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not in conformity with the Grantham Capacity Study. Potential impact on

the setting of Belton House. Electricity infrastructure crosses site.

Mitigation: N/A
Summary Notes:

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: GRA14-31 Settlement: Grantham Land Type: Greenfield Site Size: 1.019

Location: south of former Barfords factory, Grantham





Indentified Contraints

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class urban; notified SNCI (Paper Mill Farm pit) and adj SWI

Site Visit

Site Description area of overgrown land on edge, and outside the built confines, of Grantham,

bounded by river and East Coast Main Line

Current Land Use none

Surrounding Land Uses railway to west, river to east and waste industrial site to north

Topograpahy largely level, although banked to east

Views into and out of the site none, secluded site

No point of access. Site remains an SNCI adjacent to LWS

Point of access from highway access currently only available via nearby industrial site

On site features eg. Pylons, masts none

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site is an SNCI. Has restricted access and is adjacent LWS

Mitigation:

Likely Phasing:

2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0

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Ref: GRA14-44 Settlement: Grantham Land Type: Greenfield Site Size: 1.283

Location: The Haverlands, Gonerby Hill Foot, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Register of Historic Parks Within Setting of Belton House and Park and

& Gardens Gardens

National and International Environmental None Flood Zone 3 No Public Footpath No Tree Preservation Order No Conservation Area No

Water course No

Other Ag Class urban

Site Visit

Site Description field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses agricultural to North, residential to South and East

Topograpahy steeply sloping site

Views into and out of the site elevated site has view over Poplar Farm development

Point of access from highway Direct from The Haverlands - needs to be checked by highways

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not in conformity with the Grantham Capacity Study. Impacts on landscape

and coalescence between Grantham and Great Gonerby. Topography and

access further constraints.

Mitigation: N/A
Summary Notes:

Likely Phasing: 2017-2022: 0 2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: GRA14-47 Settlement: Grantham Land Type: Greenfield Site Size: 4.531

Location: Harrowby Road Allotments, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class urban

Site Visit

Site Description large area of land on edge of town, some of which has been used as

allotments, now mostly overgrown and wild

Current Land Use two plots, adjacent Vicarage, used as gardens but the rest is overgrown

Surrounding Land Uses residential to West and South; cemetery to North

Topograpahy gentle slope

Views into and out of the site none Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not resubmitted. Multiple landowners, access limited - would require

demolition of house.

Mitigation:
Summary Notes:

Not likely to be achievable due to complexity of multiple ownerships and access.

2017-2022: 0 2022-2027: 0

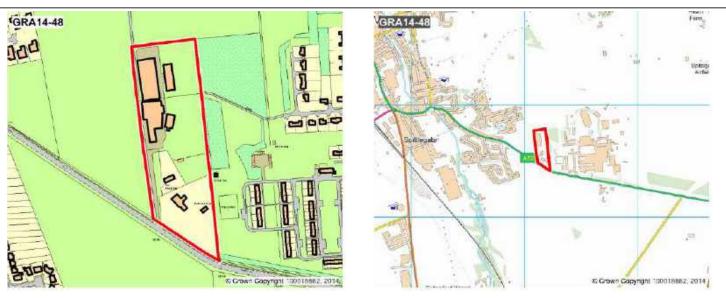
2027-2032: 0

2032+: 0

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Settlement: Grantham Land Type: Brownfield **Site Size:** 3.468 Ref: **GRA14-48**

Location: land at Somerby Hill, Grantham



Indentified Contraints

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

house, garden and workshop/commercial area on edge of Grantham Site Description

Current Land Use mix of commercial and residential

Surrounding Land Uses TA Barracks to East, agricultural toWest, South and North

Topograpahy sloping site

Views into and out of the site site occupies high ground above town and has extensive views over both town

and open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Achievable: No Suitable: No **Potential Capacity:** 0

Constraints: Site not in conformity with the Grantham Capacity Study. Not policy

compliant.

Mitigation:

Summary Notes:

Likely Phasing:

2017-2022: 0

2022-2027: 0 2027-2032: 0

2032+: 0

22 June 2017 Page 154 of 382 **Ref: GRA14-59 Settlement:** Grantham **Land Type:** Brownfield **Site Size:** 0.366

Location: Former School, Launder Terrace, Station Road East, Grantham





Indentified Contraints

ConstraintAssessment and NotesLocal ExclusionSite less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class urban

Site Visit

Site Description Former Victorian red brick school and yard

Current Land Use retail units

Surrounding Land Uses railway station and car park, residential, church

Topograpahy level
Views into and out of the site limited
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Currently in retail use. Not resubmitted 2022-2027: 0

 Mitigation:
 2027-2032: 0

 Summary Notes:
 2032+: 0

Site area too small. Site suitable and viable but not resubmitted.

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Ref: GRA14-60 Settlement: Grantham Land Type: Greenfield Site Size: 13.188

Location: land at Somerby Hill [adjacent to site GRA14-120], Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large field on edge of town [includes one small field adjacent to residential

estate], hedges and trees to boundaries

Current Land Use agricultural [barley]

Surrounding Land Uses TA Barracks to East, Residential to West, agricultural South and North

Topograpahy steeply sloping site

Views into and out of the site extensive views over open countryside, residential areas of Grantham and

industrial/commercial developments on Spitalgate Level, and heritage assets in

the town

Point of access from highway

On site features eg. Pylons, masts

Other site features

no direct access: track only from Cold Harbour Lane

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

city: 0 Likely Phasing: 2017-2022: 0

Constraints: Not in conformity with Grantham Capacity Study. Not resubmitted. Access

2022-2027: 0

constraint.

2027-2032:0

2032+: 0

Mitigation:

Summary Notes:

Large parcel not immediately adjacent to existing settlement, therefore unsuitable on its own. Not resubmitted. Requires third party land for access.

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Ref: GRA14-60 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 13.188

Location: land at Somerby Hill [adjacent to site GRA14-120], Grantham

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Ref: GRA14-61 Settlement: Grantham Land Type: Brownfield Site Size: 2.269

Location: land at southern end of Houghton Road, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class Urban; SWI; contamination

Site Visit

Site Description cleared site

Current Land Use none

Surrounding Land Uses residential

Topograpahy level
Views into and out of the site none
Point of access from highway Yes
On site features eg. Pylons, masts none

Other site features land identified "To Let Hodgson & Elkington"

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 190

Constraints: Not resubmitted. Site is a Local Wildlife Site (LWS). Likely to have

contamination from previous uses.

Mitigation: Remove contamination, and evaluate LWS status against possible

development benefits.

Summary Notes:

Suitable for redevelopment and may be viable in the long term when easier options have

been taken up. Not resubmitted

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 190

2032+: 0

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Ref: GRA14-62 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 67.333

Location: North West Quadrant Phase 1 Poplar Farm, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description part of site under construction, part agricultural

Current Land Use part agricultural

Surrounding Land Uses agricultural and residential

Topograpahy sloping
Views into and out of the site yes
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 1800 Likely Phasing:

Constraints:

Likely Phasing:
2017-2022: 410

2022-2027: 500
Mitigation: 2027-2032: 500

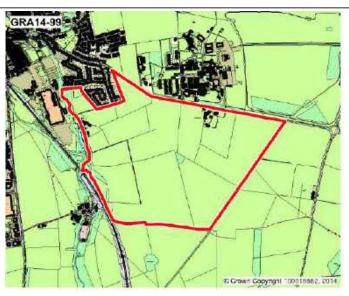
Summary Notes: 2032+: 390

Suitable and viable. Site allocated and phase 1 under construction.

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Ref: GRA14-99 Settlement: Grantham Land Type: Greenfield Site Size: 154.44

Location: Southern Quadrant, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 2/3; SWI buffer

Site Visit

Site Description several large fields in open countryside on the southern outskirts of Grantham

Current Land Use agricultural

Surrounding Land Uses agricultural and residential

Topograpahy sloping site
Views into and out of the site extensive
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 3700

Constraints: LWS + SNCI adjacent to site area

Mitigation:

Summary Notes:Site suitable, viable and allocated by Core Strategy.

Likely Phasing: 2017-2022: 150

2022-2027: 625 2027-2032: 625

2032+: 2300

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Ref: GRA14-101 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 1.096

Location: land to the north of Springfield Road, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class urban

Site Visit

Site Description overgrown site

Current Land Use none

Surrounding Land Uses care home and residential

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 40

Constraints: Not resubmitted. Planning consent for extra care apartments, unlikely to be

delivered (S11/1501)

Mitigation:

Summary Notes:

Site considered suitable for housing development, although there is extant planning

permission for 72 care flats.

Likely Phasing:

2017-2022: 0

2022-2027: 40

2027-2032: 0

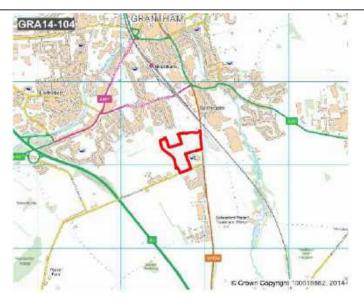
2032+: 0

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Site Size: 11.717 Settlement: Grantham Ref: <u>GRA14-104</u> **Land Type:** Greenfield

Location: north of Gorse Lane and west of B1174 Grantham





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None National and International Environmental None Flood Zone 3 No

Public Footpath adjacent and crossing

Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description large fields on edge of Grantham, adjacent to school and permanant Gypsy and

Traveller site

Current Land Use agricultural **Surrounding Land Uses** agricultural

Topograpahy level to Gorse Lane - steep slope to part site adjacent to South Parade

Views into and out of the site views out of site and distant views of the site form part of the character of the

> town Yes

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No **Potential Capacity:** 0

Constraints: Not resubmitted. Not policy compliant. Not in conformity with the

Grantham Capacity Study. Public footpath, topography.

Mitigation:

Summary Notes:

Site not within or on the immediate edge of identified settlement.

Likely Phasing:

2017-2022: 0

2022-2027:0

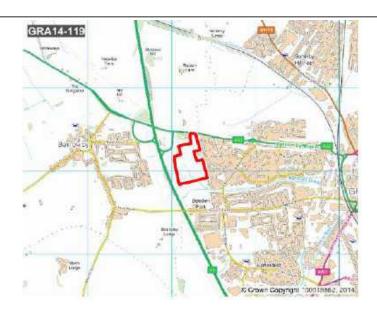
2027-2032:0

2032+: 0

22 June 2017 Page 162 of 382 **Ref: GRA14-119 Settlement:** Grantham **Land Type:** Greenfield **Site Size:** 13.949

Location: land south of Barrowby Road (A52)





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 1/2

Site Visit

Site Description area of scrubland, grass and trees on the edge of Grantham, immediately

adjacent to the A1 trunk road

Current Land Use none

Surrounding Land Uses A1 to the west, residential to the east Topograpahy sloping site which dips in the centre

Views into and out of the site over open countryside [distant view of Harlaxton Manor]

Point of access from highway yes

On site features eg. Pylons, masts

Other site features noise from A1

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 300

Constraints: Site has planning permission

Mitigation: Summary Notes:

Site has planning permission

2017-2022: 150 2022-2027: 150 2027-2032: 0 2032+: 0

Likely Phasing:

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Ref: GRA14-120 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 8.038

Location: land at A52 Somerby Hill, Grantham





2022-2027: 0

Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No Conservation Area No Water course No

Other Ag Class 3

Site Visit

Site Description large field between residential estates and army barracks on edge of Grantham

Current Land Use agricultural

Surrounding Land Uses residential West, army barracks East, agricultural North & South

Topograpahy sloping

Views into and out of the site extensive over open countryside and heritage assets in the town

Point of access from highway Yes - but timing may be restricted by delivery of relief road

On site features eg. Pylons, masts No Other site features No

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not in conformity with the Grantham Capacity Study.

Likely Phasing:
2017-2022: 0

Constraints. Not in comornity with the Grantham Capacity Study.

 Mitigation:
 2027-2032: 0

 Summary Notes:
 2032+: 0

Site not within existing settlement. Findings of the Grantham Capacity Study highlight the importance of the openness in the landscape which would make development

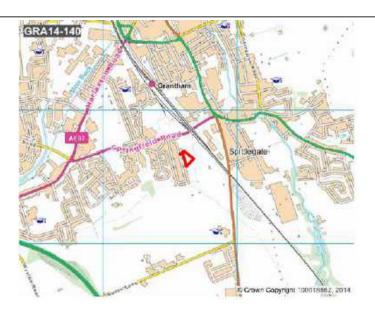
inappropriate in the context of wider views and the setting of the town.

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Ref: GRA14-140 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 0.47

Location: land east of Stamford Street, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No

Other Ag Class urban

Site Visit

Water course

Site Description gated space between 2 houses [Nos 63 & 67 Stamford Street] occupied by

garage and shed - no obvious access to land to rear of properties

Current Land Use site occupied by domestic garage and shed

No

Surrounding Land Uses residential

Topograpahy level at road frontage

Views into and out of the site none

Point of access from highway Yes - between Nos 63 & 67 Stamford Street

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 10

Likely Phasing:
2017-2022: 5
2022-2027: 5

 Mitigation:
 2027-2032: 0

 Summary Notes:
 2032+: 0

Access may reduce potential capacity but suitable and policy compliant.

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Ref: GRA14-149 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 5.93

Location: land north of Dysart Road, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description grass field to rear of residential properties on edge of Grantham

Current Land Use grass

Surrounding Land Uses residential to East and South, open to North and A1 to West

Topograpahy sloping site

Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features A1 noise

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 227 Likely Phasing: 2017-2022: 227

Constraints: 2017-2022. 227 2022-2027: 0 2027-2032: 0

Summary Notes: 2032+: 0

Site has planning permission S14/2953

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Ref: GRA14-150 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 32.916

Location: land north of Longcliffe Road and Ryedale CLose, Manthorpe, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Register of Historic Parks Within the setting of Belton House and Park a

& Gardens Gardens

National and International Environmental None

Flood Zone 3 No

Public Footpath crosses

Tree Preservation Order TPO 401 - to be confirmed

Conservation Area No

Water course crosses [Running Furrows]

Other Ag Class 3

Site Visit

Site Description large fields on edge of Grantham

Current Land Use agricultural

Surrounding Land Uses residential to South Topograpahy gently undulating

Views into and out of the site views over open countryside and adjacent residential estates

Point of access from highway Yes

On site features eg. Pylons, masts on edge of site

Other site features adjacent railway line [ECML]

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 480

Constraints: Potential impact on the setting of Belton House, water course [Running

Furrows]. Previous highway objection to appeal site. Land below the 65m contour considered suitable in the Grantham Capacity Study, subject to

suitable mitigation.

Mitigation: Assess impact on setting of Belton House. Demonstrate access restriction and

impact on Running Furrows can be addressed.

Summary Notes:

Large greenfield site on edge of settlement. Need to assess the impact of development on the setting of Belton House. Development on lower lying land may be suitable - subject to demonstrating there is no harm to this national heritage asset.

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Likely Phasing:

2017-2022: 170 2022-2027: 240

2027-2032: 70 2032+: 0 Ref:GRA14-150Settlement:GranthamLand Type:GreenfieldSite Size:32.916

Location: land north of Longcliffe Road and Ryedale CLose, Manthorpe, Grantham

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Ref: GRA14-160 Settlement: Grantham Land Type: Brownfield Site Size: 0.388

Location: land at Inner Street, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None National and International Environmental None

Flood Zone 3 No Floodzone 2

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class urban

Site Visit

Site Description scrapyard Current Land Use scrapyard

Surrounding Land Uses commercial / retail units

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 10 Likely Phasing:

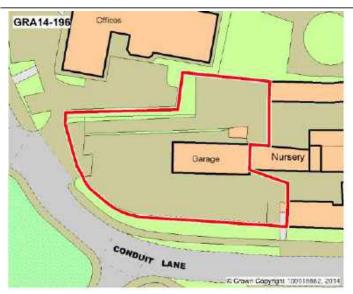
Constraints: May have contamination issues2017-2022: 0Mitigation: Remove contamination from site2022-2027: 102027-2032: 02027-2032: 0

Summary Notes: 2032+: 0
Potential devleopment in longer term.

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Ref: GRA14-196 Settlement: Grantham Land Type: Brownfield Site Size: 0.146

Location: Rear of Lindpet House, Market Place, Grantham





Indentified Contraints

ConstraintAssessment and NotesLocal ExclusionSite less than 0.4ha

National Heritage

National and International Environmental

Flood Zone 3

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No
Other No

Site Visit

Site Description Small commercial building within car park

Current Land Use commercial

Surrounding Land Uses mix of commercial, residential and peripheral retail

Topograpahy level
Views into and out of the site yes
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 6

Constraints: Small site, but indicative capacity of more than 10. (Site has implemented

planning consent for 6 dwellings)

Mitigation:

Summary Notes:

Brownfield urban site policy compliant - would be too small except the indicative capacity is shown as 18 flats. Implemented planning consent for 6 dwellings (S07/0640).

Likely Phasing:

2017-2022: 6

2022-2027: 0

2027-2032:0

2032+: 0

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Ref: GRA14-197 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 14.788

Location: part of North West Quadrant phase 2 Rectory Farm, Grantham



Indentified Contraints

Constraint Asse	ssment and Notes
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Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 2/3

Site Visit

Site Description field, adjacent to railway line, on edge of settlement

Current Land Use agricultural

Surrounding Land Uses agricultural; railway line;

Topograpahy sloping site

Views into and out of the site

Point of access from highway Not at present [part of residential development]

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 225 Likely Phasing: 2017-2022: 0

2022-2027: 225
Mitigation: 2027-2032: 0

Summary Notes: 2032+: 0

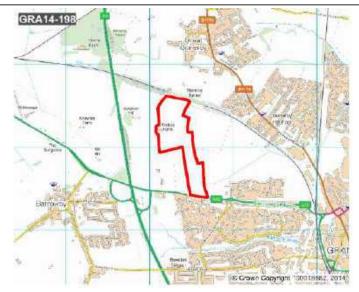
Part of land identified for NWQ: cannot be accessed until adjacent development progresses further.

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Ref: GRA14-198 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 32.892

Location: part of North West Quadrant phase 2 Rectory Farm, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 1, 2 & 3

Part of land identified for NWQ policy H2A of Core Strategy.

Site Visit

Site Description large fields on edge of settlement

Current Land Use agricultural

Surrounding Land Uses agricultural and residential [development ongoing]

Topograpahy sloping

Views into and out of the site views from site to St Wulframs and town centre

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 592 Likely Phasing: 2017-2022: 75

2022-2027: 250
Mitigation: 2027-2032: 250

Summary Notes: 2032+: 17

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Ref: GRA14-199 Settlement: Grantham Land Type: Greenfield Site Size: 15.384

Location: part of North West Quadrant phase 2 East of Boundary Farm, Grantham



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNoConservation AreaNo

Other Ag Class 1/2

Site Visit

Water course

Site Description large field on edge of settlement

No

Current Land Use agricultural Surrounding Land Uses agricultural

Topograpahy level

Views into and out of the site

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 275 Likely Phasing: 2017-2022: 75

Constraints: 2017-2022. 73
2022-2027: 200
2027-2032: 0

Summary Notes: 2032+: 0
Part of land identified as NWQ by policy H2A of the Core Strategy

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Ref: GRA14-200 Settlement: Grantham Land Type: Greenfield Site Size: 11.968

Location: North of Barrowby Road / West of Boundary Farm, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 1

Site Visit

Site Description large field in open countryside on edge of settlement

Current Land Use agricultural

Surrounding Land Uses agricultural; A1 adjacent to West

Topograpahy site slopes down to A1

Views into and out of the site over A1

Point of access from highway Yes - but proximity to A1 junction may be a constraint

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 215

Constraints: Part of a larger site, which is sensitive to the local landscape. Grantham

Capacity Study indicates this site is suitable for housing development.

Proximity to A1 junction may be a constraint to development.

Mitigation: Adjacent to North West Quadrant

Summary Notes:

Site immediately adjacent to A1 in prominent location: part of larger site which is sensitive in the local landscape terms. The Grantham Capacity Study indicates that lower lying land, which includes this part of the site, could be suitable for housing development. Proximity to A1 junction may constrain development.

Likely Phasing:

2017-2022: 0 2022-2027: 50 2027-2032: 100

2032+: 65

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Ref: GRA14-200 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 11.968

Location: North of Barrowby Road / West of Boundary Farm, Grantham

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Ref: GRA14-201 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 3.532

Location: land at Gonerby Hill Foot, Maltings Lane, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No

Water course adjoins Running Furrows

Other Ag Class 3

Site Visit

Site Description former allotment site adjacent to NWQ land currently being developed

Current Land Use none - grassed area

Surrounding Land Uses allotment land to north, NWQ development [ongoing] to west, south and east

Topograpahy level

Views into and out of the site

Point of access from highway not at present: may be available when estate is developed further

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 82 Likely Phasing:

Constraints: Not resubmitted. Access only possible via Poplar Farm scheme

2017-2022: 0
2022-2027: 82

Mitigation: Masterplan redesign and access road needs to reach the site. 2027-2032: 0

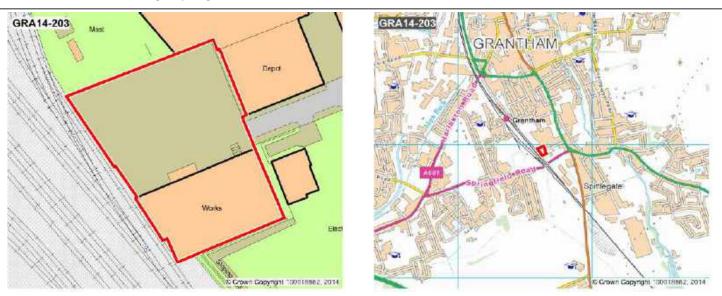
Summary Notes: 2032+: 0

Access is dependant upon a redesign of the Poplar Farm scheme.

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Ref: GRA14-203 Settlement: Grantham Land Type: Brownfield Site Size: 0.276

Location: The Old Maltings, Spring Gardens, London Road, Grantham



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other possible contamination from previous uses; building of local historic interest

Site Visit

Site Description brick-built, former maltings and yard, adjacent to railway and within industrial

area of Grantham

Current Land Use vacant

vacant

Surrounding Land Uses industrial and commercial units

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No	Suitable: Yes	Achievable: No	Potential Capacity: 20	Likely Phasing:
Constraints: Not	resubmitted Cla	oce to railway co may	be subject to noise issues	2017-2022: 0
Constraints. Not	resubilitied. Cit	ose to railway so illay	be subject to noise issues	2022-2027: 0

Mitigation: May require soundproofing measures

Summary Notes:

Brownfield urban site, however not resubmitted. May be better suited to employment uses in short-medium term and considered as part of longer term wider re-development.

2027-2032: 20 2032+: 0

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Ref: GRA14-204 Settlement: Grantham Land Type: Brownfield Site Size: 0.406

Location: 91-93 Westgate, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Listed Building 93 Westgate = GII

National and International Environmental None Flood Zone 3 No
Public Footpath No
Tree Preservation Order No

Conservation Area part of site within CA

Water course No Other No

Site Visit

Site Description retail units and car parking within and adjacent to town centre

Current Land Use retail/commercial Surrounding Land Uses retail/commercial

Topograpahy level

Views into and out of the site none / town centre location

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 10

Constraints: No 93 is a Listed building, within conservation area

Mitigation: Conversion of listed building may be acceptable. Redevelopment or new

development would have to be appropriate to setting.

Summary Notes:

Site forms part of Greyfriars redevelopemnt area (not adopted policy). Brownfield urban site would be suitable for redevelopment and conversion subject to heritage issues being

satisfactorally addressed.

Likely Phasing:

2017-2022: 0 2022-2027: 10 2027-2032: 0

2032+: 0

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Ref: GRA14-205 Settlement: Grantham Land Type: Brownfield Site Size: 0.856

Location: ACC, Springfield Road, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneLocal ExclusionNoPublic FootpathNoTree Preservation OrderNoConservation AreaNo

Other possible contamination from previous uses

No

Site Visit

Water course

Site Description cleared site adjacent to magistrates court and Bairds Malt premises

Current Land Use none

Surrounding Land Uses court / commercial / allotments

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: Long Term Potential Capacity: 25

Constraints: Urban brownfield site, possible contamination from previous uses. Noise

from adjacent factory site.

Mitigation: Decontamination if required. Wider re-development of area.

Summary Notes:

Urban redevelopment site, however not resubmitted. Noise from adjacent factory site factor in recent refusal of planning permission site would need to be considered as part of wider redevelopment programme.

Likely Phasing:

2017-2022: 0 2022-2027: 0 2027-2032: 25

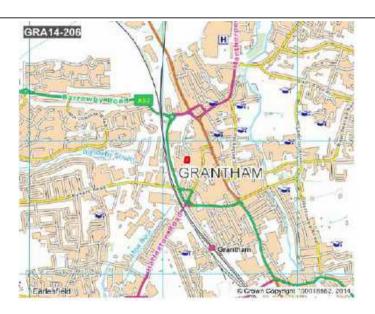
2032+: 0

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Ref: <u>GRA14-206</u> Settlement: Grantham Land Type: Brownfield Site Size: 0.101

Location: 1-2 Greyfriars, Grantham





Indentified Contraints

ConstraintAssessment and NotesLocal ExclusionSite less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Site Visit

Other

Site Description small industrial/retail units and hard standing close to town centre

No

Current Land Use small businesses and car parking

Surrounding Land Uses commercial / industrial and residential

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Too small.

Available: No Suitable: No Achievable: No Potential Capacity: 0

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes:
2032+: 0

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Ref: GRA14-209 Settlement: Grantham Land Type: Greenfield Site Size: 1.294

Location: Land off Somerby Hill (A52) Grantham (Adjacent to the Eatch Development)



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	No

Site Visit

Site Description small field adjacent to residential estate, hedges and trees to boundaries

Current Land Use agricultural [barley]

Surrounding Land Uses Residential to west and north, residential / agricultural land identified for SUE

to the south and agriculture to the east

Topograpahy steeply sloping site

Views into and out of the site views over open countryside and neighbouring residential areas Point of access from highway small field immediately adjacent to A52, agricultural access only

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not resubmitted. Not in conformity with the Grantham Capacity Study.

Mitigation:

Likely Phasing:

2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes:

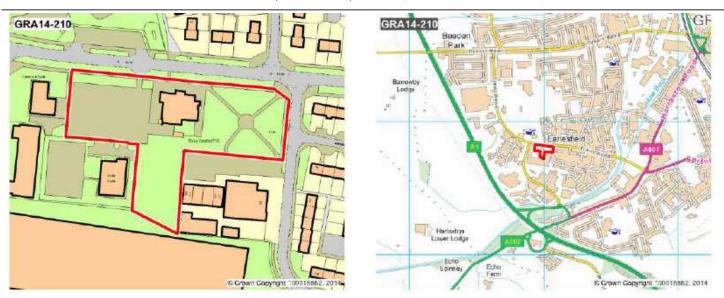
Findings of the Grantham Capacity Study highlight the importance of the openness in the landscape which would make development inappropriate in the context of wider views and the setting of the town.

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2032+: 0

Ref: GRA14-210 Settlement: Grantham Land Type: Brownfield Site Size: 0.767

Location: site of former Jacko's Public House, Trent Road, Grantham



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathadjacentTree Preservation OrderNo

Conservation Area No
Water course No
Other No

Site Visit

Site Description former public house and associated land within residential estate

Current Land Use none

Surrounding Land Uses residential / retail / school

Topograpahy level

Views into and out of the site none - within residential area

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 12

Constraints: Part of site is public open space use. Site under construction for flats and

houses

Mitigation: Retain open space

Summary Notes:

Public house demolished - site redeveloped under S16/1345 for 12 units. Adjacent site (Site 2) also redeveloped under S16/1343 for 6 units) - Remaining area suitable for

redevelopment. Being promoted through Council Capital Programme.

Likely Phasing:

2017-2022: 12 2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: GRA14-214 Settlement: Grantham Land Type: Brownfield Site Size: 0.286

Location: Watergate Car Park, Watergate, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None adjacent Listed Building

National and International Environmental None Flood Zone 3 No Public Footpath No Tree Preservation Order No

Conservation Area within CA

Water course No Other No

Site Visit

Site Description tarmac car park within town centre

Current Land Use public car park

Surrounding Land Uses area of retail / commercial uses

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Public car park and too small

Mitigation:

2017-2022. 0
2022-2027: 0
2027-2032: 0

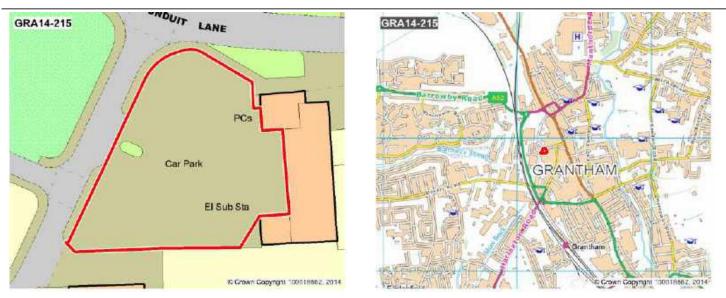
Summary Notes: 2032+: 0

Public car park and too small.

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Ref: GRA14-215 Settlement: Grantham Land Type: Brownfield Site Size: 0.128

Location: Conduit Lane Car Park, Market Store and Toilets site, Conduit Lane, Grantham



Indentified Contraints

Tree Preservation Order

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNo

Conservation Area adjacent CA

Water course No Other No

Site Visit

Site Description tarmac car park in centre of Grantham

No

Current Land Use public car park

Surrounding Land Uses retail / commercial and residential

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Public car park and too small

Mitigation:

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Public car park and too small.

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Ref: GRA14-218 Settlement: Grantham **Land Type:** Brownfield **Site Size:** 4.499

Location: land south of Houghton Road





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No

Water course adjacent River Witham

Other Ag Class urban; contamination

No

Site Visit

Site Description cleared site
Current Land Use none
Surrounding Land Uses residential
Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts none

Other site features land identified To Let Hodgson & Elkington

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 80

Constraints: Not resubmitted. Contamination from previous uses

Mitigation: Removal of contamination

Summary Notes:

Not resubmitted. Suitable for redevelopment and may be viable in the long term when

easier options have been taken up.

Likely Phasing:

2017-2022: 0 2022-2027: 20 2027-2032: 40

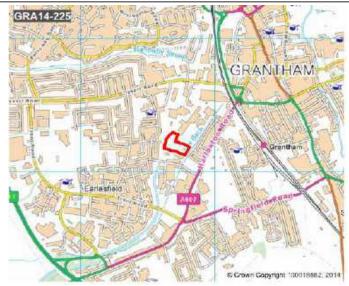
2032+: 20

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Ref: GRA14-225 Settlement: Grantham Land Type: Brownfield Site Size: 1.574

Location: land off Gasworks Lane & R/O Old Tannery [1995 LP allocation E1.10]





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNoConservation AreaNo

Water course Grantham Canal Other contamination

Site Visit

Site Description fenced off area to rear of residential properties on main approach to town

centre

Current Land Use trailer storage / gas plant

Surrounding Land Uses residential / playing field / allotments

Topograpahy level Views into and out of the site none

Point of access from highway yes, but long single width track

On site features eg. Pylons, masts gas pipeline

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contamination, gas plant, employment/storage uses, restricted access.

Mitigation: Remediation of contamination. Relocation of existing employment use or

demonstrate no longer a suitable use for this site. Resolve access constraint.

Summary Notes:

Contrary to policy E1 - site in employment use. If it can be demonstrated it is no longer needed or viable for employment use, or that a redevelopment brings local benefits to outweigh loss of employment use, a redevelopment scheme might be appropriate.

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: GRA14-226 Settlement: Grantham Land Type: Greenfield Site Size: 1.865

Location: land at corner of Harlaxton Road and Trent Road [1995 LP allocation E1.11]



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No

Water course Grantham Canal

Other No

Site Visit

Site Description area of open land located at busy junction on major approach to town centre

Current Land Use none

Surrounding Land Uses industrial to north, commercial to east, road to south & canal to west

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: Yes Achievable: No Potential Capacity: 0 Likely

Constraints: Land owner confirms that site is kept as expansion land for adjacent

commercial company, or other commercial activity. Contrary to Policy E1 of

the Core Strategy.

Mitigation: Policy review

Summary Notes:

Site not available: required as expansion land for adjacent company or for other

commercial uses.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032:0

2032+: 0

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Ref: GRA14-235 Settlement: Grantham Land Type: Brownfield Site Size: 0.167

Location: former Grantham Tyre & Auto, Rycroft Street, Grantham





Indentified Contraints

ConstraintAssessment and NotesLocal ExclusionSite less than 0.4ha

None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No Other urban

Site Visit

Site Description cleared site and car park within the built-up part of Grantham

Current Land Use pay and display surface car park
Surrounding Land Uses residential and commercial
residential and commercial

Topograpahy site on two levels [each of which is level]

Views into and out of the site none Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 38

Constraints: Surface car park would be suitable for redevelopment and has planning

permision for 38 flats. Owners states not currently viable

Mitigation: Change in market conditions

Summary Notes:

Site has planning permission for 38 apartments. Owner indicates current market conditions make site unviable at this time, but scheme may be viable in long term. Planning permission on site has expired.

or and orbital

Likely Phasing:

2017-2022: 0 2022-2027: 38 2027-2032: 0

2032+: 0

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Ref: GRA14-236 Settlement: Grantham Land Type: Brownfield Site Size: 0.305

Location: former Grantham School of Dance, Mount Street, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNo

Conservation Area No

Other adjacent East Coast Rail Line [possible noise]

Site Visit

Site Description overgrown area and disused building

Current Land Use none

Surrounding Land Uses residential to east, railway line to west

Topograpahy level Views into and out of the site none

Point of access from highway yes, but restricted

On site features eg. Pylons, masts none

Other site features proximity of railway line may present a noise issue

Assessment Summary

Available: No Suitable: Yes Achievable: Yes (Now) Potential Capacity: 10

Constraints: Not resubmitted as available. Adjacent East Coast Main Rail Line.

Mitigation: Soundproofing measures may be required

Summary Notes:

Site has an implemented planning permission for 16 apartments, however unlikley that this permission can be achieved, but a smaller scheme may be deliverable in the long term.

Likely Phasing:

2017-2022: 0 2022-2027: 10 2027-2032: 0 2032+: 0

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Ref: GRA14-237 Settlement: Grantham Land Type: Brownfield Site Size: 2.526

Location: Bairds Malt, Springfield Road, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No

Tree Preservation Order TPO 285 on boundary - Springfield Road frontage

Conservation Area No
Water course No
Other No

Site Visit

Site Description commercial site [land and buildings] adjacent busy road junction on major

approach to town centre

Current Land Use Maltings - in active use

Surrounding Land Uses residential to south, cleared site to east

Topograpahy level

Views into and out of the site no views out of site but maltings tower can be seen from outside Grantham

Point of access from highway yes

On site features eg. Pylons, masts

Other site features maltings tower is a prominent landmark

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 50

Constraints: Not resubmitted. Contrary to Policy E1 of the Core Strategy - loss of

employment. Site in active use. Demolition and site clearance costs high

which makes site unviable in current climate

Mitigation: Change in market conditions. Relocation of employment uses.

Summary Notes:

Brownfield site within built up part of the town. Planning permission previously granted

(S07/0798) but since expired. Site contrary to Policy E1.

Likely Phasing:

2017-2022: 0 2022-2027: 0 2027-2032: 50

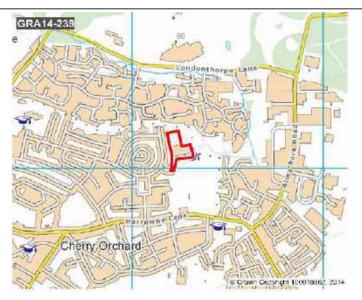
2032+: 0

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Ref: GRA14-239 Settlement: Grantham Land Type: Brownfield Site Size: 1.3

Location: Former Church High School, Grantham (Priory Ruskin)





Indentified Contraints

Constraint	Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No Other urban

Site Visit

Site Description site of former secondary school - hardstanding and buildings

Current Land Use none - former school site

Surrounding Land Uses residential to west, north and east and playing fields to south

Topograpahy level
Views into and out of the site none
Point of access from highway yes
On site features eg. Pylons, masts
Other site features none

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 44 Likely Phasing: 2017-2022: 44 2022-2027: 0

 Mitigation:
 2027-2032: 0

 Summary Notes:
 2032+: 0

Brownfield site, former school, within built-up part of Grantham. Immediately adjacent to residential estate developments. Planning application [outline] for residential

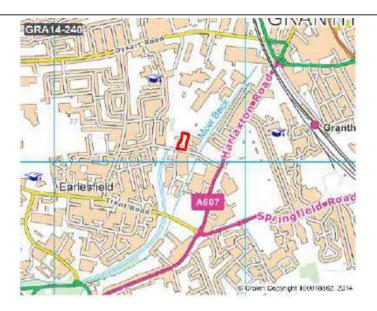
development of 44 approved 24/09/2015

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Ref: GRA14-240 Settlement: Grantham Land Type: Brownfield Site Size: 0.4

Location: Old Tannery, Earlsfield Lane





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** no Tree Preservation Order no **Conservation Area** no Water course nο Other urban

Site Visit

Site Description Empty building and associated grounds adjacent to residential estate

development

vacant building, car parking and grassed area vacant building, car parking and grounds residential, commercial and family centre

Topograpahy level
Views into and out of the site none
Point of access from highway yes
On site features eg. Pylons, masts none
Other site features none

Assessment Summary

Current Land Use

Surrounding Land Uses

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 20 Likely Phasing:

Constraints: Not resubmitted

Mitigation:

Summary Notes:

Not resubmitted, but vacant site adjacent to residential estate development. Brownfield

urban site suitable for redevelopment.

2022-2027: 20 2027-2032: 0

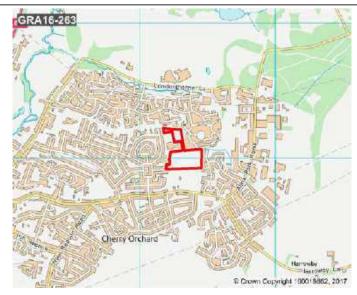
2032+: 0

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Settlement: Grantham Land Type: Greenfield Site Size: 3.57 Ref: **GRA16-263**

Location: former Church High School Playing Field, Queensway





Indentified Contraints

Constraint **Assessment and Notes**

National Heritage None **Local Exclusion** No National and International Environmental None Flood Zone 3 No **Public Footpath** no Tree Preservation Order no **Conservation Area** no Water course

Other Sports Playing Fields of former school

no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Playing fields - Sport England and policy ojection to development 2022-2027: 0

Mitigation: 2027-2032:0

Summary Notes: 2032+: 0 Not policy compliant - playing fields

22 June 2017 Page 193 of 382 Ref: <u>GRA16-264</u> Settlement: Grantham Land Type: Brownfield Site Size: 1.05

Location: Grantham Fire Station, Harlaxton Road





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None **Local Exclusion** No Flood Zone 3 No National Heritage None **Public Footpath** no Tree Preservation Order no **Conservation Area** no Water course no Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 30 Likely Phasing:

Constraints: in use as fire station

Mitigation: alternative site and premises required for relocation

Summary Notes:

site may be suitable for redevelopment provided that replacement facility provided

2017-2022: 0 2022-2027: 0 2027-2032: 30

2032+: 0

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Ref: GRA16-294 Settlement: Grantham Land Type: Greenfield Site Size: 4.16

Location: land at Harrowby Hall, off Kenilworth Road





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
National and International Environmental None
Local Exclusion No
Flood Zone 3 No

Public Footpath adjcent - RUPP/Restricted byway

Tree Preservation Order TPO - 86 Grantham (Harrowby Hall)

Conservation Area no
Water course no
Other no

Assessment Summary

N/A

Available: Yes	Suitable: No	Achievable: No	Potential Capacity:	Likely Phasing:
Constraints: Site	not in accordance	ce with the Grantham	Capacity Study	2017-2022: 0
			, , , , , , , , , , , , , , , , , , , ,	2022-2027: 0
Mitigation:				2027-2032: 0
Summary Notes:				2032+: 0

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Ref: GRA16-295 Settlement: Grantham Land Type: Greenfield Site Size: 10.15

Location: land at Harrowby Hall, off Hall Road





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
National and International Environmental None
Local Exclusion No
Flood Zone 3 No
Public Footpath no

Tree Preservation Order TPO 86 - Grantham (Harrowby Hall)

Conservation Area no Water course no Other no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity:	Likely Phasing:	
Constraints: Site	not in accordan	ce with the Grantham	Canacity Study	2017-2022: 0	
Constraints. Site	TIOC III accordair	ce with the Grantham	Capacity Study	2022-2027: 0	
Mitigation:				2027-2032: 0	
Summary Notes	:			2032+: 0	
N/A					

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Ref: GRA16-317 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 3.5

Location: land at A1 slip road from A52 [south of Barrowby Road and east of A1]





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None
National Heritage None
Flood Zone 3 No
Local Exclusion No

Public Footpath FP crosses and Restricted Byway adjacent

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:	
Constraints: Sita	not in accordan	ce with the Grantham	Canacity Study	2017-2022: 0	
Constraints. Site	not in accordan	ce with the Grantham	capacity Study.	2022-2027: 0	
Mitigation:				2027-2032: 0	
Summary Notes:	1			2032+: 0	
N/A					

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Land Type: Greenfield Ref: <u>GRA16-327</u> **Settlement:** Grantham Site Size: 3.84

Location: off Coldharber Lane





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No National and International Environmental None National Heritage None **Local Exclusion** No **Public Footpath** no Tree Preservation Order no **Conservation Area** no

no Other High sensitivity to development in LS&C 2011

Assessment Summary

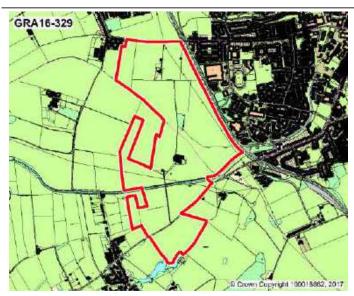
Water course

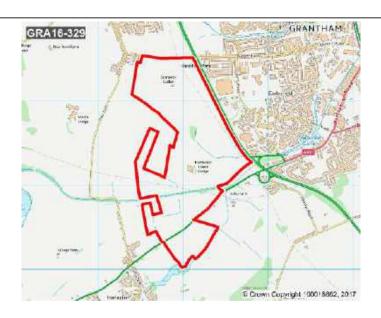
N/A

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Sita	is not in accorda	ance with the Grantha	am Canaciy Study	2017-2022: 0
Constraints. Site	is not in accord	ance with the Granting	an Capaciy Study	2022-2027: 0
Mitigation:				2027-2032: 0
Summary Notes:				2032+: 0

22 June 2017 Page 198 of 382 Ref: GRA16-329 Settlement: Grantham Land Type: Greenfield Site Size: 189.8

Location: Lower Lodge Farm, Harlaxton Road





poss important archaeological remains [see IV

Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None

Local ExclusionNoPublic FootpathcrossesTree Preservation OrdernoConservation AreanoWater courseno

Other SWI buffer [Grantham canal]

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site not in accordance with the Grantham Capacity Study

Mitigation:

Likely Phasing:

2017-2022: 0
2022-2027: 0
2027-2032: 0

 Mitigation:
 2027-2032: 0

 Summary Notes:
 2032+: 0

N/A

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Ref: <u>GRA16-351</u> Settlement: Grantham Land Type: Greenfield Site Size: 4.77

Location: north of Harrowby Lane





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None Flood Zone 3 No National and International Environmental None **Public Footpath** no no Tree Preservation Order no **Conservation Area** no Water course no

Other electricity lines cross site

Assessment Summary

N/A

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site	not in accordan	ce with the Grantham	Canacity Study	2017-2022: 0
constraints. Site	not in accordant	ce with the Granthan	Capacity Study.	2022-2027: 0
Mitigation:				2027-2032: 0
Summary Notes:				2032+: 0

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Ref: GRA16-353 Settlement: Grantham Land Type: Greenfield Site Size: 0.84

Location: Spittlegate Farm, Gorse Lane





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic Footpathno

Tree Preservation Order TPO 148 - Grantham [Spittlegate Farm]

Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 5

Constraints: Redevelopment of farm buildings policy compliant.

Mitigation: low scale development of exisiting brick built buildings

Summary Notes:

Planning Application S15/1718 (res dev [23 units + 6 barn conversions]) refused. Revised lower density planning application still to be determinded relates to conversions and replacement buildings only.

Likely Phasing:

2017-2022: 5 2022-2027: 2027-2032: 2032+: 0

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Ref: <u>GRA16-356</u> Settlement: Grantham Land Type: Greenfield Site Size: 1.2

Location: R/O Brittain Drive





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath no
Tree Preservation Order no
Conservation Area no

Conservation Area no Water course no

Other possible contamination

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

NOTES

N/A

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site not in accordance with the Grantham Capacity Study

Mitigation:

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

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Ref: GRA16-378 Settlement: Grantham Land Type: Greenfield Site Size: 2.48

Location: Land at Harrowby Lane





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None

National and International Environmental Site of Special Scientific Site Adjacent to LWS - Alma Park

Interest

Flood Zone 3 No
Public Footpath No
Tree Preservation Order None
Conservation Area No
Water course None
Other None

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site identified in the Capacity Study as sensitive to development.

Mitigation:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0
N/A

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Ref: GRA16-388 Settlement: Grantham **Land Type:** Greenfield **Site Size:** 35

Location: Land north of Barrowby road, SKLP51 and West of SKLP268





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath 2 running though the site

Tree Preservation Order None
Conservation Area No
Water course No
Other None

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 188

Constraints: Grantham Capacity Study indicates part of the site is unsuitable for

development due to sensitive landscape, however a smaller part of the site

is still suitable for development (10.44ha)

Mitigation: Part of the site is suitable for development.

Summary Notes:

Part of the site identified as unsuitable for development by Capacity study. Remaining

area suitable under SP1

Likely Phasing:

2017-2022: 0 2022-2027: 25

2027-2032: 75

2032+: 88

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Ref: GRA16-391 Settlement: Grantham Land Type: Mixed Site Size: 187.9

Location: Prince William of Gloucester Barracks, Belvoir Avenus, Grantham NG31 7TE.





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Listed Building 1 on the site - Officer's mess, Former RAF

Spittlegate

National and International Environmental None Flood Zone 3 No Public Footpath No Tree Preservation Order None Conservation Area No Water course No

Other LWS behind the site.

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 3000

Constraints: Site is still currently in operation as a Barracks however Government have

announced it will be disposed of by 2020.

Mitigation: Disposal of the Barracks.

Summary Notes:

Site identified as suitable for long term redevelopment through the Grantham Capacity

Study

Likely Phasing:

2017-2022: 0 2022-2027: 500 2027-2032: 500

2032+: 2000

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Ref: GTG14-28 Settlement: Great Gonerby Land Type: Greenfield Site Size: 0.929

Location: land east of Eastthorpe Road, Great Gonerby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description paddock on edge of village, immediately opposite row of single-storey

dwellings

Current Land Use paddock

Surrounding Land Uses residential to West and open countryside to East

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 30

Constraints: Mitigation:

Summary Notes:

Suitable viable and allocated for housing.

2017-2022: 0 2022-2027: 30 2027-2032: 0

Likely Phasing:

2032+: 0

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Ref: GTG14-75 Settlement: Great Gonerby Land Type: Greenfield Site Size: 9.801

Location: OS 8937 & OS 8668 south of Grantham Road, Great Gonerby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage
None
National and International Environmental
Flood Zone 3
No
Public Footpath
No
Tree Preservation Order
Conservation Area
No
Water course
None

Other Ag Class 2/3

Site Visit

Site Description large field on edge of settlement - between Grantham and Great Gonerby

Current Land Use agricultural

Surrounding Land Uses residential to North and South

Topograpahy sloping site

Views into and out of the site views over Poplar Farm development

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features includes no 16 Grantham Road

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not in conformity with the Grantham Capacity Study. Very large greenfield

site. Contrary to SAP H1

Mitigation:

Summary Notes:

Site is very large and inappropriate to scale of Great Gonerby. Would fill the remaining open space between Great Gonerby and Grantham. Contrary to policy SAP H1.

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

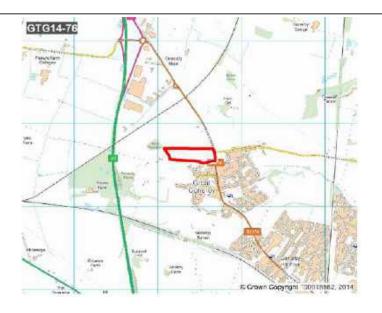
2032+: 0

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Ref: GTG14-76 Settlement: Great Gonerby Land Type: Greenfield Site Size: 8.271

Location: Pt OS 0006 Great Gonerby, Grantham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath crosses

Tree Preservation Order No

Conservation Area No

Water course No

Other Ag Class 2

Site Visit

Site Description unable to access to view

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

Access point retained When Highfield Mews developed - also potential access

from B1174 subject to LCC agreement

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Lik

Constraints: Currently contrary to policy SAP H1

Mitigation: Policy review

Not compliant with policy SAP H1 - greenfield site on edge of settlement and size/scale

inappropriate for settlement.

Likely Phasing: 2017-2022: 0

2022-2027: 0

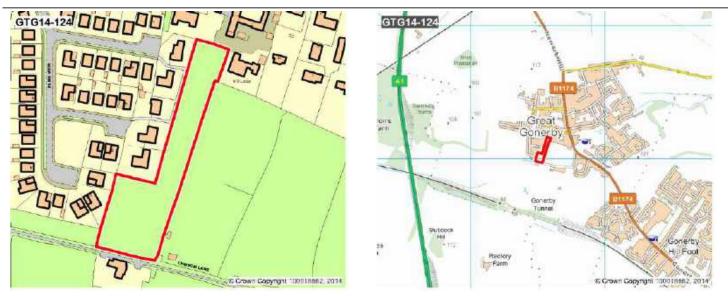
2027-2032: 0

2032+: 0

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Ref: GTG14-124 Settlement: Great Gonerby Land Type: Greenfield Site Size: 0.686

Location: land off Church Lane, Great Gonerby



Indentified Contraints

Constraint	Assessment and Notes
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Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 2

Site Visit

Site Description grass field within village

Current Land Use grass
Surrounding Land Uses residential
Topograpahy level
Views into and out of the site none

Point of access from highway Yes [single track lane]

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not resubmitted. Access. Not policy compliant				2017-2022: 0
				2022-2027: 0
Mitigation: Policy review, no access			2027-2032: 0	
Summary Notes:		2032+: 0		

Not resubmitted. Access dependant upon development of adjacent land. Site not

currenlty policy compliant

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Ref: GTG14-125 Settlement: Great Gonerby Land Type: Greenfield Site Size: 1.016

Location: Church Lane, Great Gonerby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No **TPO 262** Tree Preservation Order **Conservation Area** No Water course No

Other Ag Class 2

Site Visit

Site Description paddock within village
Current Land Use paddock [horses grazing]

Surrounding Land Uses residential Topograpahy level Views into and out of the site none

Point of access from highway Yes [single track lane]
On site features eg. Pylons, masts electricity lines cross site

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not resubmitted. TPO, access. Not policy compliant

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

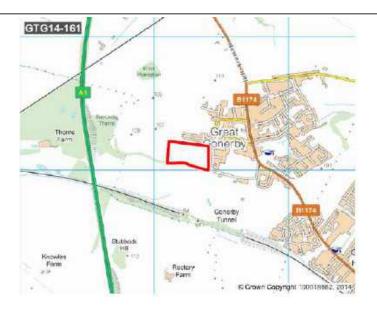
Summary Notes: 2032+: 0
Not resubmitted.

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Land Type: Greenfield **Site Size:** 4.918 Ref: <u>GTG14-161</u> **Settlement:** Great Gonerby

Location: land south of Belvoir Gardens, Great Gonerby





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None National and International Environmental None Flood Zone 3 No

Public Footpath adjacent

Tree Preservation Order No Conservation Area No Water course No

Other Ag Class 2

Site Visit

large field on edge of settlement - hedged to boundary Site Description

Current Land Use

Constraints: Public footpath. Not policy compliant

Surrounding Land Uses residential to North and East level but with dip in centre Topograpahy

Views into and out of the site none [hedged to boundaries & residential abutting northern edge]

Point of access from highway Yes [from Belvoir Gardens only]

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

2017-2022: 0 2022-2027: 0

Likely Phasing:

2027-2032: 0

Mitigation: Policy review, avoid public footpath 2032+: 0

Not compliant with policy SAP H1 - greenfield site on edge of settlement and size/scale

inappropriate for settlement.

22 June 2017 Page 211 of 382 **Ref:** GTG14-162 Settlement: Great Gonerby Land Type: Greenfield Site Size: 0.528

Location: land north of Belton Lane, Great Gonerby



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No

Other Ag Class 2

Site Visit

Site Description grassfield on edge of settlement

Current Land Use grass field

Surrounding Land Uses residential to East; cemetery to West

Topograpahy leve

Views into and out of the site over open countryside to north

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

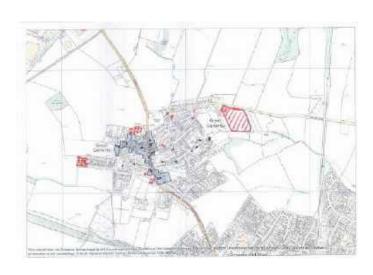
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy compliant	-		2017-2022: 0
Constraints. Not	policy compliant			2022-2027: 0
Mitigation: Police	y review			2027-2032: 0
Summary Notes:				2032+: 0
Not compliant w	ith policy SAP H1	L - greenfield site on e	edge of settlement.	

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Ref: GTG15-247 Settlement: Great Gonerby Land Type: Greenfield Site Size: 3.38

Location: land at Belton Lane





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic Footpathadjacent

Tree Preservation Order Conservation Area Water course Other

Ag class 3

Site Visit

Site Description field in open countryside on edge of settlement

Current Land Use grazing horses

Surrounding Land Uses residential to west, open countryside to north, south and east

Topograpahy steeply sloping site [away from village]

Views into and out of the site extensive views over open countryside, and Grantham; site very visible from

the west

yes

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not policy compliant 2017-2022: 0 2022-2027: 0

Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Greenfield site in open countryside on outskirts of village, not compliant with policy SAP

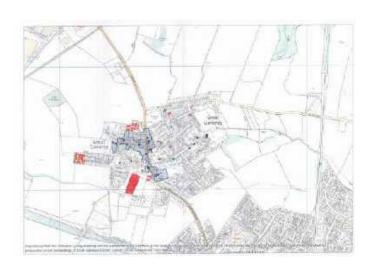
H1.

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Ref: GTG15-254 Settlement: Great Gonerby Land Type: Greenfield Site Size: 0.99

Location: land at Church Lane





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath

Tree Preservation Order TPO 262

Conservation Area Water course

Other Ag Class 2

Site Visit

Site Description grass field within village; has been divided into 2 paddocks

Current Land Use grazing for horses

Surrounding Land Uses residential to north, south and west, open area to east

Topograpahy level Views into and out of the site none

Point of access from highway via single track lane

Not compliant with policy SAP H1 - greenfield site within settlement.

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Access. Not policy compliant

Mitigation: Policy review, no access 2027-2032: 0

Summary Notes: 2032+: 0

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Ref: GTG15-255 Settlement: Great Gonerby Land Type: Greenfield Site Size: 3.53

Location: Pt OS 8668, Grantham Road





2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath

Tree Preservation Order Conservation Area Water course

Other Ag Class 2/3

part of site GTG14-75

Site Visit

Site Description part of larger field on edge of settlement - lies between Grantham and Great

Gonerby

Current Land Use agricultural

Surrounding Land Uses residential to north

Topograpahy sloping site

Views into and out of the site views over the Poplar Farm development

Point of access from highway yes

On site features eg. Pylons, masts

Other site features includes No 16 Grantham Road

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Contrary to SAP H1

Likely Phasing:
2017-2022: 0

2022-2027: 0

Mitigation: Policy review 2027-2032: 0

Development would fill the remaining open space between Grantham and Great

Gonerby. Contrary to policy SAP H1.

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Ref: GRE14-169 Settlement: Greatford Land Type: Greenfield Site Size: 2.255

Location: land at Baston Road, Greatford





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNone

Flood Zone 3 Affecting >= 50% of Site

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description field on edge of village with mature trees to northern boundary

Current Land Use none

Surrounding Land Uses residential and agricultural

Topograpahy level

Views into and out of the site views out towards countryside

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Floodzone. Contrary to Core Strategy policies SP1 and SP2

Mitigation: Policy review, avoid area of floodzone

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0
Contrary to Core Strategy policies SP1 and SP2.

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Ref: HAC14-96 Settlement: Haconby Land Type: Greenfield Site Size: 9.119

Location: Ferndale Farm, 11 Chapel St, Haconby, Bourne Lincs PE10 OUL Field Nos 6357, 5157, 5653, 3651 7 1746





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath 2 cross site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2 & 3

Site Visit

Site Description large field on edge of village

Current Land Use agricultural Surrounding Land Uses agricultural

Topograpahy

Views into and out of the site

Point of access from highway Yes

On site features eg. Pylons, masts electricity lines

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not compliant with SP1 and SP2. Public footpaths, electricity lines cross site

Mitigation: Policy review

Summary Notes:

Not compliant with SP1 and SP2, very large site of inappropriate scale for exisiting settlement. May be scope to convert existing farm buildings (see HAC14-98). public

footpaths, electricity lines cross site.

Likely Phasing:

2017-2022: 0 2022-2027: 0

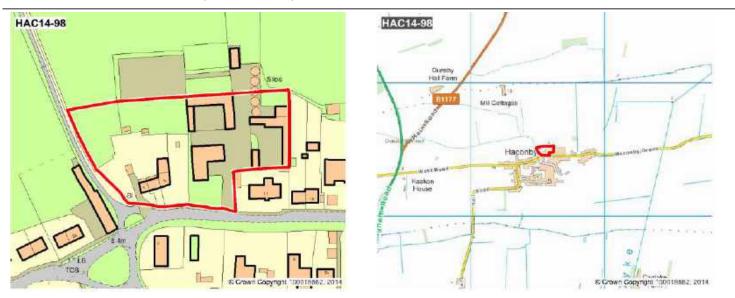
2027-2032: 0

2032+: 0

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Ref: <u>HAC14-98</u> Settlement: Haconby Land Type: Brownfield Site Size: 0.7

Location: Ferndale Farm, 11 Chapel St, Haconby, Bourne Lincs PE10 OUL



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Listed Building No3, chapel Lane

National and International Environmental None Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other PDL [farm buildings]

Site Visit

Site Description farmyard and buildings

Current Land Use farm yard
Surrounding Land Uses agricultural
Topograpahy level

Views into and out of the site open land to north [agricultural]

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features listed building

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 3

Constraints: Listed building on site.

Mitigation:

Summary Notes:

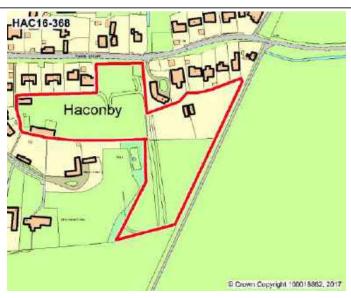
Likely Phasing:
2017-2022: 3
2022-2027: 0
2027-2032: 0

Conversion of existing farm buildings might be acceptable and policy compliant (SP1).

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Ref: <u>HAC16-368</u> Settlement: Haconby Land Type: Greenfield Site Size: 1.7

Location: Land to the east of Haconby





Indentified Contraints

Constraint Assessment and Notes

National Heritage Listed Building 2 Listed Bulidngs situated close to or adjacent from submitted site.

National and International Environmental None

Local Exclusion Inappropriate size/scale to

existing development
Affects < 50% of Site

Public Footpath 2 Across sites submitted

Tree Preservation Order None
Conservation Area No
Water course None
Other None

Assessment Summary

Not policy compliant

Flood Zone 3

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Haconby not identified as a location for development (SP1)

Likely Phasing:

2017-2022: 0

2022-2027: 0

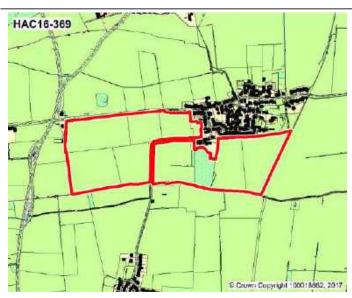
Mitigation: Policy review 2027-2032: 0

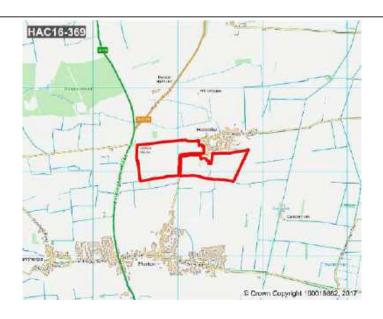
Summary Notes: 2032+: 0

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Ref: HAC16-369 Settlement: Haconby Land Type: Greenfield Site Size: 45.32

Location: Land South and West





Indentified Contraints

Constraint Assessment and Notes

National Heritage Listed Building 10 Listed Bulidngs situated close to or adjacen from submitted site.

National and International Environmental None

Local Exclusion Inappropriate size/scale to

existing development
Affects < 50% of Site

Public Footpath 3 Across all sites submitted

Tree Preservation Order None
Conservation Area No
Water course None
Other None

Assessment Summary

Not policy compliant

Flood Zone 3

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Haconby not identified as a location for development (SP1)

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

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Settlement: Hanthorpe Land Type: Brownfield **Site Size:** 0.623 Ref: <u>HAN14-45</u>

Location: Hanthorpe Farm, Hanthorpe, Bourne





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

field and farmyard adjacent to village Site Description

Current Land Use agricultural agricultural **Surrounding Land Uses**

level **Topograpahy** Views into and out of the site none

Point of access from highway using farm access

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 3 2017-2022: 3

Constraints: Planning permission granted for conversion to 3 dwellings

Mitigation:

Summary Notes: Redevelopment of farmyard and buildings suitable and viable. Consent approved for 3

dwellings under S15/0057 - full application.

Likely Phasing:

2022-2027: 0

2027-2032:0

2032+: 0

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Settlement: Hanthorpe Land Type: Greenfield Site Size: 0.87 Ref: <u>HAN16-377</u>

Location: Land at Brackens FarmYard, Edenham Road Hanthorpe (Morton). Linclonshire.





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** None None Tree Preservation Order **Conservation Area** No Water course None Other No

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 10

Constraints: Policy SAP H1 infill development - 10 or fewer houses.

Mitigation: Larger development scheme could be considered under policy review

Summary Notes:

Site suitbale for infill development under SAP H1

Likely Phasing:

2017-2022: 10

2022-2027:0 2027-2032:0

2032+: 0

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Settlement: Harlaxton Land Type: Greenfield **Site Size:** 1.552 Ref: <u>HAR14-138</u>

Location: land at The Drift, Harlaxton



Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No **TPO 58** Tree Preservation Order **Conservation Area** No

Other Ag Class 2 & 3

Site Visit

Water course

Site Description smallholding on edge of settlement - boarded to boundary

No

Current Land Use smallholding

Residential to South & East **Surrounding Land Uses**

Topograpahy slopes northwards

Views into and out of the site none Point of access from highway Yes

On site features eg. Pylons, masts electricitiy lines cross site

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 **Constraints:** Not Policy Compliant. TPO, electricity lines.

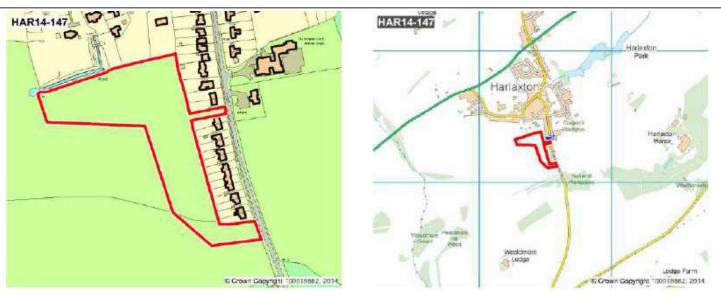
Contrary to SAP H1.

Mitigation: Policy review, presence of protected trees and electricity lines may restrict 2027-2032:0 developable area 2032+: 0 **Summary Notes:**

2022-2027: 0

22 June 2017 Page 223 of 382 Ref: HAR14-147 Settlement: Harlaxton Land Type: Greenfield Site Size: 2.699

Location: land west of Swine Hill, Harlaxton



Indentified Contraints

essment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNo

Conservation Area adjacent
Water course No

Other Ag Class 3

Site Visit

Site Description open field on edge of settlement - trees to boundaries

Current Land Use agricultural - cows

Surrounding Land Uses Residential to North & East
Topograpahy level - but slope from entrance

Views into and out of the site extensive views over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy complian	+		2017-2022: 0
Constraints. Not	2022-2027: 0			
Mitigation: Policy	review			2027-2032: 0
Summary Notes:				2032+: 0
Not policy compl	iant (SAPH1).			

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Ref: <u>HAR16-344</u> Settlement: Harlaxton Land Type: Greenfield Site Size: 4.96

Location: adj Cof E School, Swine Hill





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No National and International Environmental None Local Exclusion No

National Heritage Register of Historic Parks

& Gardens

Public Footpath no

Tree Preservation Order TPO 58-Harlaxton

Conservation Area no
Water course no
Other none

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site not allocated and on edge of LSC - site not policy compliant

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0

Site not policy compliant

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Ref: <u>HAR16-386</u> Settlement: Harlaxton Land Type: Greenfield Site Size: 2.5

Location: Land West of Trotters Lane





adjacent to 2 listed bulidings

Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion

National Heritage National and International Environmental

Flood Zone 3

Public Footpath

Conservation Area

Water course

Tree Preservation Order

Other

No

Listed Building

None

No

1 through the site 3 TPOs within the site

Site fully within the conservation area

None

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Constraints: site contrary to policy SAP H1

Mitigation: Policy Review

Summary Notes:

N/A

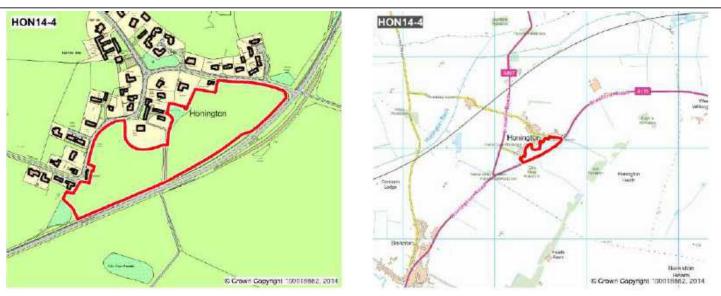
2022-2027: 0

2027-2032:0

2032+: 0

22 June 2017 Page 226 of 382 **Ref:** HON14-4 Settlement: Honington Land Type: Greenfield Site Size: 4.887

Location: Land between Main Street and Sleaford Road, Honington



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No

Tree Preservation Order TPO63 adj

Conservation Area No Water course No

Other Ag Class 3

Site Visit

Site Description 2 large fields - one grazed and one unused - on edge of settlement

Current Land Use grassland

Surrounding Land Uses Residential North & West: A607 East & South

Topograpahy slight slope northwards

Views into and out of the site glimpses from village road: from A607 views into site

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features wall and mature trees to boundaries

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not resubmitted. Very large site which is inappropriate to scale of the

existing settlement. Contrary to SP1 and SP2

Mitigation: Policy review

Summary Notes:

Not resubmitted. Contrary to local plan policy SP1 and SP2 of Core Strategy and is of an

inappropriate scale to existing settlement

2017-2022: 0 2022-2027: 0

2027-2032: 0

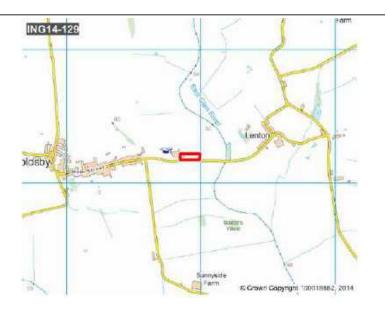
2032+: 0

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Ref: ING14-129 Settlement: Ingoldsby Land Type: Greenfield Site Size: 0.715

Location: land to north of Main Street, Ingoldsby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage
None
National and International Environmental
Flood Zone 3
No
Public Footpath
No
Tree Preservation Order
Conservation Area
No
Water course
None

Other Ag Class 3

Site Visit

Site Description large grass field on edge of village

Current Land Use agricultural Surrounding Land Uses agricultural Topograpahy slight slope

Views into and out of the site

Point of access from highway Yes

On site features eg. Pylons, masts pumping station on site

Other site features large agricultural barn - site high off road

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Not resubmitted.Pumping station. Contrary to SP1 and SP2

2017-2022: 0
2022-2027: 0

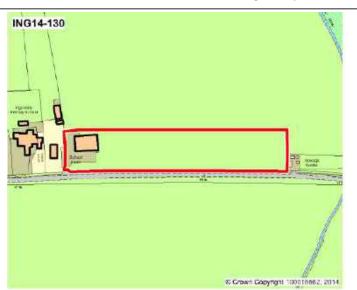
Mitigation: Policy review 2027-2032: 0

Summary Notes: 2032+: 0
Not resubmitted.Contrary to SP1 and SP2.

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Ref: <u>ING14-130</u> Settlement: Ingoldsby Land Type: Greenfield Site Size: 1.299

Location: land to north of Main Street, Ingoldsby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large grass field on edge of village

Current Land Use agricultural Surrounding Land Uses agricultural Topograpahy slight slope

Views into and out of the site

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not resubmitted.Not policy compliant 2017-2022: 0 2022-2027: 0

Mitigation: Policy review 2027-2032: 0

Summary Notes: 2032+: 0
Not resubmitted. Contrary to SP1 and SP2.

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Ref: <u>ING14-131</u> Settlement: Ingoldsby Land Type: Greenfield Site Size: 1.096

Location: land to east of Humby Road, Ingoldsby





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description wheat field on edge of village

Current Land Use agricultural

Surrounding Land Uses agricultural and residential to South

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not resubmitted.Public footpath, not policy compliant

Mitigation: Policy review, divert / avoid public footpath

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Not resubmitted. Contrary to SP1 and SP2.

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Ref: <u>ING14-132</u> Settlement: Ingoldsby Land Type: Greenfield Site Size: 1.18

Location: land to west of Irnham Road, Ingoldsby





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath to southern edge of site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description barley field on edge of village

barley field

Current Land Use agricultural

Surrounding Land Uses residential to North

Topograpahy level

Views into and out of the site extensive to south

Point of access from highway Yes

On site features eg. Pylons, masts electricity lines and poles

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not resubmitted. Public footpath, electricity lines, not policy compliant

Mitigation: Policy review, area would be restricted by presence of electricity lines. Divert

/ avoid public footpath.

Summary Notes:

Not resubmitted. Contrary to SP1 and SP2.

Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: KIR16-285 Settlement: Kirkby Underwood Land Type: Greenfield Site Size: 0.8

Location: north of Main Street





2022-2027: 0

2027-2032:0

Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No **Local Exclusion** No National Heritage None National and International Environmental None **Public Footpath** no Tree Preservation Order no **Conservation Area** no Water course no Other no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Camatuainta, Kirlel	av Hadamuaad n	at identified as a less	ation for dovolonment (CD1)	2017-2022: 0

Constraints: Kirkby Underwood not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes: 2032+: 0

Not policy compliant location

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Ref: KIR16-286 Settlement: Kirkby Underwood Land Type: Brownfield Site Size: 1.6

Location: south of Main Street





Indentified Contraints

Constraint	Assessment and Notes
National Heritage	None
Local Exclusion	No
National and International Environmental	None
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Kirkby Underwood not identified as a location for development (SP1)				2017-2022: 0
Constraints. Kirkby office wood not identified as a location for development (5) 17			2022-2027: 0	
Mitigation: Polic	y review			2027-2032: 0
Summary Notes:				2032+: 0

Not policy compliant location

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Settlement: Langtoft Land Type: Greenfield **Site Size: 1.538** Ref: <u>LAN14-12</u>

Location: Land off Peterborough Road, Langtoft





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No

Water course No Other

Ag Class 2

Site Visit

field on edge of settlement Site Description

Current Land Use agricultural

residential to North: agricultural to West **Surrounding Land Uses**

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Greenfield site on edge of village - contrary to policy SAP H1 2022-2027: 0 Mitigation: Policy review 2027-2032:0

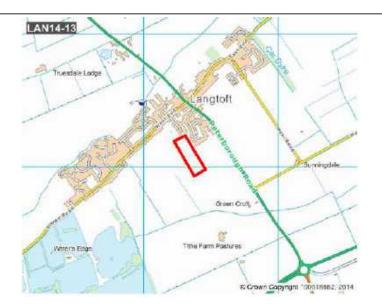
Summary Notes: 2032+: 0 Located outside built part of settlement, therefore contrary to policy SAP H1.

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Settlement: Langtoft Land Type: Greenfield **Site Size: 2.877** Ref: <u>LAN14-13</u>

Location: Land south of West End Langtoft





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 2

Site Visit

Site Description part of very large field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses residential to North and agricultural to South

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway site can only be accessed through the adjacent field which fronts Peterborough

Road

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Achievable: No **Likely Phasing:** Suitable: No **Potential Capacity:** 0

Constraints: Can only be accessed via adjacent land. Greenfield site on edge of village -

contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

Access only via adjacent land. Contrary to SAP H1.

2017-2022: 0

2022-2027: 0

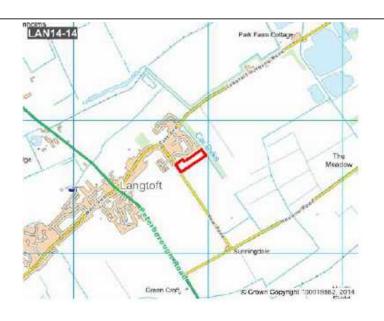
2027-2032: 0

2032+: 0

22 June 2017 Page 235 of 382 Ref: LAN14-14 Settlement: Langtoft Land Type: Greenfield Site Size: 1.324

Location: Land off New Road - Langtoft





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNoConservation AreaNo

Other Ag Class 2

Site Visit

Water course

Site Description part of large field on edge of settlement [outside built confines of village]

No

Current Land Use agricultural

Surrounding Land Uses agricultural with residential to North

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Greenfield site on edge of village - contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

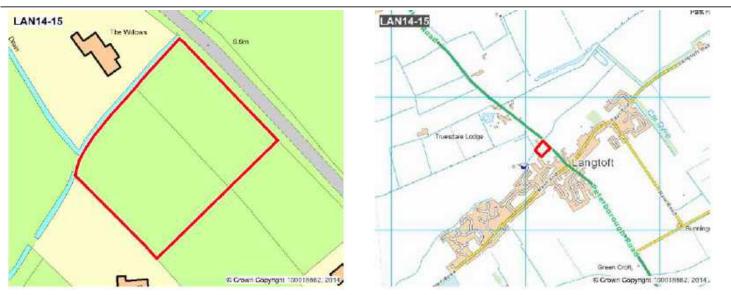
Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Contrary to SAP H1.

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Ref: LAN14-15 Settlement: Langtoft Land Type: Greenfield Site Size: 0.679

Location: Land off Bourne Road, Langtoft



Indentified Contraints

Constraint	Assessment and Notes		

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 2

Site Visit

Site Description field on edge of village

Current Land Use agricultural

Surrounding Land Uses agricultural with residential to South

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway LCC comments on access [to A15] have been sought by Longstaffs

On site features eg. Pylons, masts

Other site features

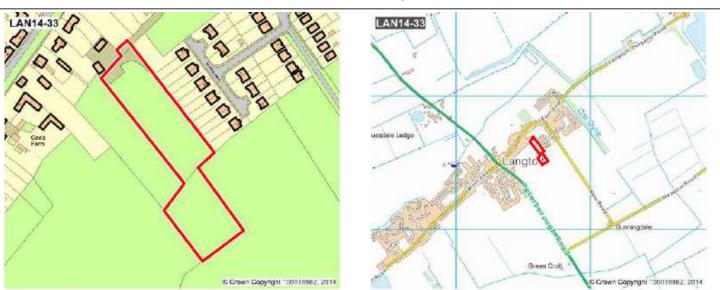
Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:	
Constraints: Con	trany to SAD H1			2017-2022: 0	
Constraints. Con	itialy to SAF III			2022-2027: 0	
Mitigation: Police	y review			2027-2032: 0	
Summary Notes:				2032+: 0	
May be access is	sues. Contrary t	o SAP H1.			

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Site Size: 0.873 Ref: <u>LAN14-33</u> **Settlement:** Langtoft **Land Type:** Greenfield

Location: land west of Cloven Ends and southeast of East End, Langtoft



Indentified Contraints

Constraint **Assessment and Notes**

No **Local Exclusion** None National Heritage National and International Environmental None Flood Zone 3 No

Public Footpath crosses site

Tree Preservation Order No Conservation Area No Water course No

Ag Class 2 Other

Site Visit

Site Description open area to rear of residential properties

paddock, menage and stable **Current Land Use Surrounding Land Uses** residential and agricultural

Topograpahy level

Views into and out of the site open countryside to south, otherwise none

Point of access from highway none direct from highway, suggested access by removal of nos 38 & 40 Cloven

Ends

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Achievable: No Suitable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Access requires demolition of pair of semi detached houses. Currently 2022-2027: 0 contrary to SAP H1 2027-2032: 0

Summary Notes:

Mitigation: Policy review

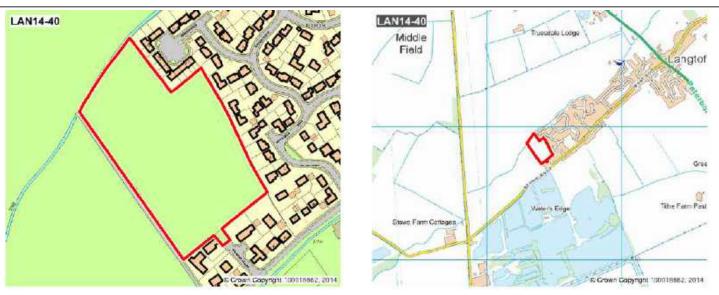
Could be suitable for small development if access could be arranged, however, as a greenfield site on the edge of the village it is not currently policy compliant (SAP H1).

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2032+: 0

Ref: LAN14-40 Settlement: Langtoft Land Type: Greenfield Site Size: 2.255

Location: north of Dickens Close, West End, Langtoft



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNoConservation AreaNo

Water course No
Other Ag Class 2

Site Visit

Site Description field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses residential to South

Topograpahy level

Views into and out of the site over open countryside to north: no views into from estate

Point of access from highway No: fence across entrance from Dickens Close

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Currently contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Site size may be too large for the village. Currently contrary to SAP $\mbox{H1}.$

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Ref: LAN14-64 Settlement: Langtoft Land Type: Greenfield Site Size: 29.569

Location: land off Bourne Road, Langtoft





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description large field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses agricultural to North and residential to South

Topograpahy level

Views into and out of the site over open countryside to north: no views into from residential estate

Point of access from highway access only from outside village confines: no access from adjacent residential

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Access from outside village. Very large site which is inappropriate scale for

the existing settlement. Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Very large site which is inappropriate scale for the exisiting settlement. Contrary to SAP

H1.

2017-2022: 0 2022-2027: 0 2027-2032: 0

Likely Phasing:

2032+: 0

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Land Type: Brownfield **Site Size: 1.797** Ref: <u>LAN14-72</u> **Settlement:** Langtoft

Location: Former Gravel Works Stowe Road Langtoft



Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 6: contamination

Site Visit

Site Description part of larger area of former gravel workings on edge of village - bounded by

trees and hedges

Current Land Use none

Surrounding Land Uses residential to north

level Topograpahy Views into and out of the site

Point of access from highway none at present, but could be accessed via the adjacent site which has planning

permission for 6 dwellings

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 25 **Likely Phasing:** 2017-2022: 25

Constraints: Possible contamination from previous uses, access arrangements need

clarification

Mitigation: Remove contamination and create access

Summary Notes:

Could be suitable for small development if suitable access can be arranged.

2022-2027:0

2027-2032:0

2032+: 0

22 June 2017 Page 241 of 382 Ref: LAN14-74 Settlement: Langtoft Land Type: Greenfield Site Size: 1.052

Location: Former Gravel Works Stowe Road Langtoft





2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNoConservation AreaNo

Other Ag Class 6

Site Visit

Water course

Site Description part of a large area of former gravel workings on edge of village - overgrown

and bounded by trees

No

Current Land Use none - naturally regenerated land

Surrounding Land Uses none
Topograpahy level
Views into and out of the site none

Point of access from highway none at present, but could be accessed via adjacent site

On site features eg. Pylons, masts low level electricity lines cross site [north-south]

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Currently contrary to policy. Naturally regenerated greenfield site

2022-2027: 0

Mitigation: Policy review 2027-2032: 0

Summary Notes:

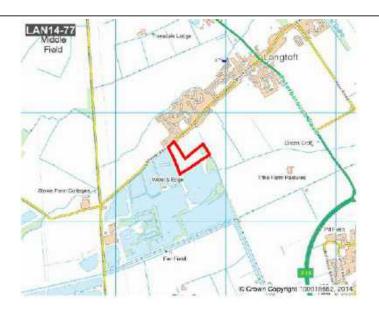
Contrary to policy [SAP H1] - greenfield site.

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Site Size: 4.716 Land Type: Greenfield Ref: <u>LAN14-77</u> **Settlement:** Langtoft

Location: Former Gravel Works Stowe Road Langtoft





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

None **National Heritage** National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 6

Site Visit

Site Description large area of open countryside outside village, part of former gravel workings

Current Land Use none - largely overgrown, with wild areas and bounded by trees

lakes to west and south, residential to north Surrounding Land Uses

Topograpahy level

Views into and out of the site none, secluded site

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Achievable: No Suitable: No **Potential Capacity:** 0 2017-2022: 0

Constraints: Very large site which is inappropriate scale for the existing settlement.

Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Contrary to policy [SAP H1]: greenfield site outside village and is of an inappropriate

scale to existing settlement.

Likely Phasing:

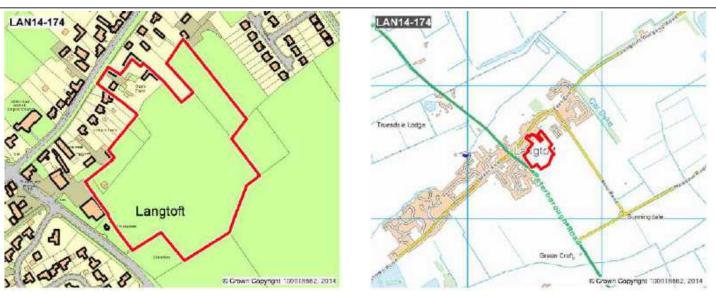
2022-2027: 0

2027-2032:0

2032+: 0

22 June 2017 Page 243 of 382 Ref: <u>LAN14-174</u> **Settlement:** Langtoft Land Type: Mixed Site Size: 3.831

Location: land at East End, Langtoft



Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion Inappropriate size/scale to

existing development

National Heritage Listed Building 2 barns

National and International Environmental None Flood Zone 3 No **Public Footpath** crosses Tree Preservation Order No Conservation Area No Water course No

Other Ag Class 2

Site Visit

part domestic garden, old farm buildings within built form of village and large Site Description

field on edge of settlement

Current Land Use part residential and part agricultural

Surrounding Land Uses residential and agricultural

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway Yes [proposal to remove No 22 East End to enable access to land at rear]

On site features eg. Pylons, masts electricity lines cross site [east-west]

Other site features Listed barns on site

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 2017-2022: 0

Constraints: Public footpath, listed buildings. Contrary to policy SAP H1

Mitigation: Avoid / divert public footpath. Assess impact on listed buildings Policy review.

Summary Notes:

Mixed brownfield / greenfield site on edge of settlement - scale inappropriate relative to size of village - smaller part of site adjacent to built-up part of village may be suitable.

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Likely Phasing:

2022-2027: 0

2027-2032:0

2032+: 0

Ref: LAN16-298 Settlement: Langtoft Land Type: Greenfield Site Size: 1.4

Location: land east of Peterborough Road





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None

Local Exclusion Not on the immediate

edge of an identified

settlement

Site Visit

Site Description Greenfield
Current Land Use Vacant

Surrounding Land Uses Open countryside

Topograpahy Flat
Views into and out of the site Minimal

Point of access from highway A15 no suitable. Via adjoining sites 12 / 99

On site features eg. Pylons, masts None, nearby Public Right of Way

Other site features None

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0

Constraints: Contrary to Policy SAP H1 . Site not on the immediate edge of an identified

settlement

Mitigation: Policy Review

Summary Notes:

Site contrary to Policy

Likely Phasing:

2017-2022: 0 2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: LBY16-331 Settlement: Little Bytham Land Type: Site Size: 0.2

Location: Chestnuts Farmyard, High Street





Indentified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Not policy compliant

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Littl	e Bytham not ide	entified as a location	for development (SP1)	2017-2022: 0
Constraints. Little	e bytham not lu	entined as a location	ioi developinent (3i 1)	2022-2027: 0
Mitigation: Police	y review			2027-2032: 0
Summary Notes:				2032+: 0

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Ref: <u>LBY16-332</u> **Settlement:** Little Bytham Land Type: Greenfield **Site Size:** 0.18

Location: Station Road [site A]





2022-2027: 0

Indentified Contraints

Constraint **Assessment and Notes** Flood Zone 3 Affects < 50% of Site

National and International Environmental None National Heritage None

Site less than 0.4ha **Local Exclusion**

Public Footpath no Tree Preservation Order no **Conservation Area** no Water course no Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Constraints: Little Bytham not identified as a location for development (SP1)

Mitigation: Policy review

2027-2032:0 2032+: 0 **Summary Notes:**

Not policy compliant

22 June 2017 Page 247 of 382 **Ref:** LBY16-333 Settlement: Little Bytham Land Type: Greenfield Site Size: 0.37

Location: Station Road [site B]





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No

Local Exclusion Site less than 0.4ha

National and International Environmental None
National Heritage None
Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no

Other SWI buffer Other contamination

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Little Bytham not identified as a location for development (SP1)

Mitigation: Policy review

2017-2022: 0
2022-2027: 0
2027-2032: 0

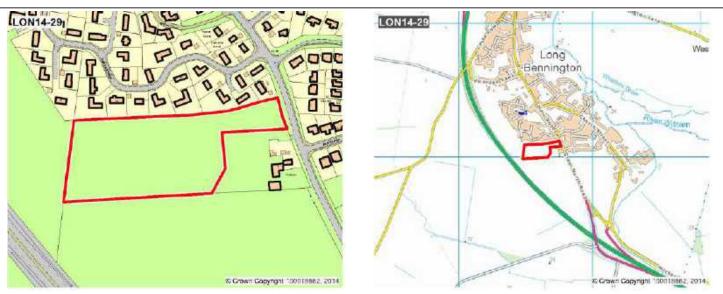
Alitigation: Policy review 2027-2032: 0 ummary Notes: 2032+: 0

Summary Notes: 2032+: 0
Not policy compliant

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Ref: LON14-29 Settlement: Long Bennington Land Type: Greenfield Site Size: 2.296

Location: land off Main Road, Long Bennington



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description grass field on edge of settlement - hedged to boundaries

Current Land Use grass

Surrounding Land Uses Residential to North, agricultural to South, A1 to West

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

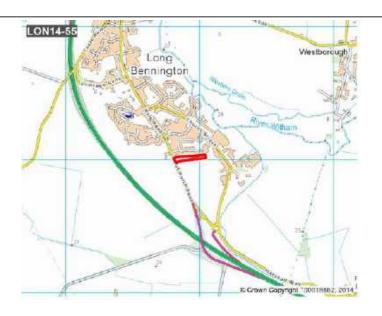
Greenfield site on edge of village - not compliant with policy SAP H1.

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Ref: LON14-55 Settlement: Long Bennington Land Type: Greenfield Site Size: 0.68

Location: south of Elm Close, Long Bennington [area A]





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNone

Flood Zone 3 No part FZ2

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description grass strip, hedged to south boundary - within village

Current Land Use none

Surrounding Land Uses Residential to North, agricultural to South

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

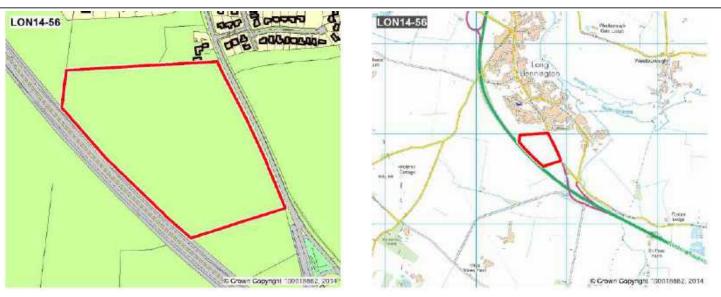
Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Viable but shape may limit number of units achievable. Currently contrary to SAP H1.

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Ref: LON14-56 Settlement: Long Bennington Land Type: Greenfield Site Size: 10.554

Location: land adjacent to Main Road, Long Bennington [area B]



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large field in agricultural use - on edge of settlement but outside confines of

village

Current Land Use agricultural

Surrounding Land Uses agricultural - some residential to north

Topograpahy level

Views into and out of the site extensive over village to north & east and A1 to west

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features A1 traffic noise [immediately adjacent to A1]

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Currently contrary to SAP H1

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Very large site - out of sale with exisiting settlement - may wish to consider smaller site

area. Contrary to SAP H1. Public footpath crosses site.

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2032+: 0

Ref: LON14-57 Settlement: Long Bennington Land Type: Greenfield Site Size: 5.962

Location: between The Pastures and A1, Long Bennington [area C]





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description grass field, hedged - gate / stile - between settlement and A1

Current Land Use grass

Surrounding Land Uses Residential to East, A1 to West

Topograpahy level Views into and out of the site none

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Currently contrary to SAP H1

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

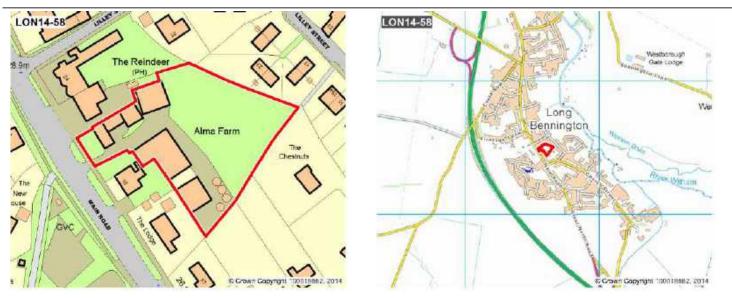
Summary Notes: 2032+: 0
Access may be a constrained. Large site located outside existing village therefore

currently contrary to SAP H1.

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Ref: LON14-58 Settlement: Long Bennington Land Type: Brownfield Site Size: 0.481

Location: Alma Farm, 18 Main Road, Long Bennington



Indentified Contraints

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other farm yard and buildings

Site Visit

Site Description farm yard and buildings in centre of village

Current Land Use farm

Surrounding Land Uses Residential and Public House

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: Yes	Achievable: Yes (Now) Potential Capacity: 15	Likely Phasing:
Constraints: Adja	cent listed huild	ing	2017-2022: 15
Constraints. Auja	cent listed build	1118	2022-2027: 0
Mitigation:			2027-2032: 0
Summary Notes:			2032+: 0

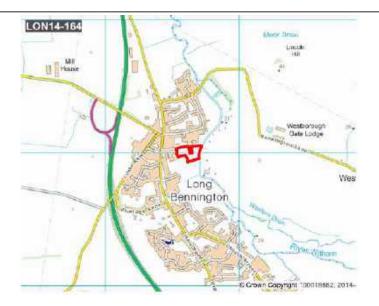
Suitable and viable - care required for setting of adjacent listed building.

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Ref: LON14-164 Settlement: Long Bennington Land Type: Greenfield Site Size: 1.417

Location: land south of Winters Lane, Long Bennington





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description grass field within village - with mature hedges to boundaries

Current Land Use none

Surrounding Land Uses Residential to West and North

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Publ	ic footnath Not	nolicy compliant		2017-2022: 0
Constraints. Fubi	ic rootpatii. Not	policy compliant		2022-2027: 0
Mitigation: Policy	review, avoid /	divert public footpat	th	2027-2032: 0
Summary Notes:				2032+: 0

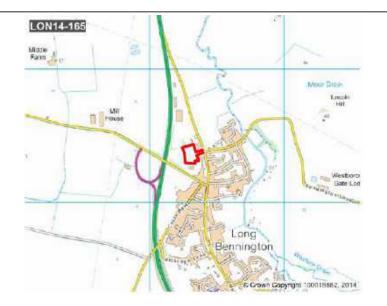
Greenfield site on edge of village - not compliant with policy SAP H1.

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Ref: LON14-165 Settlement: Long Bennington Land Type: Greenfield Site Size: 1.275

Location: land west of Main Road





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description scrubland with mature trees to boundaries - within confines of village

Current Land Use grass/scrub

Surrounding Land Uses Residential to East [on road frontage]

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

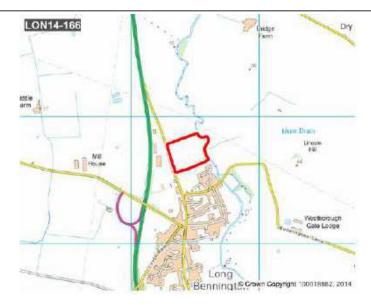
Greenfield site - not compliant with policy SAP H1.

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Ref: LON14-166 Settlement: Long Bennington Land Type: Greenfield Site Size: 6.64

Location: land east of Great North Road, Long Bennington





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large open field - on edge of settlement

Current Land Use agricultural
Surrounding Land Uses agriculture
Topograpahy level

Views into and out of the site extensive over open countryside and churches

Point of access from highway Yes

On site features eg. Pylons, masts pylons - not in field but wires cross

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Publ	ic footnath. Con	trary to policy SAP H1		2017-2022: 0
Constraints. Tabl	ic rootputii. con	trary to policy 5/11 111		2022-2027: 0
Mitigation: Policy	review, avoid /	divert public footpath		2027-2032: 0
Summary Notes:				2032+: 0

Contrary to policy SAP H1 - greenfield on edge of settlement.

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Land Type: Greenfield Site Size: 10.425 Ref: <u>LON14-167</u> **Settlement:** Long Bennington

Location: land west of Church Street, Long Bennington





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None National and International Environmental None

Flood Zone 3 Affecting >= 50% of Site FZ approx 5% to south of site - FZ2 appox 50%

Public Footpath No Tree Preservation Order No Conservation Area No Water course No

Other Ag Class 3

Site Visit

large open field on edge of settlement Site Description

Current Land Use agricultural

Surrounding Land Uses Residential to North and East

level Topograpahy

Views into and out of the site extensive over village and open countryside to east

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Floodzone. Contrary to policy SAP H1 2022-2027: 0 Mitigation: Policy review, avoid area of floodzone 2027-2032: 0 2032+: 0

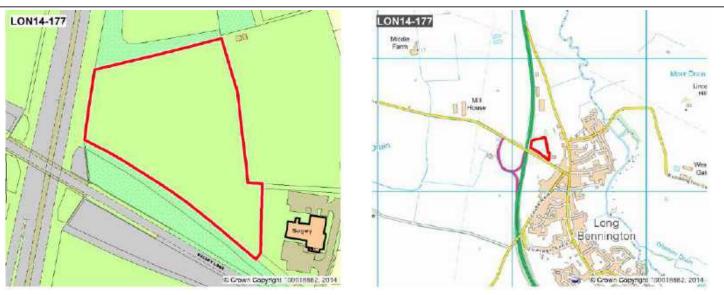
Summary Notes:

Contrary to policy SAP H1 - greenfield, edge of settlement and scale inappropriate for size

of settlement.

22 June 2017 Page 257 of 382 **Ref:** LON14-177 Settlement: Long Bennington Land Type: Greenfield Site Size: 1.333

Location: land north of Valley Lane, Long Bennington



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description grass field hedged to boundary on edge of settlement

Current Land Use paddock [horses]

Surrounding Land Uses A1 to West, medical centre to East, open to North

Topograpahy level

Views into and out of the site A1 visible - slightly higher than site - views to and from medical centre only

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features A1 traffic noise

Assessment Summary

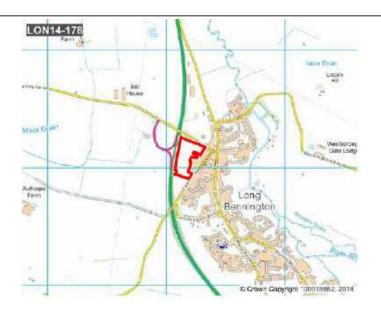
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:	
Constraints: A1 to	raffic noise not	nolicy compliant		2017-2022: 0	
Constraints. At ti	arric noise, not	policy compliant		2022-2027: 0	
Mitigation: Policy	review, soundp	proofing measures ma	y be required	2027-2032: 0	
Summary Notes:				2032+: 0	
Not compliant wi	th policy SAP H	L - greenfield on edge	of settlement.		
•					

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Ref: LON14-178 Settlement: Long Bennington Land Type: Greenfield Site Size: 4.544

Location: land south of Valley Lane, Long Bennington





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage
None
National and International Environmental
Flood Zone 3
No
Public Footpath
No
Tree Preservation Order
Conservation Area
No
Water course
No

Other Ag Class 3

Site Visit

Site Description large grass field on edge of settlement

Current Land Use grass

Surrounding Land Uses Residential to East, A1 to West
Topograpahy sloping to A1 and to Valley Lane
Views into and out of the site views over open country beyond A1

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features A1 traffic noise [immediately adjacent to A1]

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: A1 traffic noise, not policy compliant

Mitigation: Policy review, soundproofing measures required

Summary Notes:

Greenfield site on edge of settlement - scale inappropriate relative to size of village -

smaller part of site may be suitable BUT currently contrary to policy SAP ${\sf H1}.$

Likely Phasing:

2017-2022: 0

2022-2027: 0

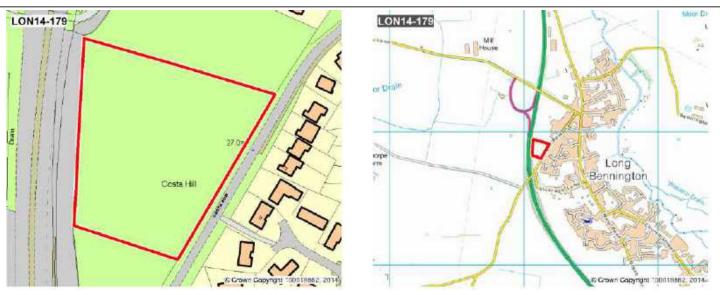
2027-2032: 0

2032+: 0

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Ref: LON14-179 Settlement: Long Bennington Land Type: Greenfield Site Size: 1.16

Location: land west of Costa Row [A], Long Bennington



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description grass field on edge of settlement

Current Land Use grass field

Surrounding Land Uses A1 and Residential

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features A1 traffic noise

Assessment Summary

Potential Capacity: 0	Likely Phasing:
	2017-2022: 0
	2022-2027: 0
iired	2027-2032: 0
	2032+: 0
lge of settlement.	
	iired

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Ref: LON14-180 Settlement: Long Bennington Land Type: Greenfield Site Size: 0.361

Location: land west of Costa Row [B], Long Bennington





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None

Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

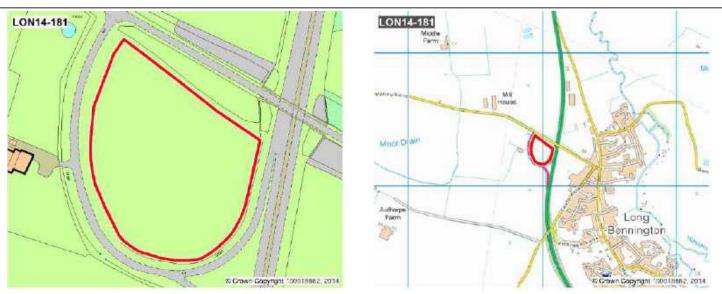
Not compliant with policy SAP H1 - greenfield site on edge of village - too small to

allocate.

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Ref: LON14-181 Settlement: Long Bennington Land Type: Greenfield Site Size: 2.317

Location: land at A1 slip, Long Bennington



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No Other Ag Class 3

Site Visit

Site Description grassed area within slip road to A1 - outside village

Current Land Use grass
Surrounding Land Uses roads
Topograpahy level
Views into and out of the site extensive

Point of access from highway 2 exisiting gateways into field from A1 slip road. Unsure whether HA would

accept increased uses of these access points

2032+: 0

On site features eg. Pylons, masts

Other site features traffic noise [immediately adjacent to A1]

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Access. Contrary to policy SAP H1

Mitigation: Policy review. Appropriate access would need to be identified.

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

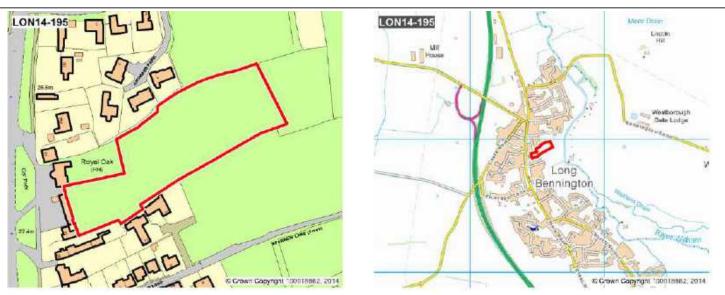
Unrelated to settlement, no suitable access and contrary to policies SP1 and SP2 of Core

Strategy and SAP H1 of the SAP DPD.

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Ref: LON14-195 Settlement: Long Bennington Land Type: Mixed Site Size: 0.82

Location: land to the rear of The Royal Oak PH, Main Street, Long Bennington



Indentified Contraints

essment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description paddock at R/O public house within centre of village

Current Land Use paddock and beer garden

Surrounding Land Uses Public House to West, Residential to North, open field to East and South

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 10 Likely Phasing:

Constraints: Not resubmitted.

2017-2022: 0
2022-2027: 10

 Mitigation:
 2027-2032: 0

 Summary Notes:
 2032+: 0

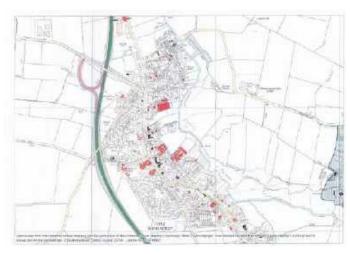
Site suitable but not resubmitted. Entire site not suitable for development, need to consider relationship to exisiting built form also.

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Ref: LON15-251 Settlement: Long Bennington Land Type: Greenfield Site Size: 0.57

Location: land south of Winters Lane





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath

Tree Preservation Order Conservation Area Water course Other

Ag Class 3

Site Visit

Site Description grass paddock, fencing & hedging at boundaries, on edge of village

Current Land Use paddock

Surrounding Land Uses residential to north and west; grassed area to south

Topograpahy slight slope upwards from road

Views into and out of the site none Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not policy compliant [SAP H1]

2017-2022: 0
2022-2027: 0

Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Greenfield site on edge of village. Not considered to be infill and, therefore, not

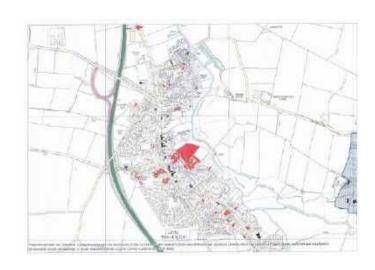
compliant with policy SAP H1.

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Ref: LON15-256 Settlement: Long Bennington Land Type: Greenfield Site Size: 1.4

Location: land east of Dysart Grange





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath 2 public footpaths cross site

Tree Preservation Order Conservation Area Water course

Other Ag Class 3

Site Visit

Site Description field on edge of village, overlooking open countryside

Current Land Use paddock for grazing horses

Surrounding Land Uses residential to west, north and south and open countryside to east

Topograpahy level at road frontage and slope to east

Views into and out of the site extensive views of open countryside to east

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not policy compliant

Mitigation: Policy review

2017-2022: 0
2022-2027: 0
2027-2032: 0

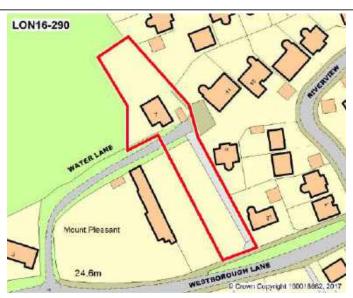
Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Greenfield site on edge of settlement - contrary to policy SAP H1.

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Ref: LON16-290 Settlement: Long Bennington Land Type: Greenfield Site Size: 0.18

Location: 7 Water Lane





Indentified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Site Visit

Site Description Open field and existing farm adj A1

Current Land Use Vacant

Surrounding Land Uses Residential and A1

Topograpahy Mostly flat with ridge towards rear. Steep back to A1

Views into and out of the site From existing residential Point of access from highway Several from Costa Row

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site	to small			2017-2022: 0
constraints. Site	to siriali			2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
Summary Notes:				2032+: 0
N/A				
-				

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Site Size: 1.98 **Land Type:** Ref: LON16-324 **Settlement:** Long Bennington

Location: adj Old Telephone Exchange, Vicarage Lane





Indentified Contraints

Constraint **Assessment and Notes**

Flood Zone 3 No National and International Environmental None National Heritage None

Local Exclusion Not on the immediate

edge of an identified

settlement

Public Footpath 2 x cross site

Tree Preservation Order no **Conservation Area** no Water course no Other no

Site Visit

Site Description Field **Current Land Use** Vacant

Surrounding Land Uses Residential; vacant fields

Topograpahy Flat (West ridge and slope to A1)

Views into and out of the site From residential (Highway) Point of access from highway Vicarage Lane

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0

Constraints: Currently contrary to Policy SAP H1. Site is not on the immediate edge of an

identified settlement. Possible nosie issues from the A1

Mitigation: Policy review

Summary Notes:

Site contrary to policy

Likely Phasing:

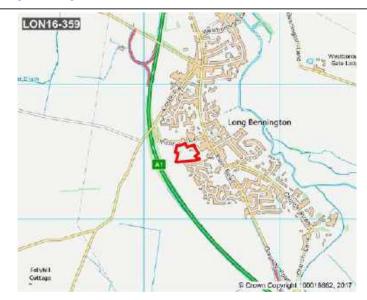
2017-2022: 0 2022-2027:0 2027-2032:0

2032+: 0

22 June 2017 Page 267 of 382 Ref: LON16-359 Settlement: Long Bennington Land Type: Mixed Site Size: 1.08

Location: Land adjacent to Seneca House, Vicarage Lane, Long Bennington





Indentified Contraints

Constraint	Assessment and Notes

National Heritage None National and International Environmental None **Local Exclusion** No Flood Zone 3 No **Public Footpath** No Tree Preservation Order None **Conservation Area** No Water course None Other No

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 25

Constraints: Curtilage development probably accepatble and policy compliant, however

development number likley to be low

Mitigation: further policy review

Summary Notes:

Curtilage development probably accepatble and policy compliant, however development

number likley to be low

Likely Phasing:

2017-2022: 25

2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: LON16-365 **Settlement:** Long Bennington Land Type: Greenfield **Site Size:** 0.76

Location: Land at Vicarage Lane





Indentified Contraints

Assessment and Notes Constraint

National Heritage None National and International Environmental None **Local Exclusion** No Flood Zone 3 No **Public Footpath** No

Tree Preservation Order 2 Group TPOS are within the site

Conservation Area No Water course None Other None

Assessment Summary

Available: Yes Suitable: No Achievable: Long Term Potential Capacity: 10 **Likely Phasing:** 2017-2022: 0

Constraints: Contrary to policy SAP H1

Mitigation: Policy Review **Summary Notes:**

Site may be sutiable for infill development (no more than 10)

2022-2027: 0

2027-2032: 10

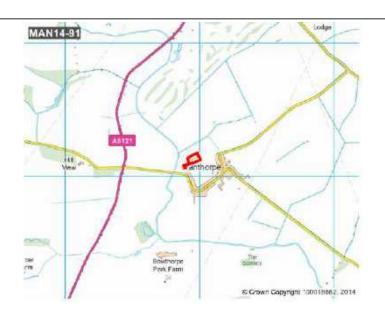
2032+: 0

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Settlement: Manthorpe Land Type: Greenfield **Site Size:** 0.467 Ref: MAN14-91

Location: part Town Lands Farm, Manthorpe





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No National Heritage None National and International Environmental None

Flood Zone 3 Affects < 50% of Site app 33% of site

Public Footpath No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

unable to view site Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Constraints: Contrary to SP1 and SP2 and part of site within floodzone 3 2022-2027: 0

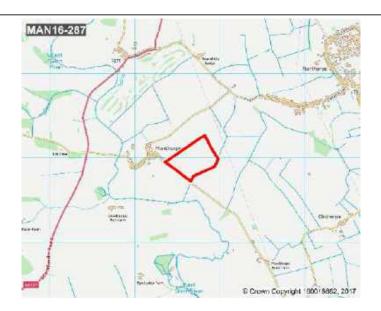
Mitigation: Policy review, flood risk prevention measures, change in flood zones

2027-2032:0 **Summary Notes:** 2032+: 0 Not compliant with SP1 and SP2.

22 June 2017 Page 270 of 382 Ref: MAN16-287 Settlement: Manthorpe Land Type: Greenfield Site Size: 17

Location: adjacent Welbeck House, Wilsthorpe Road





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic Footpathno

Tree Preservation Order TPO - 159 Bourne Manthorpe

Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Manthorpe not identified as a location for development (SP1)

2017-2022. 0
2022-2027: 0

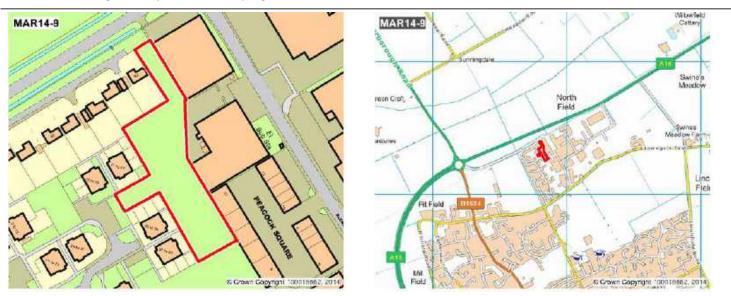
Mitigation: Policy Review 2027-2032: 0

Summary Notes: 2032+: 0
Not policy compliant location

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Ref: MAR14-9 Settlement: Market Deeping Land Type: Greenfield Site Size: 0.397

Location: Wellington Way, Market Deeping, Linconshire. PE6 8LF



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class urban

Site Visit

Site Description grass area to rear of council housing within settlement

Current Land Use public open space

Surrounding Land Uses residential to West and industrial to East

Topograpahy slope
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Current uses as public open space contrary to policy

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

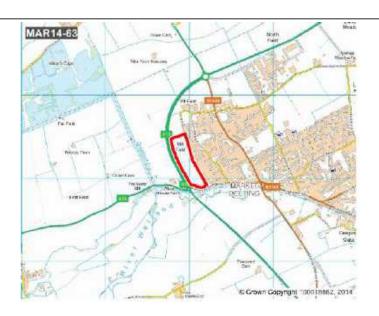
Site is public open space so might be contrary to SAP10.

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Ref: MAR14-63 Settlement: Market Deeping Land Type: Greenfield Site Size: 11.329

Location: land at Millfield Road, Market Deeping





2017-2022: 100

Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNone

Flood Zone 3 Affects < 50% of Site app 4.5% of site

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large grass field, on edge of settlement, between housing and A15 bypass

Current Land Use none - grass field

Surrounding Land Uses A15 to West and residential to East

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 200 Likely Phasing:

Constraints: In kepeing with Policy SP1

2022-2027: 100
Mitigation: n/a

Summary Notes:

2022-2027: 100
2027-2032: 0
2032+: 0

Large site on edge of settlement, policy SP1 applies.

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Land Type: Greenfield Site Size: 10.206 Ref: MAR14-141 **Settlement:** Market Deeping

Location: land between A16 and B1524, Peterborough Road, Market Deeping





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage

National and International Environmental None Adjacent Towngate Farm complex - GII listed

buildings

Flood Zone 3 No **Public Footpath** No

Tree Preservation Order TPO 37 adjacent

Conservation Area No Water course No

Other Ag Class 2

Site Visit

fields on edge of settlement, between A15 & town Site Description

Current Land Use agricutural

A15 to North & residential to South **Surrounding Land Uses**

level Topograpahy Views into and out of the site none Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Achievable: No Suitable: No **Potential Capacity:** 0

Constraints: TPO. Contrary to policy SAP H1

Mitigation: Policy review, protected trees may restrict developable area

Summary Notes:

Large greenfield site, not within settlement. Contrary to policy SAPH1.

Likely Phasing: 2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

22 June 2017 Page 274 of 382 Ref: MAR14-144 Settlement: Market Deeping Land Type: Greenfield Site Size: 15.187

Location: land north of Towngate East, east of Peterborough Road and south of Northfield Road, Market Deeping





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order **TPO37 Conservation Area** No Water course No

Other Ag Class 2

Site Visit

Site Description feilds and pasture with commercial units along Spitfire Way

Current Land Use agricultural

Surrounding Land Uses Residential to South and East, agriculture to north and west

Topograpahy level

Views into and out of the site local views from the site to south and north

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 240 Likely

Constraints: Site allocated as DE3. TPO

Mitigation: Protected trees may restrict developable area

Summary Notes:

Suitable, viable and allocated (for 240 homes plus employment development). Planning

permission approved subject to \$106 being signed.

Likely Phasing:

2017-2022: 200 2022-2027: 40

2027-2032: 0

2032+: 0

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Land Type: Greenfield **Site Size: 2.864** Ref: MAR14-202 **Settlement:** Market Deeping

Location: land at Godsey Lane, Market Deeping





2022-2027: 0

2027-2032:0

2032+: 0

Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No

Public Footpath footpath crosses

Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 2

Site Visit

part of development site Site Description **Current Land Use** housing development

Surrounding Land Uses residential to South and West, agriculure to East

Topograpahy level Views into and out of the site views out Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 85 **Likely Phasing:** 2017-2022: 25 **Constraints:** Site has planning permission and is allocated for housing in SAP DPD.

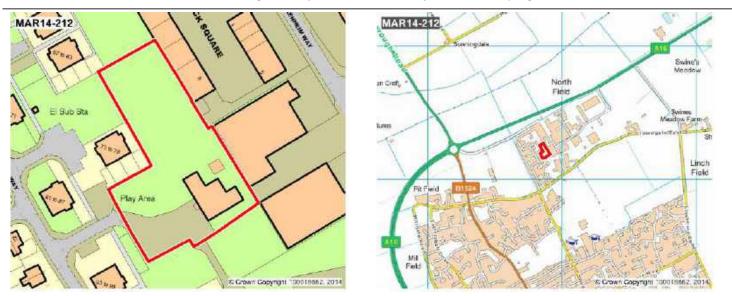
Mitigation:

Summary Notes: Allocation DE1a [85 dwellings]. Planning Consent S11/2472 - 60 units complete 2015/16

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Land Type: Brownfield **Site Size:** 0.454 Ref: MAR14-212 **Settlement:** Market Deeping

Location: The Old Cookhouse site, Wellington Way, off Lancaster Way, Market Deeping



Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other part of allocation ExE D1 [adj Fen Manufacturing, Blenheim Industrial Estate]

Site Visit

Site Description buildings within built-up area of Market Deeping

Current Land Use scout hut and meeting room

residential to west and industrial to east **Surrounding Land Uses**

Topograpahy level Views into and out of the site none Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 14 2017-2022: 0

Constraints: Land and building in public use, alternative provision may need to be

identified

Mitigation: identify alternative location for users of building

Summary Notes:

Adjacent to residential development, notices to be given.

Likely Phasing:

2022-2027: 14

2027-2032:0

2032+: 0

22 June 2017 Page 277 of 382 Ref: MAR16-292 Settlement: Market Deeping Land Type: Greenfield Site Size: 35.35

Location: land at Sheepskin Hall Farm





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoFlood Zone 3NoNational HeritageNoneNational and International EnvironmentalNone

Public Footpath 2 x cross site

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Site is contrary to policy SAP H1

2022-2027: 0

Mitigation: Policy Review 2027-2032: 0

Summary Notes: 2032+: 0
Site is contrary to policy

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Ref: POI16-305 Settlement: Millthorpe Land Type: Greenfield Site Size: 0.9

Location: land at Millthorpe Drove [site 2]





2022-2027: 0

Indentified Contraints

Constraint Assessment and Notes

National Heritage None Local Exclusion No

Flood Zone 3 Affecting All Site

National and International Environmental None
Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Millthorpe not identified as a location for development (SP1)

Mitigation: Policy reivew 2027-2032: 0

Summary Notes: 2032+: 0
Not policy compliant location

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Ref: POI16-306 Settlement: Millthorpe Land Type: Greenfield Site Size: 0.42

Location: land at Millthorpe Drove [site 1]





Indentified Contraints

Constraint Assessment and Notes Flood Zone 3 Affecting >= 50% of Site National and International Environmental None National Heritage None **Local Exclusion** No **Public Footpath** crosses Tree Preservation Order no **Conservation Area** no Water course no Other no

Assessment Summary

Not policy compliant location

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Millthorpe not identified as a location for development (SP1)			2017-2022: 0	
Constraints. Williamorpe not identified as a location for development (51 1)				2022-2027: 0
Mitigation: Policy review			2027-2032: 0	
Summary Notes:				2032+: 0

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Ref: MOR14-16 Settlement: Morton Land Type: Greenfield Site Size: 0.405

Location: r/o 44a High Street, Morton





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath 3 cross site

Tree Preservation Order No

Conservation Area part of site

Water course No

Other Ag Class 3

Site Visit

Site Description hardstanding, paddock and farm buildings on edge of settlement

Current Land Use farmyard, agricultural and residential

Surrounding Land Uses residential and agricultural

Topograpahy level
Views into and out of the site none

Point of access from highway Farm access into farmyard. This is adequate for the farming traffic. May be

suitable to access small development on farmyard. Client would be happy to work with neighbouring Trucedale Hospital site to gain access to larger development, however no proposal for the Trucedale Hospital site to be

considered for development

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 5

Constraints: Access may limit total number of units achievable

Mitigation:

Summary Notes:

May be suitable for small development on amended area, provided that access can be

satisfactorily arranged.

Likely Phasing:

2017-2022: 5 2022-2027: 0

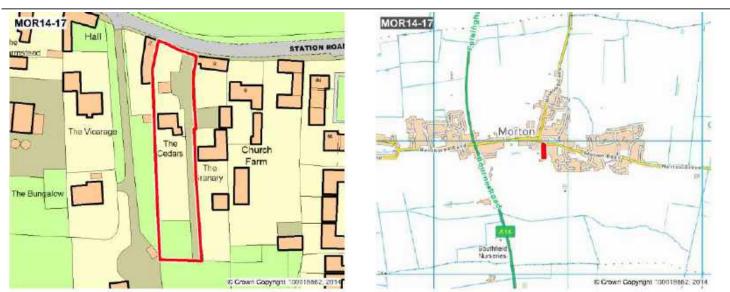
2027-2032:0

2032+: 0

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Ref: MOR14-17 Settlement: Morton Land Type: Brownfield Site Size: 0.193

Location: The Cedars Station Road, Morton SK/MOR/003 Mrs S Green



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath crosses site

Tree Preservation Order No
Conservation Area yes
Water course No
Other No

Site Visit

Site Description house and garden

Current Land Use

Surrounding Land Uses residential Topograpahy level Views into and out of the site none

Point of access from highway Yes - private drive serving several houses

On site features eg. Pylons, masts none

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes:
2032+: 0

Site is infill and could be in accordance with policy SAP H1, however the site area is too

small to include in SHLAA.

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Ref: MOR14-42 Settlement: Morton Land Type: Greenfield Site Size: 1.623

Location: south of Rosehip Road, off Fen Road, Morton





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description Part of a large open field on edge of village

Current Land Use agriculture

Surrounding Land Uses agricultural with residential to North

Topograpahy level

Views into and out of the site extensive open views to south

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Currently contrary to SAP H1

Mitigation: Policy review 2022-2027: 0

Summary Notes: 2032+: 0

Greenfield site on edge of village so not compliant with policy SAP H1.

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Ref: MOR14-43 Settlement: Morton Land Type: Greenfield Site Size: 8.164

Location: land to south of Morton Fen Road, Morton





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent [restricted byway]

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description large open field on edge of village

Current Land Use agricultural Surrounding Land Uses agricultural

Topograpahy level

Views into and out of the site extensive - open to south - none to north

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features line mature poplars on eastern boundary

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0 **Likely Phasing:**

Constraints: Large site outside village. Currently contrary to SAP H1 2017-2022: 0 2022-2027: 0

Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Very large site out of scale with existing settlement and contrary to SAP H1.

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Ref: MOR14-66 Settlement: Morton Land Type: Greenfield Site Size: 6.12

Location: land east of Folkingham Road, Morton





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

Local Exclusion Not on the immediate

edge of an identified settlement

National Heritage None

National and International Environmental None

Flood Zone 3 Affects < 50% of Site app 50% of land affected

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large fields outside built confines of village

Current Land Use mainly agricultural

Surrounding Land Uses agricultural

Topograpahy level

Views into and out of the site extensive over open countryside - village to south

Point of access from highway yes through existing farm access

On site features eg. Pylons, masts electricity lines cross

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Very large site located away from the existing settlement. Contrary to SAP

H1. 50% of site in Flood zone 3

Mitigation: Policy review. Flood prevention measures

Summary Notes:

Very large parcel of land which is located away from the existing settlement. Contrary to

SAPH1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: MOR14-66 Settlement: Morton Land Type: Greenfield Site Size: 6.12

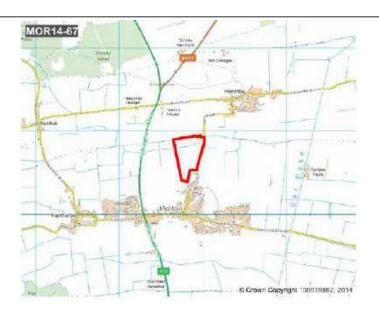
Location: land east of Folkingham Road, Morton

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Ref: MOR14-67 Settlement: Morton Land Type: Greenfield Site Size: 12.928

Location: land to the west of Hacconby Lane, Morton





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None National and International Environmental None

Flood Zone 3 Affecting >= 50% of Site app 53%

Public FootpathcrossesTree Preservation OrderNoConservation AreaNoWater courseNo

Other Ag Class 2

Site Visit

Site Description large field on edge of village

Current Land Use agricultural

Surrounding Land Uses cemetery to South, agricultural North, West & East

Topograpahy leve

Views into and out of the site extensive westwards towards higher land

Point of access from highway Yes

On site features eg. Pylons, masts electricity cables cross

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likel

Constraints: Floodzone 3. Very large site which is inappropriate scale for the existing

settlement. Contrary to SAP H1

Mitigation: Policy review, flood risk prevention measures, change in flood zones

Summary Notes:

Very large greenfield on edge of village. Out of scale with existing settlement.

Likely Phasing:

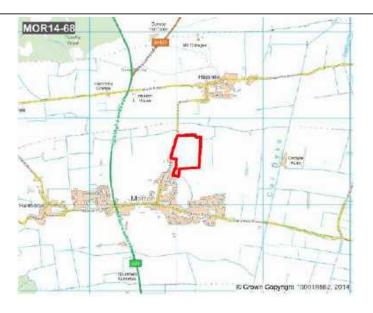
2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: MOR14-68 Settlement: Morton Land Type: Greenfield Site Size: 11.649

Location: land to east of Hacconby Lane, Morton





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None

Flood Zone 3 Affects < 50% of Site app 20% of site affected

Public Footpath 2 cross site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description large open field on edge of village

Current Land Use agricultural

Surrounding Land Uses residential to South, agricultural to North, West and East

Topograpahy leve

Views into and out of the site extensive over open countryside to east

Point of access from highway Yes

On site features eg. Pylons, masts electricity lines cross

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Location not policy compliant. Site crossed by public footpaths, electricity

lines, floodzone.

Mitigation: Policy review, avoid / divert public footpaths, avoid electricity infrastructure,

flood risk prevention measures, change in flood zones

Summary Notes:

Very large greenfield site on edge of village. Out of scale with existing settlement.

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

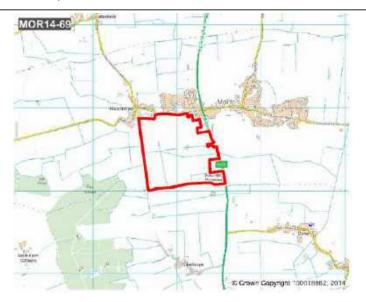
2032+: 0

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Ref:MOR14-69Settlement:MortonLand Type:GreenfieldSite Size: 68.805

Location: land to south of Hanthorpe Road and west of Bourne Road, Morton





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None National and International Environmental None

Flood Zone 3 Affects < 50% of Site app 8%

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No
Other No

Site Visit

Site Description large field on edge of village

Current Land Use agricultural

Surrounding Land Uses residential to North; agricultural to South

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features dyke to road frontage

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Very large site which is inappropriate scale for the existing settlement.

Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Very large greenfield site on edge of village. Out of scale with existing settlement. Small

area of floodzone 3, dyke, location not policy compliant.

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: MOR14-148 Settlement: Morton Land Type: Greenfield Site Size: 0.823

Location: land west of Bourne Road, Morton



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3

Site Visit

Site Description Field on edge of village

Current Land Use Agriculture

Surrounding Land Uses Residential to north and on opposite side of road. Countryside to west and

south

Topograpahy flat
Views into and out of the site yes
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

Description: Potential Capacity: 0
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Greenfield site not within village nor infill therefore not compliant with SAP H1.

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Ref: MOR14-192 Settlement: Morton Land Type: Greenfield Site Size: 3.94

Location: land north of Hanthorpe Road [A], Morton





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No

Conservation Order No Water course No

Other Ag Class 2

Site Visit

Site Description field on edge of settlement, edged to northern boundary - between Morton

and Hanthorpe

Current Land Use agricultural

Surrounding Land Uses agricultural and residential

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Contrary to policy SAP H1 2017-2022: 0 2022-2027: 0

Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Not compliant with policy SAP H1.

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Ref: MOR14-193 Settlement: Morton Land Type: Greenfield Site Size: 5.668

Location: land north of Hanthorp Road [B], Morton





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description large field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses agricultural and residential

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway No - can only be accessed via adjacent fields

On site features eg. Pylons, masts pylons

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to policy SAP H1. No means of access

Mitigation: Policy review. Additional land required to access site

Summary Notes:

Large greenfield site outside of village which is contrary to policy SAP H1. Site has no

apparent means of access.

Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: MOR14-208 Settlement: Morton Land Type: Greenfield Site Size: 8.843

Location: Land East of Folkingham Road, Morton





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath 3 cross site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description Farmyard and buildings in village large fields outside built confines of village

Current Land Use mainly agricultural

Surrounding Land Uses residential to south, fields to north

Topograpahy level

Views into and out of the site extensive over open countryside - village to south

Point of access from highway yes through existing farm yard

On site features eg. Pylons, masts electricity lines cross

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Public footpaths, electricity lines. Very large site which is inappropriate scale

for the existing settlement. Contrary to SAP H1

Mitigation: Policy review. Avoid / divert public footpath and avoid electricity lines.

Summary Notes:

Redundant building at Home Farm, High Street, Morton within submission has planning

permission for 5 dwellings. Otherwise contrary to SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

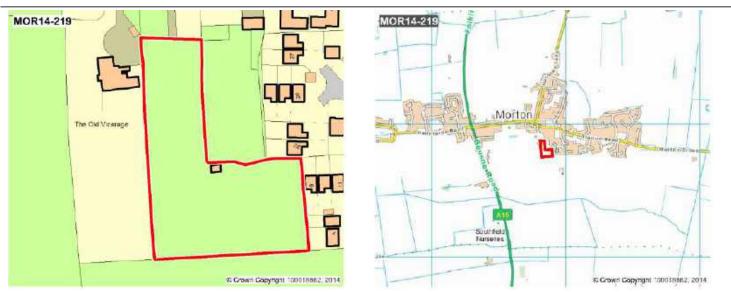
2027-2032: 0

2032+: 0

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Ref: MOR14-219 Settlement: Morton Land Type: Greenfield Site Size: 0.655

Location: land south of The Cedars, Station Road



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No

Site Visit

Other

Site Description field/paddock on edge of village

Current Land Use paddock/grass

Surrounding Land Uses residential to north and east, open countryside to south

No

Topograpahy level Views into and out of the site none

Point of access from highway no direct access: currently via drive adjacent to The Cedars

On site features eg. Pylons, masts none Other site features none

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	resubmitted Co	intrary to SAD H1		2017-2022: 0
Constraints: Not resubmitted. Contrary to SAP H1				2022-2027: 0
Mitigation: Policy review			2027-2032: 0	
Summary Notes:				2032+: 0

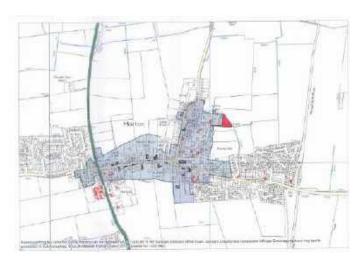
Not resubmitted. Greenfield site on edge of village so not compliant with policy SAP H1.

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Ref: MOR15-252 Settlement: Morton Land Type: Greenfield Site Size: 0.35

Location: land off East Lane





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath public footpath within site

Tree Preservation Order Conservation Area Water course

Other Ag Class 2

Site Visit

Site Description rough grassed area to rear of residential properties, on edge of village, ditches

to eastern boundary

Current Land Use none

Surrounding Land Uses residential to west and open countryside to east

Topograpahy level

Views into and out of the site open countryside

Point of access from highway yes, via narrow track from East Lane

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Access and not policy compliant. Not resubmitted. Site also to small

Mitigation: Policy review

Greenfield site not within village, nor infill, therefore not compliant with SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

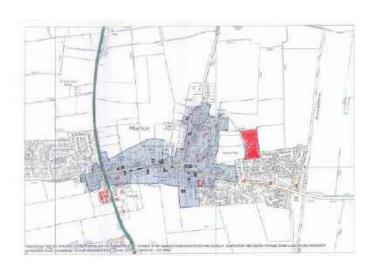
2032+: 0

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Ref: MOR15-253 Settlement: Morton Land Type: Greenfield Site Size: 1.65

Location: land off Victoria Grove





2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath public footpath crosses site

Tree Preservation Order Conservation Area Water course

Other Ag Class 2

Site Visit

Site Description field on edge of settlement

Current Land Use paddock

Surrounding Land Uses residential development to east, open countryside to north and west

Topograpahy slight slope

Views into and out of the site none

Point of access from highway yes, estate road

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to policy SAP H1

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

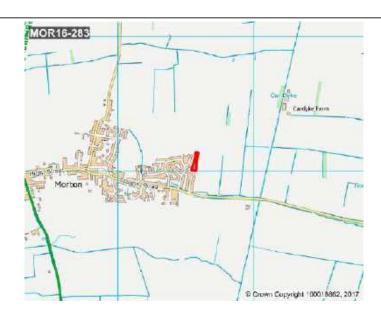
Greenfield site not within village, nor infill, therefore not compliant with SAP H1.

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Ref: MOR16-283 Settlement: Morton Land Type: Greenfield Site Size: 0.32

Location: off Old Station Yard





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No

Local Exclusion Site less than 0.4ha

National and International Environmental None
National Heritage None
Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no

Other contamination from railway uses

Assessment Summary

N/A

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site to Small

Mitigation: Policy Review

Summary Notes:

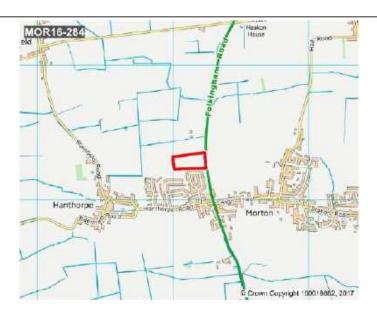
Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

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Ref: MOR16-284 Settlement: Morton Land Type: Greenfield Site Size: 2.4

Location: north of Millfield Road





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None
National Heritage None
Flood Zone 3 No
Local Exclusion No

Public Footpath adjacent south boundary

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description Greenfield

Current Land Use Vacant. Informatkl recreation Surrounding Land Uses Residential. Open countryside

Topograpahy Flat
Views into and out of the site None

Point of access from highway None. 173 informal route round back of gardens

On site features eg. Pylons, masts Road noise (A15) noticeable

Other site features Water. Dyke along housing to east

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity:

Constraints: Site is contrary to policy SAP H1

Mitigation: Policy Review

Summary Notes:

Site is contrary to policy

Site is contrary to policy

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Ref: MOR16-291 Settlement: Morton Land Type: Greenfield Site Size: 2.98

Location: off East Lane & north of Paddington Way





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None
Local Exclusion No

Public Footpath on northern boundary

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description Greenfield
Current Land Use Vacant
Surrounding Land Uses Residential

Topograpahy Flat

Views into and out of the site Village of Haconby. Church

Point of access from highway Off Paddington Way

On site features eg. Pylons, masts Power lines

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Site is contrary to policy SAP H1

Mitigation: Policy Review

2017-2022. 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0

Site is contrary to policy

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Ref: MOR16-307 Settlement: Morton Land Type: Greenfield Site Size: 2.5

Location: north of Paddington Way





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None
Local Exclusion No

Public Footpath adjacent - northern boundary

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Site contrary to policy

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site contrary to policy SAP H1

Mitigation: Policy Review 2027-2032: 0

Summary Notes: 2032+: 0

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Settlement: Morton Land Type: Greenfield **Site Size:** 11.45 Ref: MOR16-308

Location: south of Bakers Way





2022-2027: 0

Indentified Contraints

Constraint **Assessment and Notes**

Inappropriate size/scale to **Local Exclusion**

existing development

National Heritage None

Affects < 50% of Site Flood Zone 3

National and International Environmental None **Public Footpath** adjacent

Tree Preservation Order no **Conservation Area** no Water course no Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Site contrary to policy SAP H1 -Inappropriate size/scale to existing

development. Part of site located in flood zone 3

Summary Notes: Site contrary to policy

2027-2032:0 Mitigation: Policy Review 2032+: 0

22 June 2017 Page 301 of 382 Ref: MOR16-315 Settlement: Morton Land Type: Site Size: 0.45

Location: adj 55 Haconby Lane



Indentified Contraints

ConstraintAssessment and NotesLocal ExclusionNot on the immediate

Not on the immediate edge of an identified

settlement

None National Heritage Flood Zone 3 No National and International Environmental None **Public Footpath** no Tree Preservation Order no **Conservation Area** no Water course no Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site contrary to policy SAP H1 - Site is not on the immediate edge of an

identified settlement

Mitigation: Policy review

Summary Notes:

Planning application S15/1738 refused on the site- Site is contrary to policy.

2017-2022: 0 2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: OAS16-278 Settlement: Oasby Land Type: Greenfield Site Size: 1.69

Location: Ancaster Road





Indentified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
Local Exclusion	No
National Heritage	None
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

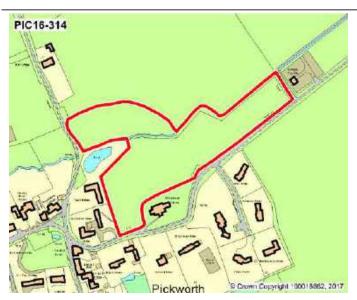
Not policy compliant location

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Oasby not identified as a location for development (SP1)				2017-2022: 0
Constraints. Casby not rachtmed as a location for acveropment (Sr 1)				2022-2027: 0
Mitigation: Policy review			2027-2032: 0	
Summary Notes:				2032+: 0

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Ref: PIC16-314 Settlement: Pickworth Land Type: Greenfield Site Size: 2.43

Location: land at Church Lane





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None

National Heritage Listed Building Church of St Andrew [GI] & The Old Barn [GII]

Local Exclusion No Flood Zone 3 No

Public Footpath crosses site

Tree Preservation Order no Conservation Area no

Water course crosses site

Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Pickworth not identified as a location for development (SP1)

Likely Phasing:
2017-2022: 0
2022-2027: 0

Mitigation: Policy Review 2027-2032: 0
Summary Notes: 2032+: 0

Summary Notes: 2032+: 0
Not policy compliant

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Ref: POI16-289 Settlement: Pointon Land Type: Greenfield Site Size: 4.37

Location: off Fen Road





part of site within Flood Zone 2

Indentified Contraints

Constraint	Assessment and Notes
National and International Environmental	None

National Heritage None
Local Exclusion No
Flood Zone 3 No

Public Footpath no

Tree Preservation Order no
Conservation Area no

Water course dyke to road frontage and southern boundary
Other possible contamination - former railway line?

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Poi	2017-2022: 0			
Constraints: Pointon not identified as a location for development (SP1)				2022-2027: 0

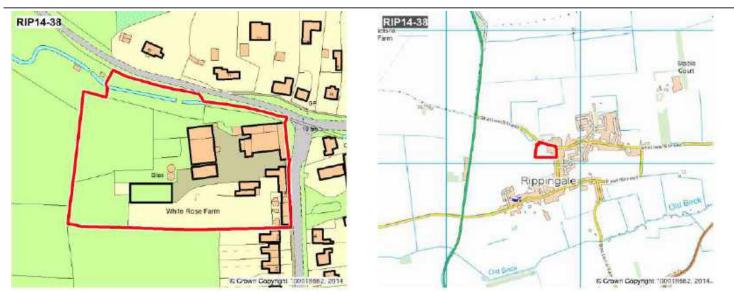
Mitigation: Policy Review 2027-2032: 0

Summary Notes: 2032+: 0
Not policy compliant location

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Ref: RIP14-38 Settlement: Rippingale Land Type: Greenfield Site Size: 1.502

Location: White Rose Farm Yard, Rippingale



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Listed Building White Rose Farmhouse GII

National and International Environmental None Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other farm yard and buildings

Site Visit

Site Description farm yard and buildings within centre of village

Current Land Use agricultural [farm yard]

Surrounding Land Uses residential Topograpahy level

Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features no access to site from Station Street

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to SP1 and SP2. However conversion of existing buildings may be

acceptable. Listed building on site

Mitigation: Policy review

Summary Notes:

Contrary to SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: RIP15-246 Settlement: Rippingale Land Type: Greenfield Site Size: 0.5

Location: land south of East Street





2027-2032: 0 2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath

Tree Preservation Order Conservation Area Water course

Other Ag class 3

Site Visit

Site Description paddock to rear of 30 East Street, surrounded by hedges and not visible from

highway

Current Land Use

Surrounding Land Uses residential to west, agricultural to east and south

Topograpahy level Views into and out of the site none

Point of access from highway via driveway of No 30 East Street

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Contraray to policies SP1 and SP2

Likely Phasing:
2017-2022: 0
2022-2027: 0

Mitigation: Policy review

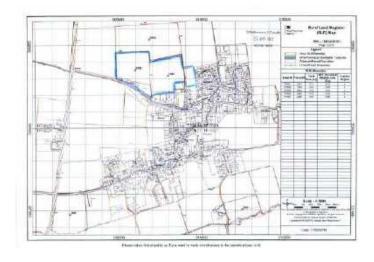
Small site on edge of village, may be suitable for small development but currently

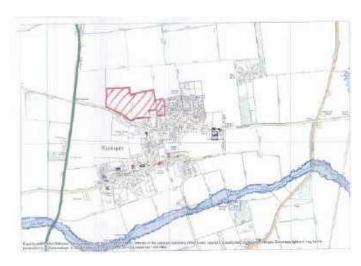
contrary to policies SP1 and SP2.

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Ref: RIP15-257 Settlement: Rippingale Land Type: Greenfield Site Size: 9.2

Location: land north of Station Street





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath

Tree Preservation Order Conservation Area Water course

Other Ag Class 3

Site Visit

Site Description large field, in agricultural production, on edge of settlement + paddock

adjacent The Brambles

Current Land Use part agricultural uses [oil seed rape] and allotments, with paddock used for

grazing adjacent to The Brambles

Surrounding Land Uses open countryside to north, residential to south

Topograpahy site slopes upwards away from village Views into and out of the site open countryside to north of village

Point of access from highway potential access from Station Street and from The Brambles

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Rippingale not identified as a location for development (SP1)

2022-2027: 0

Mitigation: Policy review 2027-2032: 0

Summary Notes: 2032+: 0
Not policy compliant location

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Ref: RIP16-259 Settlement: Rippingale Land Type: Greenfield Site Size: 9.2

Location: land north of Station Street





Indentified Contraints

Public Footpath

Tree Preservation Order

Conservation Area

Water course

Other

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Rippingale not identified as a location for development (SP1)

Mitigation: Policy review

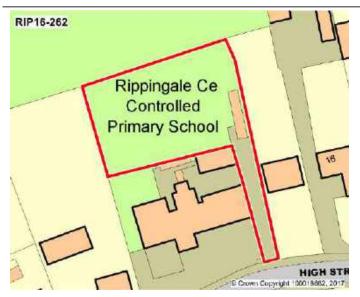
Not policy compliant location

2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: RIP16-262 Settlement: Rippingale Land Type: Greenfield Site Size: 0.14

Location: former School Playing Field, Main Street





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None Flood Zone 3 No National Heritage None

Local Exclusion Site less than 0.4ha

Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Rippingale not identified as a location for development (SP1)

Likely Phasing:
2017-2022: 0

Mitigation: Policy Review

Summary Notes:

Not policy compliant location

2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: ROP14-23 Settlement: Ropsley Land Type: Greenfield Site Size: 2.343

Location: land north of Grantham Road, Ropsley





2022-2027: 0

2027-2032:0

2032+: 0

Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description grass field on edge of village - hedged with trees - hedge to highway

Current Land Use grassland

Surrounding Land Uses Residential opposite and agriculture to North

Topograpahy gently undulating

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not resubmitted. Public footpath crosses site. Site size and location

instraints. Not resubmittee. I talk to the size and location

contrary to policy (SP1 and SP2).

Mitigation: Policy review, avoid / divert public footpath

Summary Notes:

Not resubmitted. Contrary to CS policies SP1 and SP2. Public footpath also crosses site.

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Ref: <u>SED16-300</u> Settlement: Sedgebrook Land Type: Greenfield Site Size: 0.8

Location: Abbey Farm





Indentified Contraints

Constraint

Flood Zone 3 No
National Heritage None
Local Exclusion No
National and International Environmental None
Public Footpath no
Tree Preservation Order no
Conservation Area no

Water course no Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Assessment and Notes

Constraints: Sedgebrook not identified as a location for development (SP1)

2017-2022: 0
2022-2027: 0

Mitigation: Policy Review 2027-2032: 0

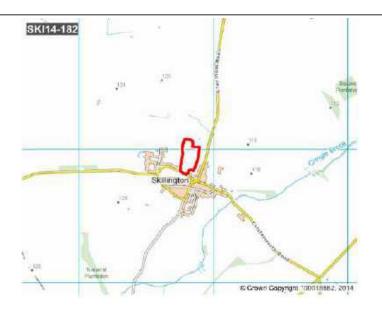
Summary Notes: 2032+: 0
Not policy compliant location

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Ref: SKI14-182 Settlement: Skillington Land Type: Greenfield Site Size: 2.552

Location: Church Lane, Skillington





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No

Conservation Area part of site

Water course No

Other Ag Class 3

Site Visit

Site Description raised open field - edge of settlement but frontage within village

Current Land Use grass

Surrounding Land Uses Residential West & East, open countryside to North

Topograpahy site elevated above road Views into and out of the site extensive over village

Point of access from highway Yes

On site features eg. Pylons, masts electricity lines cross and poles in field

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Loss of village hall and playing field, and location all contrary to policies in

Core Strategy and SAP DPD

Mitigation: Policy review

Summary Notes:

Contrary to policies SP1 and SP2 of Core Strategy and SAP H1 and SAP1 of the SAP DPD.

Likely Phasing: 2017-2022: 0 2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: SKI14-185 Settlement: Skillington Land Type: Greenfield Site Size: 3.445

Location: Manor Farm Yard, Grantham Road, Skillington





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Listed Building

National and International Environmental None Flood Zone 3 No
Public Footpath No
Tree Preservation Order No

Conservation Area part of site within CA

Water course No

Other Ag Class 3

Site Visit

Site Description village hall & playfield field + farmyard and buildings

Current Land Use playing field, village hall, farm yard

Surrounding Land Uses agricultural and village

Topograpahy level

Views into and out of the site over village

Point of access from highway Yes

On site features eg. Pylons, masts electricity wires cross site
Other site features listed building on site

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not policy compliant (SP1). Listed building

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0

Contrary to policies SP1 and SP2 - would involve loss of village facilities.

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Ref: <u>SOU14-71</u> Settlement: South Witham Land Type: Mixed Site Size: 1.904

Location: land to the west of Thistleton Lane, South Witham





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3 / adjacent SWI

Site Visit

Site Description house, paddock & poultry unit on edge of village

Current Land Use poultry unit and residential

Surrounding Land Uses Residential to North & East, agricultural to West & South

Topograpahy site on two levels - poultry unit on higher ground

Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 45

Constraints:

Mitigation:

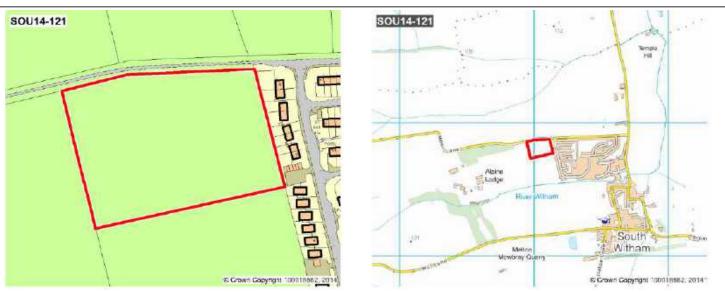
Likely Phasing: 2017-2022: 45 2022-2027: 0 2027-2032: 0

Summary Notes: 2032+: 0
Suitable and viable. Redevelopment and infill site, so compliant with SAP H1.

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Ref: SOU14-121 Settlement: South Witham Land Type: Greenfield Site Size: 2.111

Location: land to south of Moor Lane, South Witham [small site]



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Not on the immediate

edge of an identified

settlement

National HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath 2 cross site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description open field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses Residential to East, agricultural to North, West & South

Topograpahy level - undulating in centre

Contrary to SAP H1. Greenfield site on e dge of settlement.

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

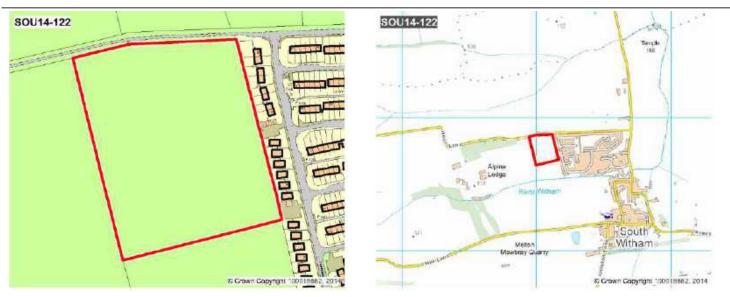
Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Pub	lic footnaths Co	ntrary to SAP H1		2017-2022: 0
Constraints. Tub	ne rootpatris. Co	indiary to SAI TIE.		2022-2027: 0
Mitigation: Police	y review, avoid /	divert public footpat	hs	2027-2032: 0
Summary Notes:				2032+: 0

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Ref: SOU14-122 Settlement: South Witham Land Type: Greenfield Site Size: 3.688

Location: land to south of Moor Lane, South Witham [large site]



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath 2 cross site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large open field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses Residential to East, otherwise agricultural

Topograpahy level - undulating to centre

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

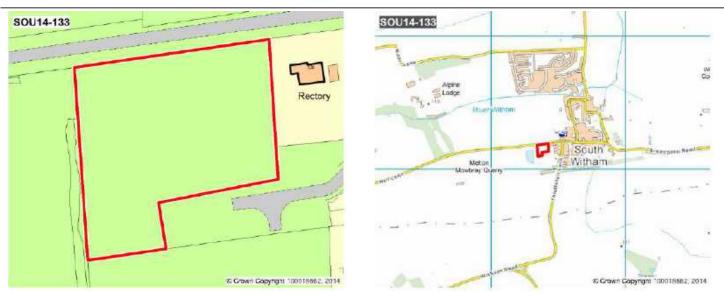
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Publi	ic footnaths Co	ntrary to SAP H1		2017-2022: 0
constraints. Fabri	ic rootpatris. Co	ittaly to SAI 111.		2022-2027: 0
Mitigation: Policy	review, avoid /	divert public footpat	hs	2027-2032: 0
Summary Notes:				2032+: 0

Contrary to SAP H1. Greenfield site on edge of the settlement.

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Ref: SOU14-133 Settlement: South Witham Land Type: Greenfield Site Size: 0.561

Location: land south of Mill Lane, South Witham



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
_	

Other Ag Class 3

Site Visit

Site Description overgrown paddock area on edge of village

Current Land Use none

Surrounding Land Uses Residential East, open countryside to West

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

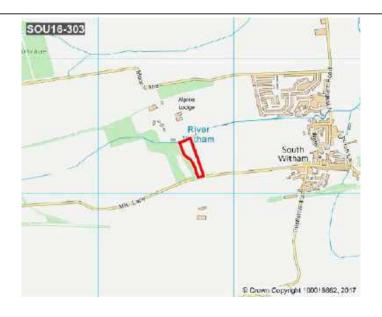
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not	nolicy compliant			2017-2022: 0
Constraints. Not	policy compliant	•		2022-2027: 0
Mitigation: Policy	review			2027-2032: 0
Summary Notes:				2032+: 0
Would be viable	but currently co	ntrary to SAPH1.		

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Ref: <u>SOU16-303</u> Settlement: South Witham Land Type: Greenfield Site Size: 1.85

Location: Mill Lane





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None

Local Exclusion Not on the immediate outside confines of village

edge of an identified

settlement

Public Footpath no
Tree Preservation Order no
Conservation Area no

Water course on northern edge of site

Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site contrary to policy SAP H1 - Site not on the immediate edge of an

instraints. Sie contrary to policy SAT 111 Site not on the militerate edge of an

identified settlement

Mitigation: Policy Review

Summary Notes:Site contrary to policy

2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: <u>SOU16-325</u> Settlement: South Witham Land Type: Greenfield Site Size: 0.36

Location: Hill View Close





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None National Heritage None

Flood Zone 3 Affects < 50% of Site Local Exclusion Site less than 0.4ha

Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

N/A

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Site to Small 2017-2022: 0 2022-2027: 0

Mitigation: 2027-2032: 0

Summary Notes: 2032+: 0

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Ref: <u>SOU16-387</u> Settlement: South Witham Land Type: Greenfield Site Size: 1.36

Location: Land North of High Street





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order None **Conservation Area** No Water course None Other None

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: site contrary to Policy SAP H1

2022-2027: 0

Mitigation: Policy review 2027-2032: 0

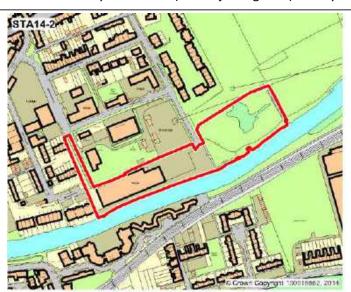
Summary Notes: 2032+: 0

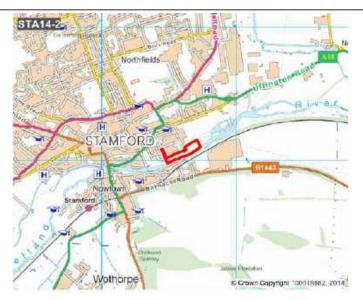
N/A

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Ref: <u>STA14-2</u> Settlement: Stamford Land Type: Mixed Site Size: 1.416

Location: Cherryholt House (and adjoining land) Cherryholt Road Stamford Lincs PE9 2EP





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None

Flood Zone 3 Affecting >= 50% of Site

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No
Other urban

Site Visit

Site Description grass area, offices and car park within a mixed use part of town

Current Land Use car park and offices
Surrounding Land Uses residential and industrial

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts pylons cross eastern part of site

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Western part of site in employment use, redevelopment is contrary to

policy E1. Electricity pylons cross the easten half of the site which is

undeveloped. Whole site in floodzone 3

Mitigation: Flood risk prevention measures, change in flood zones. Re-route or

underground electricity infrastructure.

Summary Notes:

Site not currently suitable because of flood zone. Brownfield part of the site might be suitable for redevelopment if flood risk concerns and policy E1 criteria are addressed. Given the constraints to delivery no phasing timeframe is applied to this site.

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Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

2032+: 0

Ref: STA14-5 Settlement: Stamford Land Type: Greenfield Site Size: 0.774

Location: Land adjacent Tollbar House Uffington Road Stamford





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage None Setting of Newstead Mill

National and International Environmental None

Flood Zone 3 Affects < 50% of Site app 28%

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Other Settng of Newstead Mill listed building

Site Visit

Site Description garden area to residential house adjacent to A16 on edge of town

Current Land Use domestic garden
Surrounding Land Uses residential
Topograpahy level

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Greenfield site outside settlement contrary to policy SAP H1. Impact on

setting and views to and from Newstead Mill

Mitigation: Policy review. Heritage impact assessment

Summary Notes:

Only 3 dwellings proposed too small. Site also impact on setting and views to and from

Newstead Mill

Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: STA14-10 Settlement: Stamford Land Type: Brownfield Site Size: 0.191

Location: Cherryholt Lane, Stamford, PE9 2EQ





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class urban

Site Visit

Site Description industrial units within town

Current Land Use various industrial/commercial uses

Surrounding Land Uses area of mixed residential and industrial/commercial development

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Small site. In employment use currently

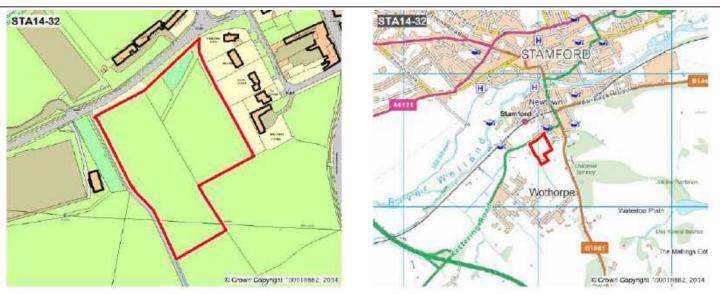
2022-2027: 0
Mitigation: 2027-2032: 0

Summary Notes: 2032+: 0
Too small on its own.

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Land Type: Greenfield **Site Size: 1.903** Ref: <u>STA14-32</u> Settlement: Stamford

Location: south of Kettering Road, Stamford



Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No

Public Footpath 2 cross site

Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 3 [urban]

Site Visit

Site Description elevated grass field on edge of town pasture used for grazing sheep **Current Land Use**

Surrounding Land Uses residential to East, school playingfield and open countryside to West

Topograpahy level

Views into and out of the site west part of site secluded and has no views, east part views to Bottle Lodges

and Wothorpe

Yes

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: No **Potential Capacity: 29 Likely Phasing:** 2017-2022: 0

Constraints: Planning permission refused twice and a appeal also dismissed.

Mitigation: Impact on heritage to be considered. Smaller development proposal could

overcome this.

Summary Notes:

Site is suitable however as planning permission has been refused twice, and upheld at

planning appeal, the deliverability of the site is uncertain.

2022-2027: 0

2027-2032:0

2032+: 0

22 June 2017 Page 325 of 382 **Ref:** STA14-50 Settlement: Stamford Land Type: Greenfield Site Size: 78.506

Location: land between Ryhall Road and Newstead Lane, Stamford





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None

Flood Zone 3 Affects < 50% of Site > 1% at south of site

Public FootpathcrossesTree Preservation OrderNoConservation AreaNoWater courseNo

Other Ag Class 2 & 3

Site Visit

Site Description several large fields adjacent to built areas on the edge of Stamford

Current Land Use various - agricultural and equestrian

Surrounding Land Uses industrial/commercial to West and open countryside to East and North

Topograpahy level to Newstead Lane; unudulating towards centre

Views into and out of the site extensive over town and Burley Estate and open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Outside built up part of Stamford, public footpaths, potential impact on

setting of Burghley House. Currently contrary to SAP H1.Part of the site

(SKLP124) is not in conformity with the Stamford Capacity Study.

Mitigation: Policy review, avoid / divert public footpaths, consider impact of setting of

Burghley House

Summary Notes:

Very large site out of scale with existing settlement - currently contrary to policy. Public footpaths cross site and potential impact on setting of Burghley House.

Likely Phasing: 2017-2022: 0

2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: STA14-50 Settlement: Stamford Land Type: Greenfield Site Size: 78.506

Location: land between Ryhall Road and Newstead Lane, Stamford

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Ref: STA14-107 Settlement: Stamford Land Type: Greenfield Site Size: 1.134

Location: south of Priory Road, Stamford





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Scheduled Monument

National and International Environmental None

Flood Zone 3 Affects < 50% of Site app 18%

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class urban

Site Visit

Site Description grass field adjacent to Priory

Current Land Use none

Surrounding Land Uses residential to North and West, Priory to East, river to South

Topograpahy slope towards river

Views into and out of the site none Point of access from highway Yes

On site features eg. Pylons, masts pylons cross site

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Scheduled Monument, floodzone, pylons

Mitigation: application to remove SM has been refused.

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

Most of site affected by Scheduled Monument. Application to English heritage to remove

designation was not granted.

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Ref: STA14-108 Settlement: Stamford Land Type: Greenfield Site Size: 0.883

Location: east of Cherryholt Road, Stamford





Likely Phasing:

2017-2022: 0

Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Scheduled Monument Adjacent to RUINS AND SITE OF ST LEONARDS

PRIORY

National and International Environmental None

Flood Zone 3 Affects < 50% of Site app 29% of site

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class urban

Site Visit

Site Description grass field within town

Current Land Use grass

Surrounding Land Uses Residential to West and North

Topograpahy slope southwards

Views into and out of the site none Point of access from highway Yes

On site features eg. Pylons, masts pylons [high and low voltage lines] cross site

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: Yes (Now) Potential Capacity: 25

Constraints: Floodzone, pylons and low voltage power lines

2022-2027: 0

Mitigation: n/a

2027-2032: 0

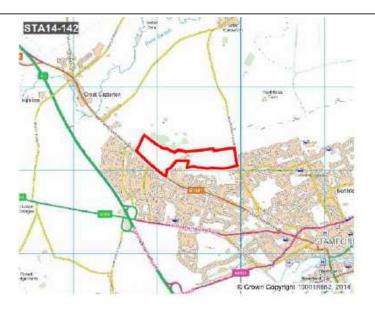
Summary Notes: 2032+: 0
Contrary to policy EN1

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Ref: STA14-142 Settlement: Stamford Land Type: Greenfield Site Size: 25.484

Location: land at Quarry Farm, Stamford





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3: outside SKDC administrative area

Other Rutland CC candidate wildlife site [Rutland policy would prevent developmer

which causes significant harm to identified wildlife interest]

Site Visit

Site Description large grass field on edge of settlement with wooded area to north

Current Land Use grass land

Surrounding Land Uses residential East and South, open countryside to North and West

Topograpahy level

Views into and out of the site views over open countryside and A1 to west

Point of access from highway Yes

On site features eg. Pylons, masts telephone mast

Other site features bus stop adjacent to site

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Like

Constraints: Contrary to policy (both SKDC and RCC policy), candidate wildlife site

Mitigation: Policy review and reassess wildlife impact

Summary Notes:

Large site on the edge of settlement. Contrary to policy SAPH1. Located within Rutland CC area, where it has been identified as a candidate wildlife site and restrictive policy applies. Countryside stewardship funding on the site from Natural England.

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Likely Phasing:

2017-2022: 0 2022-2027: 0

2027-2032: 0

2032+: 0

Settlement: Stamford Land Type: Greenfield **Site Size: 1.236** Ref: <u>STA14-156</u>

Location: land between Empingham Road and Tinwell Road, Stamford [for local centre]



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	No

Site Visit

Site Description fallow field on edge of town

Current Land Use

Surrounding Land Uses residential to North & East; agriculture to West

Topograpahy level

Views into and out of the site extensive over open countryside and residential development

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 60

Constraints: Allocated for local centre - to include some residential [above shops and/or

care home]

Mitigation:

Summary Notes:

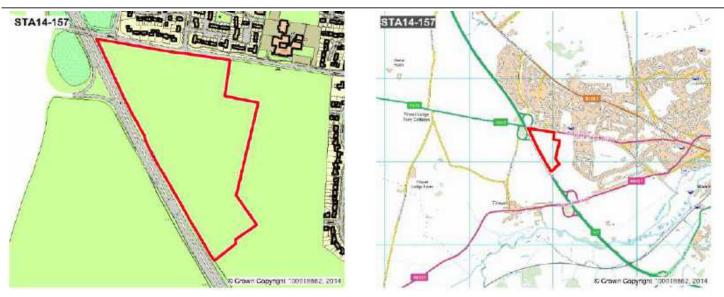
Site allocated as part of urban extension to provide housing and commercial uses - site has permission for local centre in accordance with STM3 - site suitable for some residential development as part of a mixed use development which must include a local centre.

Likely Phasing:

2017-2022: 0 2022-2027: 60 2027-2032:0 2032+: 0

22 June 2017 Page 331 of 382 **Ref:** STA14-157 Settlement: Stamford Land Type: Greenfield Site Size: 9.918

Location: land between Empingham Road and Tinwell Road, Stamford [10ha business park]



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No

Site Visit

Other

Site Description large field on edge of settlement

Current Land Use agricultural

Surrounding Land Uses A1 to West, Residential North and East

Topograpahy level

Views into and out of the site extensive over open counryside; no views in

No

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contrary to policy STA3 which requires the provision of at least a 10ha

business park as part of the development of this urban extension. This site is

the area shown in the masterplan which has outline consent.

Mitigation: Policy review and revision of masterplan and therefore extant planning

permission

Summary Notes:

Site has permission for employment development in accordance with STM3 - development for housing would result in the loss of employment land contrary to policy E1 of Core Strategy and STM2c and STM3 of the SAP DPD.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032:0

2032+: 0

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Settlement: Stamford Land Type: Brownfield **Site Size:** 3.303 Ref: <u>STA14-194</u>

Assessment and Notes

Location: land north of Uffington Road, Stamford





Indentified Contraints

Constraint

Local Exclusion	No
National Heritage	None

National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No Other No

Site Visit

offices & concrete works Site Description

Current Land Use commerical (now largely vacant) **Surrounding Land Uses** commerical and open countryside

Topograpahy level Views into and out of the site none Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Constraints: Contrary to SAP5 ExE S3

Mitigation: Policy Review. Or demonstrate that redevelopment of this site will deliver

economic regeneration benefits to the site and/or area.

Summary Notes:

Brownfield site which together with site SKLP300 has potential capacity for 162

dwellings, subject to policy review.

2022-2027: 0

2027-2032:0

2032+: 0

22 June 2017 Page 333 of 382 **Ref:** STA14-211 Settlement: Stamford Land Type: Brownfield Site Size: 1.845

Location: former Cattlemarket and cattlemarket car park, Station Road, Stamford





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNoTree Preservation OrderNoConservation AreaNo

Other Ag Class urban

Site Visit

Water course

Site Description tarmac area on the edge of Stamford

No

Current Land Use public car parking

Surrounding Land Uses River Welland and public open space to north and residential to south

Topograpahy level
Views into and out of the site none
Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: Yes Achievable: Long Term Potential Capacity: 70

Constraints: Not resubmitted. Covenants, notice of cessation, need to identify

alternative car parking provision

Mitigation: Identify alternative site for car park, address covenants

Summary Notes:

Brownfield site which may be suitable for redevelopment. However, covenants on the land, notice of cessation requirements and the need to identify alternative car parking provision means this site is only developable in the longer term if it becomes available

Likely Phasing:

2017-2022: 0 2022-2027: 70 2027-2032: 0 2032+: 0

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Settlement: Stamford Land Type: Brownfield **Site Size: 2.781** Ref: <u>STA14-223</u>

Location: north western part of Stamford Near East





Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No

Site Visit

Other

Site Description Naturally regenerated foundary tip site. Shrubs and trees

No

Current Land Use

Surrounding Land Uses commercial to south and west and open countryside to north and east

Topograpahy gentle slope

Views into and out of the site Views from site to north and east

Point of access from highway no (although potentail to access from exisiting commercial estate)

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0 Constraints: Site allocated for new Employment development [STM2d] - not policy 2022-2027: 0

compliant. Access would have to be derived through existing commercial

estate

Mitigation: Policy review.

Summary Notes:

Site has been identified as employment allocation STM2d. Loss of employment land

would be contrary to policy.

2027-2032:0

2032+: 0

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Land Type: Greenfield Settlement: Stamford Site Size: 10.668 Ref: <u>STA14-224</u>

Location: eastern part of Stamford Near East





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage National and International Environmental None

Flood Zone 3 Affects < 50% of Site approximately 30% of site within identified

floodzone

Public Footpath No Tree Preservation Order No Conservation Area No

Water course River Gwash flows through site Other Agricultural land classification 3b

Site Visit

open area of countryside on edge of Stamford - River Gwash flows along Site Description

western boundary

Current Land Use none

Surrounding Land Uses open countryside to north and east, commercial to south and former foundary

tip site to west

Topograpahy gentle slope

Views into and out of the site views from site over open countryside to north and east, views of site from

north and east

no

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes

Achievable: No Suitable: No **Potential Capacity:** 0

Constraints: Greenfield site on edge of settlement. Contrary to policy SAP H1.

Mitigation: Policy review

Summary Notes: Greenfield site on edge of settlement, approximately 30% of which falls within the

identified flood zone. Not compliant with policy.

Likely Phasing:

2017-2022: 0 2022-2027:0

2027-2032:0

2032+: 0

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Settlement: Stamford Land Type: Brownfield **Site Size:** 0.149 Ref: <u>STA14-233</u>

Location: Blenheim Court, Scotgate, Stamford





Indentified Contraints

Local Exclusion

Constraint **Assessment and Notes** Site less than 0.4ha

Listed Building former Crown & Woolpack PH and adj 52 National Heritage

Scotgate

National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No Conservation Area yes Water course No

Other Ag Class Urban

Site Visit

open area of largely overgrown scrub and hardstanding to rear of properties Site Description

on Scotgate

Current Land Use part used for vehicle parking

Surrounding Land Uses Jackson's yard, residential and commercial

Topograpahy

Views into and out of the site site is overlooked from north, which is on higher ground, views of church from

within site

Point of access from highway yes

On site features eg. Pylons, masts

Other site features site is lower than properties to north

Assessment Summary

Achievable: No **Likely Phasing:** Available: No. Suitable: No **Potential Capacity:** 0 2017-2022: 0 Constraints: Listed Building. Too small

2022-2027: 0 Mitigation:

2027-2032: 0 2032+: 0

Summary Notes: Too small.

22 June 2017 Page 337 of 382 Ref: <u>STA14-234</u> Settlement: Stamford Land Type: Mixed Site Size: 3.332

Location: land south of Uffington Road, Stamford





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic Footpathyes

Tree Preservation Order TPO 124 [Virginia Cottage]

Conservation Area No

Water course adjacent River Welland
Other possible contamination

Site Visit

Site Description Most of the site has been levelled site and cleared from former uses, Virginia

Cottage is derelict and boarded up. Exisiting commercial premises on Meadow

View open and in active use

Current Land Use none

Surrounding Land Uses river to south, public highway to north

Topograpahy site levelled, but because of landfall this has resulted in steep bank to the

southern edge

Views into and out of the site

extensive over meadows and open countryside

Point of access from highway

yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 37 Likely Phasing:

Constraints: Possible contamination from previous uses

2017-2022: 37
2022-2027: 0

Mitigation: Removal of contamination 2027-2032: 0

Summary Notes: 2032+: 0

Site has Planning Permission - S15/1477.
Allocated for mixed employment and residential use as STM1c and STM2b.

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Settlement: Stamford Land Type: Brownfield **Site Size:** 0.3163 Ref: <u>STA14-238</u>

Location: former Sharmans site, Barnack Road, Stamford





2022-2027: 33

Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion Site less than 0.4ha

None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** Yes Water course No

Other urban, possible contamination from previous uses

Site Visit

Site Description Commercial buildings and associated hardstanding

Current Land Use

Surrounding Land Uses Residential to north, Burghley Park to South

Topograpahy level Views into and out of the site none Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 37 **Likely Phasing:** 2017-2022: 2

Constraints: Housing allocation in old Local Plan.

Summary Notes:

Planning Permission for 35 retirement living units approve 23 April 2015. S14/0082. 33

units complete 2015/16

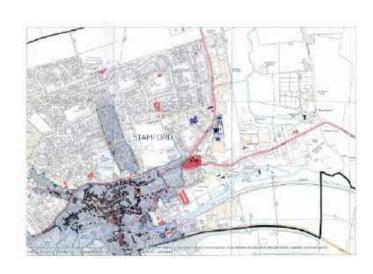
Mitigation: 2027-2032:0 2032+: 0

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Site Size: 1.04 Settlement: Stamford Ref: <u>STA15-248</u> **Land Type:** Brownfield

Location: Stamford and Rutland Hospital, Ryhall Road





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No

National Heritage Listed Building Hospital building

Scheduled Monument Stamford Whitefriars gate **National Heritage**

National and International Environmental None

Flood Zone 3 No

Public Footpath

Tree Preservation Order

Conservation Area adjacent to Stamford Conservation Area

Water course

Other

urban

Site Visit

Site Description part of hospital site

Current Land Use NHS hospital and associated functions

Surrounding Land Uses residential **Topograpahy** level Views into and out of the site none Point of access from highway possible

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Achievable: Yes (Now) Potential Capacity: 20 Suitable: Yes

Constraints: Access and heritage [hospital is Listed Building and Scheduled Monument on

site]

Mitigation: not able to access site

Summary Notes:

Brownfield site within Stamford, therefore policy compliant. However not resubmitted to call for sites. The site may be suitable for some redevelopment provided that the

heritage and access constraints can be satisfactorily addressed.

Likely Phasing:

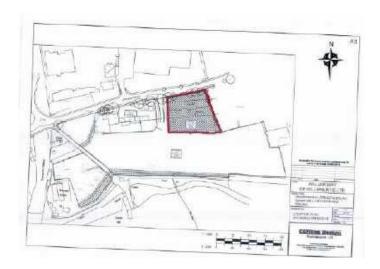
2017-2022: 20 2022-2027: 0

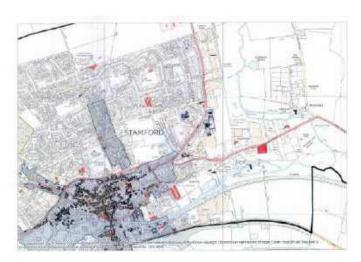
2027-2032:0 2032+: 0

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Settlement: Stamford Land Type: Brownfield Site Size: 0.45 Ref: <u>STA15-250</u>

Location: former Peugeot Garage, Uffington Road





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No

Public Footpath

Tree Preservation Order **Conservation Area** Water course

Other possible contamination from previous uses

Site Visit

Site Description car showroom and car park and miscellaneous buildings on edge of Stamfrod

Current Land Use car showroom and workshops, and associated car parking **Surrounding Land Uses** scrap yard to west and open to south, highway to north

Topograpahy level Views into and out of the site none Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: No **Potential Capacity: 10 Likely Phasing:** 2017-2022: 10

Constraints: Possible contamination from previous uses

Mitigation:

Brownfield site which may be suitable for redevelopment. Site is immediately adjacent to site allocated for employment and residential uses: STM1c [STM2b] in SAP DPD.

S17/0519 still to be determinded

2022-2027: 0 2027-2032:0 **Summary Notes:** 2032+: 0

22 June 2017 Page 341 of 382 **Ref:** STA16-260 Settlement: Stamford Land Type: Brownfield Site Size: 0.3

Location: Day Centre, 33 Ryhall Road





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no

Other possible contamination

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site too small

Mitigation: Policy Review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0 N/A

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Ref: STA16-345 Settlement: Stamford Land Type: Greenfield Site Size: 0.47

Location: south of Priory Road





2032+: 0

Indentified Contraints

Constraint Assessment and Notes
National and International Environmental None

National Heritage None adj SM [St Leonards Priory]

Local ExclusionNoFlood Zone 3NoPublic FootpathnoTree Preservation OrdernoConservation AreanoWater courseno

Other contamination

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site is in existing employment use. Would not want to remove the use.

Mitigation:

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

Summary Notes:
In existing employment use

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Settlement: Stamford Land Type: Greenfield Site Size: 30 Ref: <u>STA16-354</u>

Location: land west of Ryhall Road





Indentified Contraints

Constraint **Assessment and Notes**

National and International Environmental None Flood Zone 3 No National Heritage None **Local Exclusion** No

Public Footpath crosses site

Tree Preservation Order no **Conservation Area** no Water course no Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Achievable: No **Likely Phasing:** Suitable: No **Potential Capacity:** 0 2017-2022: 0 **Constraints:** Contary to Policy (SAP H1 + SP1) 2022-2027: 0 Mitigation: Policy review

Large site on the edge of the settlement. Site is Contrary to policy SAP H1.

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2027-2032: 0

2032+: 0

Ref: <u>STA16-355</u> Settlement: Stamford Land Type: Greenfield Site Size: 18.58

Location: east of Little Casterton Road





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** crosses Tree Preservation Order no **Conservation Area** no Water course no Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Contary to Policy (SAP H1 + SP1)

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Large site on the edge of the settlement. Site is Contrary to policy SAP H1.

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Ref: STA16-357 Settlement: Stamford Land Type: Mixed Site Size: 0.56

Location: R/O 124 & 126 Kesteven Road





Indentified Contraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	No
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 0

Constraints: Site contrary to policy SAP10 due to possible loss of open space. Consider

improved replacement provision.

Mitigation: Policy review

Summary Notes:

Site possibly fully policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

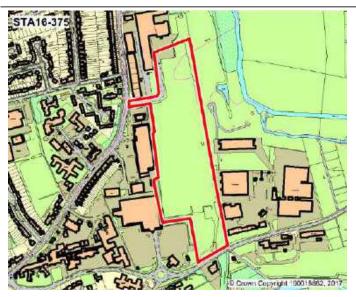
2027-2032:0

2032+: 0

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Ref: STA16-375 Settlement: Stamford Land Type: Brownfield Site Size: 4.9

Location: Land at Uffington Road, Stamford





Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3NoPublic FootpathNo

Tree Preservation Order 1 Group TPO is on part of the site

Conservation Area No
Water course No
Other None

Assessment Summary

Available: Yes Suitable: Yes Achievable: Yes (Now) Potential Capacity: 100

Constraints: Brownfield site suitable for redevelopment. Potential contamination issues

need to be addressed.

Mitigation: Address contamination issues

Summary Notes:

\$17/0613 - pending consideration.

Potential capacity relates to planning application numbers, the wider site could generate

further capacity also.

Consider relationship to adjacent employment land - ExE S3.

Likely Phasing:

2017-2022: 50 2022-2027: 50 2027-2032: 0

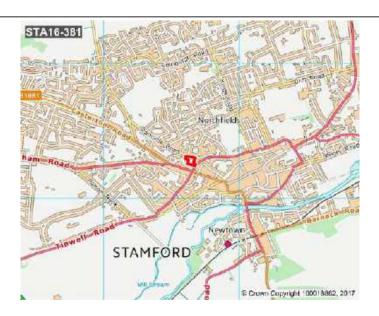
2032+: 0

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Ref: <u>STA16-381</u> Settlement: Stamford Land Type: Brownfield Site Size: 0.42

Location: Site North of Radcliffe Road





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Site less than 0.4ha

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No

Conservation Area Small portion of site within conservation area

None

Water course No Other None

Assessment Summary

Tree Preservation Order

Available: Yes Suitable: Yes Achievable: Long Term Potential Capacity: 14

Constraints: Exisiting business premises

Mitigation: Relocate business uses.

Summary Notes:

Suitable brownfield redevelopment - however business relocation impacts on likely early

phasing.

Likely Phasing:

2017-2022: 0 2022-2027: 14 2027-2032: 0

2032+: 0

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Settlement: Stubton Land Type: Greenfield Site Size: 0.3 Ref: <u>STU16-265</u>

Location: land west of Fenton Road





Indentified Contraints

Constraint **Assessment and Notes**

National Heritage None

Local Exclusion Site less than 0.4ha

National and International Environmental None

Flood Zone 3 No

Public Footpath crosses

Tree Preservation Order no **Conservation Area** no Water course no Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

Not policy compliant location

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Constraints: Stubton not identified as a location for development (SP1)

2022-2027: 0 Mitigation: Policy Review 2027-2032:0

Summary Notes: 2032+: 0

22 June 2017 Page 349 of 382 Ref: <u>STU16-266</u> Settlement: Stubton Land Type: Greenfield Site Size: 0.2

Location: land north of Claypole Lane





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No

Local Exclusion Site less than 0.4ha

National and International Environmental None
National Heritage None
Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no

Site Visit

Other

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Stubton not identified as a location for development (SP1)

Mitigation: Policy Review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0
2032+: 0

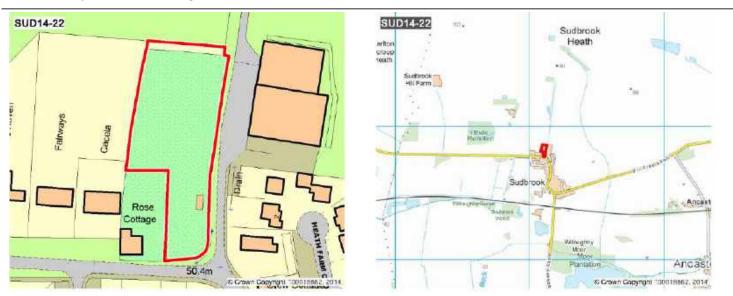
no

Not policy compliant location

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Ref: <u>SUD14-22</u> Settlement: Sudbrook Land Type: Greenfield Site Size: 0.254

Location: adjacent Rose Cottage, Carlton Road, Sudbrook, Grantham



Indentified Contraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	None

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No
Other No

Site Visit

Site Description garden area within village - overgrown

Current Land Use garden
Surrounding Land Uses residential

Topograpahy

Views into and out of the site none Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not resubmitted. Too small and contrary to policies SP1 and SP2			2017-2022: 0	
Constraints. Not	resubilitted. To	o siliali allu colitialy	to policies 3r 1 and 3r 2	2022-2027: 0
Mitigation: Police	y review			2027-2032: 0

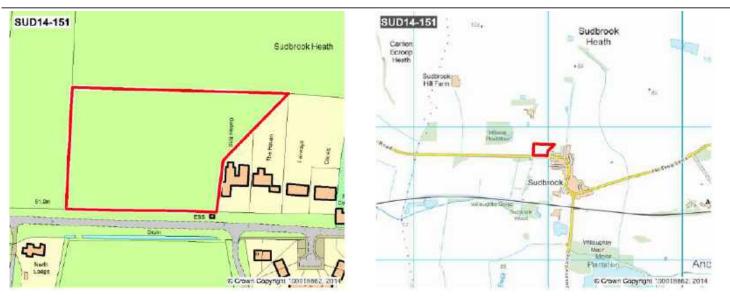
Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Too small and contrary to CS policies SP1 and SP2.

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Ref: SUD14-151 Settlement: Sudbrook Land Type: Greenfield Site Size: 1.063

Location: land north of Carlton Road, Sudbrook



Indentified Contraints

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No Other Ag Class 3

Site Visit

Site Description large field on edge of settlement - prominent in landscape

Current Land Use agricultural

Surrounding Land Uses residential to East - agricultural North, South, West

Topograpahy steep slope to north Views into and out of the site open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not resubmitted.Contrary to policies SP1 and SP2.

Mitigation: Policy review

Summary Notes:

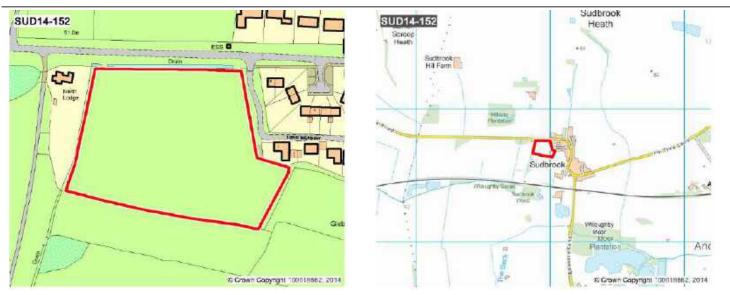
Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Not resubmitted. Contrary to policies SP1 and SP2.

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Ref: <u>SUD14-152</u> Settlement: Sudbrook Land Type: Greenfield Site Size: 1.529

Location: land south of Carlton Road, Sudbrook



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNoneFlood Zone 3No

Public Footpath crosses site

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description field on edge of settlement

Current Land Use grassland

Surrounding Land Uses Residential to East - agricultural North, South, West

Topograpahy level

Views into and out of the site glimpses from road

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not resubmitted. Contrary to policies SP1 and SP2

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Not resubmitted. Contrary to policies SP1 and SP2.

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Ref: SUD14-153 Settlement: Sudbrook Land Type: Greenfield Site Size: 7.607

Location: land east of Heath Lane, Sudbrook





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large field - on edge of settlement

Current Land Use agricultural

Surrounding Land Uses Residendential Southwest corner

Topograpahy steep slop North and West

Views into and out of the site open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not resubmitted. Contrary to policies SP1 and SP2

Mitigation: Policy review

Not resubmitted. Contrary to policies SP1 and SP2, and size/scale inappropriate relative

to size of settlement.

Summary Notes:

2017-2022: 0 2022-2027: 0 2027-2032: 0

2032+: 0

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Ref: TAL14-163 Settlement: Tallington Land Type: Greenfield Site Size: 35.702

Location: land north of Tallington



Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to village area = 21ha

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2: SWI part of site

Site Visit

Site Description very large fields which surround the village on the northern side

Current Land Use agricultural [various crops]

Surrounding Land Uses residential to South and open countryside/agricultural to North

Topograpahy level

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts pylons cross site

Other site features East Coast Main Railway Line bisects site

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: SWI, railway line, pylons. Contrary to policies SP1 and SP2

Mitigation: Policy review, wildlife site and pylons would restrict developable area,

proximity of railway may necessitate soundproofing measures

Summary Notes:

Not policy compliant and of inappropriate size/scale relative to existing development.

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2022-2027: 0

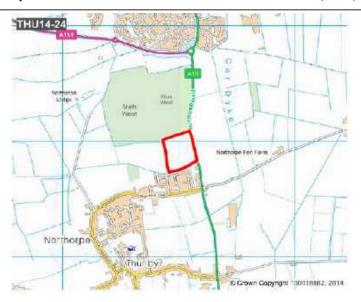
2027-2032:0

2032+: 0

Ref: <u>THU14-24</u> **Settlement:** Thurlby **Land Type:** Greenfield **Site Size:** 7.162

Location: OS 0002, Bourne Road, Northorpe, Bourne, Lincs. Adjacent to PE10 0HT Previous SHLAA Reference - SK/THU/0





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None

National and International Environmental None adjacent SSSI

Flood Zone 3 No

Public Footpath crosses site

Tree Preservation Order No Conservation Area No Water course No

Other Ag Class 2

Site Visit

large field on edge of, but outside, built confines of village Site Description

Current Land Use agricultural

Surrounding Land Uses residential to South; wood to North

Topograpahy level

Views into and out of the site none - hedged to boundaries

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features adjacent to Elsea Wood [SSSI]

Assessment Summary

Available: No Suitable: No Achievable: No **Potential Capacity:** 0

Constraints: Not resubmitted. Very large site which is inappropriate to scale of the

existing settlement. Public footpath crosses site. Contrary to SAP H1

Mitigation: Policy review, avoid / divert public footpath

Summary Notes:

Not resubmitted. Large site which is inappropriate to scale of the existing settlement and located outside built part of settlement, therefore contrary to policy SAP H1. Site also

adjacent SSSI, public footpath crosses site.

Likely Phasing: 2017-2022: 0

2022-2027:0

2027-2032:0

2032+: 0

22 June 2017 Page 356 of 382 **Ref:** THU14-34 Settlement: Thurlby Land Type: Greenfield Site Size: 3.818

Location: pt OS 7964, Obthorpe Lane, Thurlby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order TPO 22
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description field on edge of village Current Land Use agricultural [wheat]

Surrounding Land Uses agricultual South & East: residential North & West

Topograpahy level

Views into and out of the site over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts electricity lines cross site

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Site large and therefore out of scale with existing settlement. Currently

contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Site large and therefore out of scale with exsiting settlement. Currenlty contrary to SAP

H1. TPO on site.

2017-2022: 0 2022-2027: 0

Likely Phasing:

2027-2032: 0

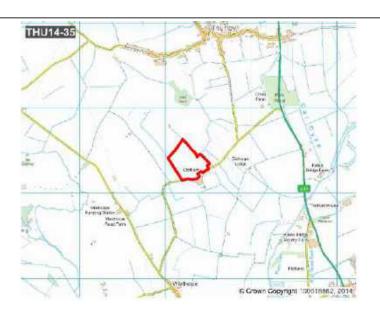
2032+: 0

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Ref: THU14-35 Settlement: Thurlby Land Type: Greenfield Site Size: 12.701

Location: land at Obthorpe, Thurlby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion Inappropriate size/scale to

existing development

Local Exclusion Not on the immediate

edge of an identified

settlement

National Heritage None
National and International Environmental None
Flood Zone 3 No
Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description large open fields on edge of settlement

Current Land Use agricultural [wheat & oil seed rape] with area of christmas trees at road

frontage

Surrounding Land Uses agricultural & few houses [Obthorpe]

Topograpahy gently undulating

Views into and out of the site extensive over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts electricity lines and transformer [?]

Other site features

Assessment Summary

Available: No.

Achievable: No Potential Capacity: 0

Constraints: Not resubmitted. Site large and remote from existing village. Currently

contrary to SAP H1

Suitable: No

Mitigation: Policy review

Summary Notes:

Not resubmitted. Remote site which is not within or on the immediate edge of an

identified settlement.

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Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Ref: THU14-35 Settlement: Thurlby Land Type: Greenfield Site Size: 12.701

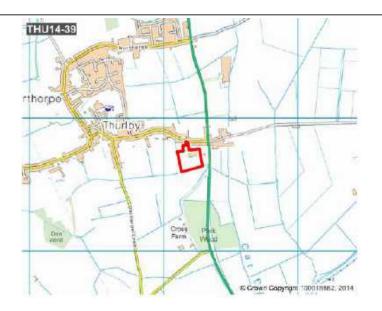
Location: land at Obthorpe, Thurlby

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Ref: THU14-39 Settlement: Thurlby Land Type: Greenfield Site Size: 2.557

Location: part of Elm Farm Yard, Thurlby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No None National Heritage National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course Nο

Other Ag Class 2

Site Visit

Site Description farmyard and field on within and on edge of village Current Land Use agricultural - barns, hardstanding, sheds & grass area

Surrounding Land Uses agricultural and residential

Topograpahy level

Views into and out of the site none - countryside to south but level site so no views

Point of access from highway yes - direct to A15 and access to High Street could be possible [presently

closed by a hedge]

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Small scale development of farmyard might be considered infill. Larger

scale development contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Could be suitable for small-scale development BUT greenfield, therefore contrary to

policy [SAP H1].

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

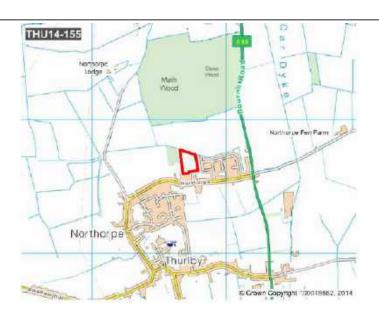
2032+: 0

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Ref: THU14-155 Settlement: Thurlby Land Type: Greenfield Site Size: 1.669

Location: north of Homestead Gardens, Thurlby





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No National Heritage None National and International Environmental None Flood Zone 3 No **Public Footpath** No Tree Preservation Order No **Conservation Area** No Water course No

Other Ag Class 2

Site Visit

Site Description field on edge of village
Current Land Use grass paddock [horses]
Surrounding Land Uses residential to South

Topograpahy level
Views into and out of the site none
Point of access from highway Yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not resubmitted. Not policy compliant

Mitigation: Policy review

Summary Notes:

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Not resubmitted. Greenfield site on edge of village - currently contrary to policy SAP H1.

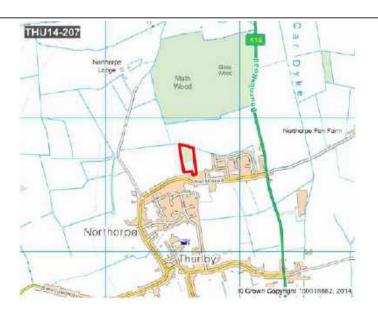
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Ref: THU14-207 Settlement: Thurlby Land Type: Greenfield Site Size: 1.944

Assessment and Notes

Location: R/O 55 Northorpe Road, Thurlby





2032+: 0

Indentified Contraints

Constraint

Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No

Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 2

Site Visit

Site Description large field on edge of village, hedged to boundary
Current Land Use agricultural, farmyard, barn and remains of orchard

Surrounding Land Uses residential and agricultural

Topograpahy level Views into and out of the site none

Point of access from highway yes, via private drive

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: No Suitable: No Achievable: No Potential Capacity: 0

Constraints: Not resubmitted. Not policy compliant

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Greenfield site on edge of settlement - scale inappropriate relative to size of village - smaller part immediately adjacent to 55 Northorpe Road may be suitable and consistent

with policy SAP H1 as a small infill or redevelopment site. Not resubmitted.

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Ref: THU16-261 Settlement: Thurlby Land Type: Brownfield Site Size: 1.08

Location: Highways Depot, Station Road





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3

No
National and International Environmental
None
National Heritage
None
Local Exclusion

Public Footpath

no
Public Footpath

Consequation Area

Conservation Area no Water course no

Other contamination

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: Yes Achievable: No Potential Capacity: 0 Likely P

Constraints: Whole of site would not be in accordance with SAPH1 due to site not being

infill

Mitigation: Policy review

Summary Notes:

Brownfield site within the settlement - Part of the site could be suitable in longer term.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032:0

2032+: 0

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Ref: THU16-280 Settlement: Thurlby Land Type: Greenfield Site Size: 0.33

Location: r/o 18-28 High Street





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None National Heritage None

Local Exclusion Site less than 0.4ha

Flood Zone 3 No
Public Footpath adj
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

N/A

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes:
2032+: 0

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Settlement: Thurlby Land Type: Greenfield Site Size: 0.48 Ref: <u>THU16-316</u>

Location: White House Nurseries, 23 The Green





Indentified Contraints

Constraint	Assessment and Notes
Flood Zono 2	Ma

Flood Zone 3 No National and International Environmental None None National Heritage **Local Exclusion** No **Public Footpath** no Tree Preservation Order no **Conservation Area** no Water course no Other no

Assessment Summary

Available: Yes Suitable: Achievable: **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Constraints: Site contrary to Policy SAP H1

2022-2027: 0 Mitigation: 2027-2032:0 2032+: 0 **Summary Notes:**

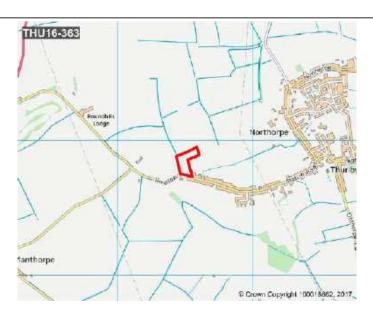
possiblitly for a small ammount of units to the frontage? - Planning Application S15/2055

(shop) Refused

22 June 2017 Page 365 of 382 Ref: THU16-363 Settlement: Thurlby Land Type: Greenfield Site Size: 1.79

Location: land off Swallow Hill





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
National and International Environmental None

Local Exclusion Not on the immediate

edge of an identified

settlement

Flood Zone 3 No
Public Footpath No
Tree Preservation Order None
Conservation Area No
Water course None
Other No

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not on the immediate edge of an identified settlement. Site also contrary to

policy SAP H1

Mitigation: Policy Review

Summary Notes:

Site not compliant with policy SAPH1

Likely Phasing: 2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

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Ref: THU16-376 Settlement: Thurlby Land Type: Greenfield Site Size: 1.79

Location: Land off Swallow Hill, Thurlby, Bourne, Linclonshire





Indentified Contraints

Constraint

Local Exclusion National Heritage

National and International Environmental

Flood Zone 3

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes:

2032+: 0

Assessment and Notes

N/A

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Ref: THU16-395 Settlement: Thurlby Land Type: Greenfield Site Size: 0.56

Location: Land at Northorpe Lane. Northorpe





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Listed Building Adjacent to 2 listed bulidings

National and International Environmental None Flood Zone 3 No Public Footpath None Tree Preservation Order No Conservation Area None Water course No Other No

Assessment Summary

Site could potentialy be infill.?

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

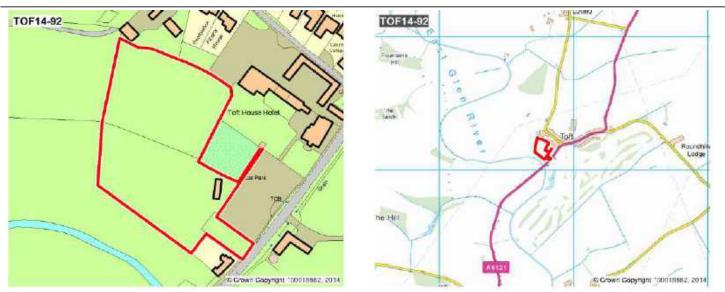
Constraints: 2017-2022. 0 2022-2027: 0 2027-2032: 0

Summary Notes: 2032+: 0

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Ref: <u>TOF14-92</u> Settlement: Toft Land Type: Greenfield Site Size: 1.155

Location: adj to Toft House Hotel, Toft, Bourne



Indentified Contraints

Constraint Assessment and Notes

Local ExclusionNoNational HeritageNoneNational and International EnvironmentalNone

Flood Zone 3 Affects < 50% of Site app 30% of site

Public Footpath No
Tree Preservation Order No
Conservation Area No
Water course No

Other Ag Class 3

Site Visit

Site Description pasture land and golf driving range, outside built confines of village

Current Land Use pasture land and golf driving range

Surrounding Land Uses agricultural, caravan site and village to North

Topograpahy level

Views into and out of the site over open countryside

Point of access from highway Yes

On site features eg. Pylons, masts

Not compliant with SP1 and SP2.

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not compliant with SP1 and SP2 and part of site floodzone 3.			2017-2022: 0	
Constraints. Not compliant with St 1 and St 2 and part of site hoodzone 5.			2022-2027: 0	
Mitigation: Policy	review, flood ri	sk prevention measu	ires, change in flood zones	2027-2032: 0

Summary Notes: 2032+: 0

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Ref: <u>UFF14-52</u> Settlement: Uffington Land Type: Greenfield Site Size: 0.709

Location: land west of West Hall Farm, Uffington





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No

National Heritage Listed Building adjacent

National and International Environmental None Flood Zone 3 No

Public Footpath adjacent
Tree Preservation Order No
Conservation Area Yes
Water course No

Other Ag Class 3: identified as important open space within draft CA Appraisal

Site Visit

Site Description field within village

Current Land Use none

Surrounding Land Uses residential West & East; agricultural to North; parkland to South

Topograpahy level

Views into and out of the site none into from road

Point of access from highway Yes

On site features eg. Pylons, masts

Other site features Adjacent listed building

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: Contrary to SP1 and SP2

2017-2022. 0
2022-2027: 0

Mitigation: Policy review 2027-2032: 0
Summary Notes: 2032+: 0

Contrary to SP1 and SP2. Listed building adjacent, site identified as an important open

space within Conservation Area.

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Ref: <u>UFF16-346</u> Settlement: Uffington Land Type: Greenfield Site Size: 0.6

Location: adj The Charters





Indentified Contraints

Constraint Assessment and Notes

National Heritage None
Local Exclusion No
National and International Environmental None
Flood Zone 3 No
Public Footpath no

Tree Preservation Order yes - 91 Uffington [S15/1502 & 1503 - fell and reduce crown - work allowed]

Conservation Area yes
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0

Constraints: Uffington not identified as a location for development (SP1)

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

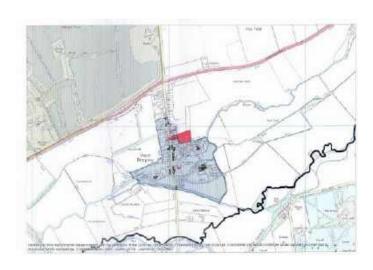
Summary Notes: 2032+: 0
Not policy compliant

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Ref: <u>WDE15-242</u> Settlement: West Deeping Land Type: Greenfield Site Size: 1.7

Location: land R/o 35-37 King Street





Indentified Contraints

Constraint Assessment and Notes

Local Exclusion No
National Heritage None
National and International Environmental None
Flood Zone 3 No

Public Footpath

Tree Preservation Order Conservation Area Water course Other

Site Visit

Site Description grass paddock to rear of residential properties on edge of village

Current Land Use paddock / grazing

Surrounding Land Uses residential to west and open countryside to east

Topograpahy level Views into and out of the site none

Point of access from highway yes, between numbers 33 and 35 King Street

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Not policy compliant

Mitigation: Policy review

Likely Phasing:
2017-2022: 0
2022-2027: 0
2027-2032: 0

Summary Notes: 2032+: 0
Contrary to SP1 and SP2.

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Ref: <u>WDE16-277</u> Settlement: West Deeping Land Type: Brownfield Site Size: 0.13

Location: G + H Wilson Haulage Yard, King Street





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None Flood Zone 3 No

Local Exclusion Site less than 0.4ha

National Heritage None

Public Footpath to western boundary

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing: 2017-2022: 0

Constraints: West Deeping not identified as a location for development (SP1) 2017-2022: 0 2022-2027: 0

Mitigation: Policy Review 2027-2032: 0

Summary Notes: 2032+: 0
Not policy compliant location

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Ref: WOO14-232 Settlement: Woolsthorpe by Belvoir Land Type: Brownfield Site Size: 0.721

Location: The Old Hunt Stables, Main Street, Woolsthorpe by Belvoir



Indentified Contraints

Constraint	Assessment and Notes	
Local Exclusion	No	
National Heritage	None	
National and International Environmental	None	
Flood Zone 3	No	FZ2
Public Footpath	No	
Tree Preservation Order	No	
Conservation Area	yes	
Water course	No	
Other	No	

Site Visit

Site Description disused stable block on the edge of the village

Current Land Use none - although parts used for storage

Surrounding Land Uses residential to east, open countryside to north, west and south

Topograpahy level

Views into and out of the site over open countryside and village

Point of access from highway yes

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: Yes	Achievable: Yes (Now) Potential Capacity: 20	Likely Phasing:
Constraints: Site has planning approval for conversion to form 20 dwellings		2017-2022: 20	
		2022-2027: 0	
Mitigation:			2027-2032: 0
Summary Notes:	1		2032+: 0
Site has extant p	lanning permissi	on for conversion to form 20 dwellings.	

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Settlement: Woolsthorpe by Belvoir **Land Type:** Site Size: 0.3 Ref: <u>WOO16-268</u>

Location: west of Village Street, north of Rectory Lane





Indentified Contraints

Constraint **Assessment and Notes**

Flood Zone 3 No

Local Exclusion Site less than 0.4ha

National Heritage None adj LB [Rectory]

National and International Environmental None **Public Footpath** no Tree Preservation Order no **Conservation Area** yes Water course no Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** 2017-2022: 0

Not policy compliant location

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1) 2022-2027: 0 Mitigation: Policy review 2027-2032:0 **Summary Notes:** 2032+: 0

22 June 2017 Page 375 of 382 Ref: WOO16-269 Settlement: Woolsthorpe by Belvoir Land Type: Greenfield Site Size: 1.8

Location: north of Woolsthorpe Stables, Sedgebrook Road





Indentified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
Local Exclusion	No
National Heritage	None
Public Footpath	no
Tree Preservation Order	no
Conservation Area	adj

Site Visit

Other

Site Description

Water course

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

Not policy compliant location

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)				2017-2022: 0
constraints. Woolstholpe by belyon not identified as a location for development (5) 1)				2022-2027: 0
Mitigation: Policy	review			2027-2032: 0
Summary Notes:				2032+: 0

no

no

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Ref: WOO16-270 Settlement: Woolsthorpe by Belvoir Land Type: Greenfield Site Size: 3

Location: north of Cliff Road





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No
National and International Environmental None
National Heritage None
Local Exclusion No

Public Footpath crosses site

Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Mitigation: Policy review

Not policy compliant location

P1) 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: WOO16-271 Settlement: Woolsthorpe by Belvoir Land Type: Greenfield Site Size: 0.3

Location: north of Chapel Hill [inc Barbers Garage]





Indentified Contraints

Constraint Assessment and Notes

National and International Environmental None National Heritage None

Local Exclusion Site less than 0.4ha

Flood Zone 3 No
Public Footpath no
Tree Preservation Order no
Conservation Area yes
Water course no
Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:

Not policy compliant location

2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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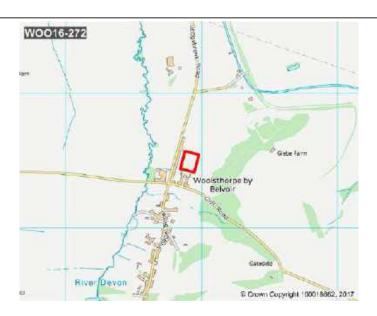
Ref: WOO16-272 Settlement: Woolsthorpe by Belvoir Land Type: Greenfield Site Size: 1.6

Assessment and Notes

no

Location: north of Hillside Road





Indentified Contraints

Constraint

Local Exclusion	No
Flood Zone 3	No

National and International Environmental None
National Heritage None
Public Footpath adj
Tree Preservation Order no
Conservation Area no
Water course no

Site Visit

Other

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)			2017-2022: 0	
			2022-2027: 0	
Mitigation: Policy	/ review			2027-2032: 0

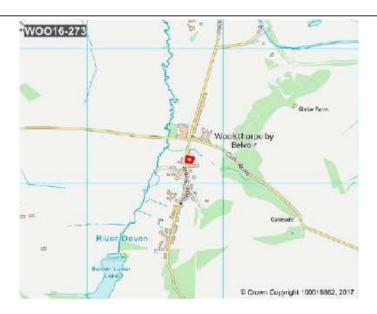
Summary Notes: 2032+: 0
Not policy compliant location

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Ref: WOO16-273 Settlement: Woolsthorpe by Belvoir Land Type: Greenfield Site Size: 0.2

Location: junction Belvoir Lane & Village Street





Indentified Contraints

Constraint Assessment and Notes

Flood Zone 3 No National and International Environmental None

Local Exclusion Site less than 0.4ha

National Heritage None
Public Footpath no
Tree Preservation Order no
Conservation Area yes
Water course no
Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway On site features eg. Pylons, masts

Other site features

Assessment Summary

Summary Notes:

Available: Yes Suitable: No Achievable: No Potential Capacity: 0 Likely Phasing:

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Likely Phasing:

2017-2022: 0

Mitigation: Policy review

Not policy compliant location

2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0

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Ref: WOO16-274 Settlement: Woolsthorpe by Belvoir Land Type: Greenfield Site Size: 0.7

Assessment and Notes

Location: east of Main Street





Indentified Contraints

Constraint

Local Exclusion	No
Flood Zone 3	No
National Heritage	None
National and International Environmental	None
Dublic Footnath	n 0

Public Footpath no
Tree Preservation Order no
Conservation Area no
Water course no
Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

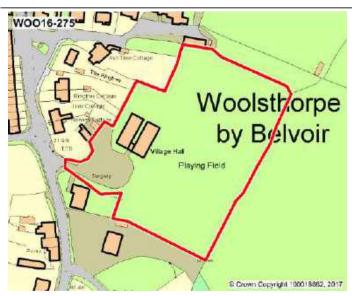
Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Woo	2017-2022: 0			
Constraints. Woo	distribition perby ber	von not identined as	a location for development (SP1)	2022-2027: 0
Mitigation: Policy	y review			2027-2032: 0
				2022 . 0

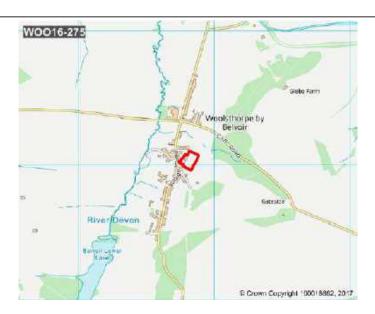
Summary Notes: 2032+: 0
Not policy compliant location

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Settlement: Woolsthorpe by Belvoir Land Type: Mixed Site Size: 2.7 Ref: <u>WOO16-275</u>

Location: adj village surgery, Main Street





Indentified Contraints

Constraint **Assessment and Notes**

Local Exclusion No Flood Zone 3 No National and International Environmental None National Heritage None **Public Footpath** no Tree Preservation Order no

Conservation Area yes [part of site]

Water course no Other no

Site Visit

Site Description

Current Land Use

Surrounding Land Uses

Topograpahy

Views into and out of the site Point of access from highway

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes Suitable: No Achievable: No **Potential Capacity:** 0 **Likely Phasing:** Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:

Not policy compliant location

2017-2022: 0 2022-2027: 0 2027-2032:0

2032+: 0

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Appendix 2: Summary of Assessment of Sites (by Settlement)

Allington (5)		Suitable	Available	Achiev	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developa 2027-2	Long Te 20		
Ref	Location	able	able	vable	tial city	able 2022	oable 2027	pable -2032	Term 2032+	Constraints	Mitigation
ALL14-146	land to the north of Gonerby Lane, Allington	No	No	No	0	0	0	0	0	Contrary to policy	Policy review
ALL16-337	land to north of Park Road	No	Yes	No	0	0	0	0	0	Allington not identified as a location for development (SP1)	Policy Review
ALL16-338	land off Foston Road	No	Yes	No	0	0	0	0	0	Allington not identified as a location for development (SP1)	Policy review
ALL16-339	west of Sedgebrook Road	No	Yes	No	0	0	0	0	0	Allington not identified as a location for development (SP1)	Policy review
ALL16-340	land east of Sedgebrook Road	No	Yes	No	0	0	0	0	0	Allington not identified as a location for development (SP1)	Policy review
		Tot	als fo	Allington	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Ancaster (1	<u>o)</u>	Suitable	Available	Achieva	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Te 20		
Ref	Location	able	able	able	tial	able 2022	oable 2027	ıble 032	Term 2032+	Constraints	Mitigation
ANC14-41	land off St Martin's Way, Ancaster	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
ANC14-106	East of Ermine Street, Ancaster	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
ANC14-154	land north of Wilsford Road, Ancaster	No	No	No	0	0	0	0	0	Not policy compliant	Policy review
ANC14-216	land north of West View and North Drive, Ancaster	No	Yes	No	0	0	0	0	0	Not resubmitted. Contrary to SAP H1	Policy review
ANC14-217	land west of Pottergate Road, Ancaster	No	No	No	0	0	0	0	0	Contrary to SAPH1	Policy review
ANC14-220	land north of village, Ancaster	No	No	No	0	0	0	0	0	Contrary to SAP H1	Policy review
ANC14-221	land west of Pottergate Road, Ancaster	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1	Policy review
ANC14-222	land west of Pottergate Road, Ancaster	No	No	No	0	0	0	0	0	Contains heritage asset of national importance [scheduled monument], contrary to policy SAP H1	Heritage assesment required. Policy review to overcome policy issue
ANC16-319	south of Wilsford Lane	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1. Site Inappropriate size/scale to existing development	Policy Review
ANC16-396	Land to the North of Wilsford Lane	No	Yes	No	0	0	0	0	0	Site Contrary to policy SAP H1	Policy Review

Aslackby (2	1	Suita	Availa	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	able	able	able	tial city	ble :022	ble 027	ble 032	97m 32+	Constraints	Mitigation
ASL16-379	Land South East of Sovereign Street	No	Yes	No	0	0	0	0	0	Aslackby not identified as a location for development	Policy review
ASL16-380	Land to the North of temple road	No	Yes	No	0	0	0	0	0	Aslackby not identified as a location for development (SP1)	Policy review
				r Aslackby	0	0	0	0	0		

Barkston (3	1	Suitable	Available	Achieva	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developable 2027-2032	Long Te 20		
Ref	Location	able	able	able	tial city	able 2022	oable 2027	ıble 032	Term 2032+	Constraints	Mitigation
BKN14-1	The Granary Hough Road Barkston	No	Yes	No	0	0	0	0	0	Identified as an important open area in a conservation area. Greenfield site on edge of settlement contrary to policy SAP H1	Policy review
BKN14-128	12 West Street, Barkston	No	No	No	0	0	0	0	0	Recent appeal decision states that site cannot be considered infill. It is, therefore, contrary to policy SAP H1.	
BAR16-326	land south of West Street	No	Yes	No	0	0	0	0	0	Site too small	
	Totals for Barksto					0	0	0	0		

SHLAA 2017

Appendix 2: Summary of Assessment of Sites (by Settlement)

Barrowby (5)	Suitable	Available	Achiev	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developable 2027-2032	Long Te 20		
Ref	Location	able	able	vable	tial	able 2022	oable 2027	able 032	Term 2032+	Constraints	Mitigation
BAR14-79	land south of Low Road, Barrowby	No	Yes	No	0	0	0	0	0	High Pressure Gas Main adjacent, no direct access from public highway. Currently contrary to SAP H1	Policy review, avoid gas infrastructure, resolve access limitations
BAR14-80	land north of Low Road, Barrowby	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1. Agricultural Classification Grade 1.	Policy review
BAR14-95	south of Reedings Road, Barrowby	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1. Electricity pylons in close proximity & telephone lines on boundary of site	Policy review, presence of electricity infrastructure may restrict developable area
GRA16-360	Low Road, Barrowby, Grantham, Lincolnshire,NG32 1DB	No	Yes	No	0	0	0	0	0	Contary to policy SAP H1. Site is also not on the immediate edge of an identified settlement	Policy Review
BAR16-374	Land to the south of the Grange, Low Road, Barrowby	No	Yes	No	0	0	0	0	0	Set within Harlaxton Bowl landscape sensitive to development. Also distant from village services. Site contrary to policy SAP H1	Policy review
		Tota	als for	Barrowby	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

<u>Baston (10)</u>		Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Te 20		
Ref	Location	able	able	able	tial	able 2022	able 027	able 032	Term 2032+	Constraints	Mitigation
BAS14-19	Land north of Manor Drive/Manor Close, Baston Previously part of SK/BAS/03 F Richardson & Son	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review
BAS14-20	Land off Manor Drive/Manor Close, Baston F Richardson & Son	No	Yes	No	0	0	0	0	0	Very large site which is inappropriate to scale of the existing settlement. Contrary to SAP H1	Policy review
BAS14-21	Land rear of Thetford House Farm Baston - east of A15, and off Park Lane and Manor Drive F Richardson & Son	No	Yes	No	0	0	0	0	0	Very large site which is inappropriate to scale of the existing settlement. Contrary to SAP H1	Policy review
BAS14-105	Rear off Chesham Drive, Baston	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
BAS14-143	land off Chesham Drive, Baston	No	Yes	No	37	0	0	0	0	Outside settlement. Contrary to SAP H1.	Policy review.
BAS14-170	land at Greatford Road, Baston	No	Yes	No	0	0	0	0	0	Public footpath. Contrary to policy SAP H1	Policy review, avoid / divert public footpath
BAS16-321	Chapel Motors, Main Street	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
BAS16-322	Baston Outgang Road [adjacent 86 Main Street]	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1. Site not on the immediate edge of an identified settlement.Part of site in flood zone 2	Policy Review
BAS16-323	Mink Farm, R/O Cardyke Drive	No	Yes	No	0	0	0	0	0	Site not contrary to policy SAP H1. Part of the site is covered by flood zone 2	Policy Review
BAS16-364	Land at Main Street	No	Yes	No	0	0	0	0	0	Site Contrary to plicy SAP H1	Policy Review

Totals for Baston 37 0 0 0 0

Appendix 2: Summary of Assessment of Sites (by Settlement)

ugh (8)	Su	Ava	Achie	Pote Cal	Delive 2017)evelo 2022	Develo 2027			
Location	itable	ailable	vable	ential pacity	rable '-2022	pable -2027	pable -2032	Term 2032+	Constraints	Mitigation
Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son	No	Yes	No	0	0	0	0	0	Part of site within floodzone. Very large site which is inappropriate to scale of the existing settlement. Contrary to SAP H1	Policy review
former Aveland High School, Billingborough	Yes	Yes	Yes (Now)	25	25	0	0	0	Site cleared.	
former Grimers Transport site, Station Road, Billingborough	Yes	Yes	Yes (Now)	23	23	0	0	0	Site is employment site and protected by policy E1 of Core Strategy. Part of site was allocated for housing in old local plan and is subject of current planning application which has demonstrated site no longer suitable for employment.	Demonstrate no longer viable and needed for employment use
Hurn Farm, Low Street	No	Yes	No	0	0	0	0	0	Majority of site is contrary to policy SAP H1	Policy review
north of Birthorpe Road	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1	Policy Review
1 Grosvenour Square Low Street	No	Yes	No	0	0	0	0	0	Site too small	Policy review
Brookfield House Folkingham Road	No	Yes	No	0	0	0	0	0	Large ammount of site situated within flood zone 3 . Site contrary to policy SAPH1	Policy review
Brookfield House Folkingham Road	No	Yes	No	0	0	0	0	0	Large ammount of site situated within flood zone 3 . Site contrary to policy SAPH1	Policy review
	Location Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son former Aveland High School, Billingborough former Grimers Transport site, Station Road, Billingborough Hurn Farm, Low Street north of Birthorpe Road 1 Grosvenour Square Low Street Brookfield House Folkingham Road Brookfield House Folkingham Road	Location Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son former Aveland High School, Billingborough former Grimers Transport site, Station Road, Billingborough Hurn Farm, Low Street No north of Birthorpe Road 1 Grosvenour Square Low Street Brookfield House Folkingham Road No Brookfield House Folkingham Road No	Location Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son former Aveland High School, Billingborough former Grimers Transport site, Station Road, Billingborough Hurn Farm, Low Street No Yes north of Birthorpe Road 1 Grosvenour Square Low Street Brookfield House Folkingham Road No Yes Brookfield House Folkingham Road No Yes	Location Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son former Aveland High School, Billingborough former Grimers Transport site, Station Road, Billingborough Hurn Farm, Low Street No Yes No 1 Grosvenour Square Low Street Brookfield House Folkingham Road No Yes No No No Yes No No No Yes No No No Yes No No No Yes No	Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son former Aveland High School, Billingborough former Grimers Transport site, Station Road, Billingborough Hurn Farm, Low Street No Yes No 0 north of Birthorpe Road 1 Grosvenour Square Low Street No Yes No 0 Brookfield House Folkingham Road No Yes No 0 Brookfield House Folkingham Road No Yes No 0	Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son former Aveland High School, Billingborough former Grimers Transport site, Station Road, Billingborough Hurn Farm, Low Street No Yes No 0 0 north of Birthorpe Road 1 Grosvenour Square Low Street No Yes No 0 0 Brookfield House Folkingham Road No Yes No 0 0 O O O O O O O O O O O O O	Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son former Aveland High School, Billingborough former Grimers Transport site, Station Road, Billingborough Hurn Farm, Low Street No Yes No 0 0 0 north of Birthorpe Road 1 Grosvenour Square Low Street No Yes No 0 0 0 Brookfield House Folkingham Road No Yes No 0 0 0	Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son No Yes No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son No Yes No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son No Yes No 0 0 0 0 0 0 0 Part of site within floodzone. Very large site which is inappropriate to scale of the existing settlement. Contrary to SAP H1 Former Aveland High School, Billingborough former Grimers Transport site, Station Road, Billingborough Yes Yes Yes Yes Yes (Now) Yes Yes Yes (Now) Yes Yes Yes (Now) Yes Yes Yes (Now) Yes Yes Yes (Now) Yes Yes Yes Yes (Now) Yes Yes Yes Yes (Now) Yes

Totals for Billingborough 48 48 0 0 0

Bitchfield (Bitchfield (1)		Availa	Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te	4	
Ref	Location	able	able	able	tial	0 5	able 027	able 032	erm)32+	Constraints	Mitigation
BIT14-184	Dark Lane, Bitchfield	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
		Tot	als for	Bitchfield	0	0	0	0	0		

Bourne (26)	1	s	Ą	Ach	ဂ္ဂ ၉	Deliv 201	Devel 202	Devel 202	Long		
Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	g Term 2032+	Constraints	Mitigation
BOU14-36	Land at rear of 37 West Road, Bourne. (With access from Churchill Avenue).	No	Yes	No	0	0	0	0	0	Too small	
BOU14-53	land east of North Road, Bourne	No	Yes	No	0	0	0	0	0	Contrary to H1 and SAP H1	Policy review
BOU14-54	land west of North Road, Bourne	No	Yes	No	0	0	0	0	0	Contrary to H1 and SAP H1	Policy review
BOU14-65	land off Meadow Drove, Bourne	No	Yes	No	0	0	0	0	0	Contrary to H1 and SAP H1	Policy review
BOU14-88	Land to the South of Mill Drove and to the West of Meadow Drove, Bourne, Lincolnshire	No	Yes	No	0	0	0	0	0	Contrary to policy H1 and SAP H1	Policy review
BOU14-134	land north of Mill Drove, Bourne	No	Yes	No	0	0	0	0	0	Electricity lines, owl tower, public footpath. Not compliant with policies H1 and SAP H1	Policy review, presence of electricity lines and wildlife feature would restrict developable area
BOU14-135	land west of Hazelwood Drive, Bourne	No	Yes	No	0	0	0	0	0	Public footpath, adjacent SWI [Bourne Wood]. Contrary to policy H1 of Core Strategy and SAP H1	Policy review, proximity of Bourne Wood and presence of public footpath would restrict developable area
BOU14-136	land north of Stephenson Way, Bourne	No	Yes	No	0	0	0	0	0	Public footpath. Contrary to policy H1 of Core Strategy and SAP H1	Policy review, avoid / divert public footpath
BOU14-137	land west of Meadow Drove, Bourne	No	Yes	No	0	0	0	0	0	Not policy compliant: part of Employment Allocation B1a	Policy review
BOU14-145	land west of Southfields, Bourne	Yes	Yes	Yes (Now)	15	15	0	0	0	Public footpath, adjacent SWI, access. Potential wildlife interest on this site	Avoid public footpath, wildlife issues to be investigated
BOU14-168	land west of Beaufort Drive, Bourne	No	Yes	No	0	0	0	0	0	Not compliant with policies H1 and SAP H1	Policy review
BOU14-190	Land at Falcon Way (Southfields Business Park), Bourne	Yes	Yes	Yes (Now)	23	23	0	0	0		
BOU14-213	Wherry's Lane Phase II site, Burghley Street, Bourne	Yes	Yes	Yes (Now)	14	14	0	0	0		
BOU14-230	Bourne Auction Rooms, Spalding Road, Bourne	No	Yes	No	0	0	0	0	0	Site in employment / commercial use [auction rooms]. Too small	

Appendix 2: Summary of Assessment of Sites (by Settlement)

BOU14-231	1 & 1a West Street, Bourne	No	Yes	No	0	0	0	0	0	Listed Building, commerical uses, can only be accessed via public car park to rear. Too small	
BOU15-241	land to the north of Lavender Way	No	Yes		0	0	0	0	0	Contrary to H1 and SAP H1	Policy review
BOU16-281	south of The Slipe, South Fen	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1 and H1.	Polciy Review
BOU16-282	adj Park Farm, West Road	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1 and H1.	Policy Review.
BOU16-296	south of Spalding Road	No	Yes	No	0	0	0	0	0	Site Contrary to policy SAP H1 and H1. Site not on the immediate edge of an identified settlement	Policy Review
BOU16-297	land south of The Slipe	No	Yes	No	0	0	0	0	0	Site Contrary to policy SAP H1 and H1. Site not on the immediate edge of an identified settlement	Policy Review
BOU16-335	land to east of A15 [area A]	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 and policy H1 - site also not on the immediate edge of an identified settlement	policy review
BOU16-336	land to east of A15 [area B]	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 and policy H1 - site also not on the immediate edge of an identified settlement	Policy review
BOU16-341	Southfields [site B]	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
BOU16-342	Southfields [site C]	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
BOU16-343	adj A151 Raymond Mays Way	No	Yes	No	0	0	0	0	0	Site is contrary to policy B1 - Employment allcations in Bourne.	Policy review
BOU16-362	Blind Well Field	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 and Core Stratagy H1.	Policy review
		_		or Dourse	ГЭ	ΓO	^	^	^		

Totals for Bourne 52 52 0 0 0

Brandon (1)	Brandon (1)			Achieva	Potent Capa	Delivera 2017-2	Developa 2022-20	evelop 2027-	Long Te 20:		
Ref	Location	able	ilable	ble	tial		ble)27	ble)32	32+	Constraints	Mitigation
BRA16-267	land off Hall Lane	No	Yes	No	0	0	0	0	0	Brandon not identified as a location for development (SP1)	Policy review
				r Brandon	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Burton-le-C	Burton-le-Coggles (3)			Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2	evelopa 2027-2	Long Te 20		
Ref	Location	able	Available	able	tial city	ble :022	ble 027	able 032	9rm 32+	Constraints	Mitigation
BUR14-183	Back Lane, Burton-le-Coggles	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
BUR14-186	BUR14-186 Manor Road, Burton-le-Coggles			No	0	0	0	0	0	Not policy compliant	Policy review
BUR14-187	BUR14-187 Forge Farm, Manor Road, Burton-le- Coggles		Yes	No	0	0	0	0	0	Not policy compliant	Policy review
	Totals for Burton-le-Coggle						0	0	0		

Carlby (3)		Suita	Availabl	Achieva	Potent Capa	Delivera 2017-2	Developa 2022-20	Developa 2027-20	Long Te 20		
Ref	Location	able	ıble	ble	city	ble 022	ble)27	ble)32	32 ₊	Constraints	Mitigation
CAR14-173	High Street, Carlby [plan ref 1]	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
CAR14-175	land at Stamford Road, Carlby	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
CAR14-176	Eastern Farm Implements Ltd, Bourne Road, Carlby	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
			Totals	for Carlby	0	0	0	0	0		

Carlton Scro	oop (2)	Suita	Avail	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2	Developak 2027-20	Long Te 20		
Ref	Location	able	ailable	able	tial city	ble 022	ble 027	ble 032	7m 32+	Constraints	Mitigation
SCR16-279	north of Grantham Road	No	Yes	No	0	0	0	0	0	Carlton Scroop not identified as a location for development (SP1)	Policy review
SCR16-304	Charity Street	No	Yes	No	0	0	0	0	0	Carlton Scroop not identified as a location for development (SP1)	Policy reivew
Totals for Carlton Scro						0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Castle Byth	Castle Bytham (7)		Available	Achiev	Potential Capacity	Deliverable 2017-202;	Developable 2022-2027	Developable 2027-2032	Long Te 20		
Ref	Location	Suitable	able	vable	tial	able 2022	able 027	able 032	Term 2032+	Constraints	Mitigation
CAS14-46	land adjacent to Cumberland Gardens, Castle Bytham	No	Yes	No	0	0	0	0	0	Outside built up part of village, currently contrary to SAP H1	Policy review
CAS14-73	The Old Quarry, Station Road, Castle Bytham	No	Yes	No	0	0	0	0	0	SSSI on site. Large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review, avoid area of wildlife interest
CAS14-97	Crossroads Field Castle Bytham Lincolnshire	No	Yes	No	0	0	0	0	0	Currently contrary to policy SAP H1	Policy review
CAS14-110	Priory Farmyard Station Road Castle Bytham	Yes	Yes	Long Term	5	0	5	0	0	Adjacent to Listed Building. Adjacent to SNCI Vehicle access possible restriction	Suitable redevelopment site within a Local Service Centre
CAS14-228	land adj Pineview, Holywell Road, Castle Bytham	Yes	No	0	0	0	0	0	Not policy compliant	Policy review	
CAS14-229	land adjacent to 24 Holywell Road, Castle Bytham	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
CAS16-310	Angel Wells Farm, Morkery Lane	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 - Site not on the immediate edge of an identified settlement	Policy Review
	To	tals fo	r Cast	le Bytham	0	0					

Cawthorpe	<u>(1)</u>	Suita	Availa	Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2	evelop 2027-2	Long Te 20		
Ref	Location	able	able	able	tial	able 2022	able 027	15 15 15	erm)32+	Constraints	Mitigation
CAW16-276	land south of Cawthorpe Hall	No	Yes	No	0	0	0	0	0	Cawthorpe not identified as a location for development (SP1)	Policy review
Totals for Cawt			Cawthorpe	0	0	0	0	0			

Caythorpe (<u>1)</u>	Suita	Avail	Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2)ev 20	Long Te	1	
Ref	Location	able	able	able	tial	0	ible 027	ıble 032	32+	Constraints	Mitigation
CAY14-191	land to the southwest of Millfield Crescent, Caythorpe	No	No	No	0	0	0	0	0	Not resubmitted	
		Totals for Caythorpe		0	0	0	0	0		•	

Appendix 2: Summary of Assessment of Sites (by Settlement)

Ref Location CLA14-49 OS 5325, Welfen Lane, Claypole No Yes No O O O O O O O O O O O O O O O O O O	Claypole (1	<u>3)</u>	Sui	Ava	Achievable	Potential Capacit	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long 1 2		
CLA14-27 CLA14-126 CLA14-127 CLA14-127 CLA14-127 CLA14-127 CLA14-128 CLA14-129 CLA14-120 CLA14-120 CLA14-120 CLA14-120 CLA14-127 CLA14-127 CLA14-127 CLA14-127 CLA15-245 CLA15-246 CLA15-247 CLA15-248 CLA16-312 CLA16-313 CLA16-313 CLA16-313 CLA16-314 CLA16-315 CLA16-315 CLA16-315 CLA16-316 CLA16-317 CLA15-320 CGordon House Farm, Main Street No Ves No Ves No Ves No O O O O O O O O O CLaypole not identified as a location for development (SP1) CLA16-320 CLA16-320 CGordon House Farm, Back Lane No Ves No O O O O O O CLaypole not identified as a location for development (SP1) CLA16-320 CLA16-320 CGrdon House Farm, Back Lane No Ves No O O O O O O CLaypole not identified as a location for development (SP1) CLA16-320 CLA16-320 CGrdon House Farm, Back Lane No Ves No O O O O O O CLaypole not identified as a location for development (SP1) CLA16-320 CLA16-320 CGrdon House Farm, Back Lane No Ves No O O O O O O CLaypole not identified as a location for development (SP1) CLA16-320 CLA16-320 CGrdon House Farm, Back Lane No Ves No O O O O O O CLaypole not identified as a location for development (SP1) CLA16-320 CLA16-320 CGrdon House Farm, Back Lane No Ves No O O O O O O CLaypole not identified as a location for development (SP1) CLA16-320 CLA16-320 CGRDON House Farm, Back Lane No Ves No O O O O O CLAypole not identified as a location for development (SP1) CLA16-320 CGRDON House Farm, Back Lane No Ves No O O O O O CLAypole not identified as a location for development (SP1) CLA16-320 CGRDON House Farm, Back Lane No Ves No O O O O O O CLAypole not identified as a location for development (SP1) CLA16-320 CGRDON House Farm, Back Lane No Ves No O O O O O O CLAypole not identified as a location for development (SP1) CLA16-320 CGRDON House Farm, Back Lane No Ves No O O O O	Ref	Location	table	ilable	vable	ntial acity	able 2022	able 2027)able 2032	erm 032+		Mitigation
CLA14-126 land r/o 35 Main Street, Claypole No Yes No 0 0 0 0 0 0 0 Not policy compliant Policy review CLA14-127 OS 8561, Claypole No Yes No 0 0 0 0 0 0 0 Public footpath. Not policy compliant contrary to footpath Policy review CLA15-245 land at Barnby Lane No Yes No 0 0 0 0 0 0 0 Not policy compliant - contrary to policies SP1 and SP2 - proximity of East Coast Main Line may give rise to noise issues. CLA16-258 Welfen Lane (OS 5325) No No No No 0 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-312 Orchard Farm, Main Street No Yes No 0 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-313 The Grove Farm Yard, Hough Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-320 Gordon House Farm, Back Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-383 The Paddock Claypole Lane Dry Doddington Newark. CLA16-384 The Paddock Claypole Lane Dry Doddington Newark. No Yes No 0 0 0 0 0 0 Site too small Policy Review CLA16-384 The Paddock Claypole Lane Dry Doddington Newark.	CLA14-49	OS 5325, Welfen Lane, Claypole	No	Yes	No	0	0	0	0	0		
CLA14-127 OS 8561, Claypole No Yes No 0 0 0 0 0 0 Public footpath. Not policy compliant CLA15-245 land at Barnby Lane No Yes No 0 0 0 0 0 0 Not policy compliant - contrary to policies SP1 and SP2 - proximity of East Coast Main Line may give rise to noise issues. CLA16-258 Welfen Lane (OS 5325) No No No No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-312 Orchard Farm, Main Street No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-313 The Grove Farm Yard, Hough Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-320 Gordon House Farm, Back Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-328 OS 5325, Welfen Lane No Yes No 0 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-383 The Paddock Claypole Lane Dry Doddington Newark. No Yes No 0 0 0 0 0 0 Site too small Policy Review CLA16-384 The Paddock Claypole Lane Dry Doddington Newark.	CLA14-87	Claypole [refs: SK8548 NG2378 and	No	Yes	No	0	0	0	0	0	Contrary to policies SP1 and SP2	Policy review
CLA15-245 land at Barnby Lane No Yes No 0 0 0 0 0 0 Not policy compliant - contrary to policies SP1 and SP2 - proximity of East Coast Main Line may give rise to noise issues. CLA16-258 Welfen Lane (OS 5325) No No No No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-312 Orchard Farm, Main Street No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-313 The Grove Farm Yard, Hough Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-320 Gordon House Farm, Back Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-328 OS 5325, Welfen Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-383 The Paddock Claypole Lane Dry Doddington Newark. No Yes No 0 0 0 0 0 0 Site too small Policy review CLA16-384 The Paddock Claypole Lane Dry Doddington Newark.	CLA14-126	land r/o 35 Main Street, Claypole	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
CLA16-258 Welfen Lane (OS 5325) No No No No O O O O O Claypole not identified as a location for development (SP1) CLA16-312 Orchard Farm, Main Street No Yes No O O O O O Claypole not identified as a location for development (SP1) CLA16-313 The Grove Farm Yard, Hough Lane No Yes No O O O O O Claypole not identified as a location for development (SP1) CLA16-320 Gordon House Farm, Back Lane No Yes No O O O O O Claypole not identified as a location for development (SP1) CLA16-320 Gordon House Farm, Back Lane No Yes No O O O O O O Claypole not identified as a location for development (SP1) CLA16-320 OS 5325, Welfen Lane No Yes No O O O O O O Claypole not identified as a location for development (SP1) CLA16-383 The Paddock Claypole Lane Dry Doddington Newark. CLA16-384 The Paddock Claypole Lane Dry Doddington Newark. No Yes No O O O O O O O O O O O O O O O O O O	CLA14-127	OS 8561, Claypole	No	Yes	No	0	0	0	0	0		, , , , , , , , , , , , , , , , , , , ,
CLA16-312 Orchard Farm, Main Street No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-313 The Grove Farm Yard, Hough Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-320 Gordon House Farm, Back Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-328 OS 5325, Welfen Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-383 The Paddock Claypole Lane Dry Doddington Newark. CLA16-384 The Paddock Claypole Lane Dry Doddington Newark. No Yes No 0 0 0 0 0 0 Site too small Policy Review	CLA15-245	land at Barnby Lane	No	Yes	No	0	0	0	0	0	policies SP1 and SP2 - proximity of East Coast Main Line may give rise	Policy review
CLA16-313 The Grove Farm Yard, Hough Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-320 Gordon House Farm, Back Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-328 OS 5325, Welfen Lane No Yes No 0 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-383 The Paddock Claypole Lane Dry Doddington Newark. CLA16-384 The Paddock Claypole Lane Dry Doddington Newark. No Yes No 0 0 0 0 0 0 Site too small Policy Review Policy	CLA16-258	Welfen Lane (OS 5325)	No	No	No	0	0	0	0	0	1	Policy Review
CLA16-320 Gordon House Farm, Back Lane No Yes No 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-328 OS 5325, Welfen Lane No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-383 The Paddock Claypole Lane Dry Doddington Newark. No Yes No 0 0 0 0 0 0 Site too small Policy Review Site too small Policy Review Policy Review Policy Review Policy Review Site too small Policy Review Policy Review	CLA16-312	Orchard Farm, Main Street	No	Yes	No	0	0	0	0	0	1	Policy review
CLA16-328 OS 5325, Welfen Lane No Yes No 0 0 0 0 Claypole not identified as a location for development (SP1) CLA16-383 The Paddock Claypole Lane Dry Doddington Newark. No Yes No 0 0 0 0 0 Claypole not identified as a location for development (SP1) Policy Review Site too small Policy Review Oddington Newark.	CLA16-313	The Grove Farm Yard, Hough Lane	No	Yes	No	0	0	0	0	0		Policy review
CLA16-383 The Paddock Claypole Lane Dry Doddington Newark. No Yes No 0 0 0 0 Site too small Policy Review Policy	CLA16-320	Gordon House Farm, Back Lane	No	Yes	No	0	0	0	0	0	''	Policy Review
Doddington Newark. CLA16-384 The Paddock Claypole Lane Dry Doddington Newark. No Yes No 0 0 0 0 Site too small Policy Review	CLA16-328	OS 5325, Welfen Lane	No	Yes	No	0	0	0	0	0		policy review
Doddington Newark.	CLA16-383		No	Yes	No	0	0	0	0	0	Site too small	Policy Review
CLA16-389 Land East of Rectory Lane No Yes No 0 0 0 0 Site too small Policy Review	CLA16-384		No	Yes	No	0	0	0	0	0	Site too small	Policy Review
	CLA16-389	Land East of Rectory Lane	No	Yes	No	0	0	0	0	0	Site too small	Policy Review

Totals for Claypole 0 0 0 0 0

Appendix 2: Summary of Assessment of Sites (by Settlement)

Colsterworth (6)		Suitable	Available	Achievable	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developable 2027-2032	Long Te 20		
Ref	Location	ble	able	ıble	tial city	able 2022	2027	ble)32	Term 2032+	Constraints	Mitigation
COL14-51	north of Bourne Road, Colsterworth	No	No	No	0	0	0	0	0	Not resubmitted. Outside built up part of village, currently contrary to SAP H1	Policy review
COL14-102	south of Bourne Road, Colsterworth	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
COL14-118	land east of Bridge End and north of Woodlands Drive, Colsterworth	Yes	Yes	Yes (Now)	48	48	0	0	0	TPO, potential impact on views from and setting of Woolsthorpe Manor	Assess impact on heritage asset.
COL16-348	east of A1	No	Yes	No	0	0	0	0	0	Site does not relate to the exisiting village - may be suitable for employment development but not suitable for housing	
COL16-358	Fallow Hill, Bourne Road, NG33 5JP	No	Yes	No	0	0	0	0	0	Site contary to policy SAP H1 - Site not on the immediate edge of an identified settlement	Policy review
COL16-361	Land Adjacent Bridge End . Colsterworth	No	Yes	No	0	0	0	0	0	Site Not on the immediate edge of an identified settlement. Site contrary to policy SAPH1. Site very large scale for the village	Policy Review

Totals for Colsterworth 48 48 0 0

Appendix 2: Summary of Assessment of Sites (by Settlement)

			Va	hie	Potential Capacity	eliver 2017-	Developable 2022-2027	Developable 2027-2032	Long T		
Ref Lo	ocation	Suitable	Available	Achievable	otential Capacity	eliverable 2017-2022	able 2027)able 2032	Term 2032+	Constraints	Mitigation
	Between Swinstead Road and Bourne Road, Corby Glen	No	Yes	No	0	0	0	0	0	Greenfield site on edge of village - contrary to policy SAP H1	Policy review
COR14-83 Ta	Tanners Lane, Corby Glen	No	Yes	No	0	0	0	0	0	Possible contamination from previous uses, important open space within Conservation Area. Contrary to SAP H1	Policy review
	adjacent Hill House, Tanners Lane, Corby Glen	No	Yes	No	0	0	0	0	0	Contrary to SAP H1. Small area within floodzone 3, access restricted.	Policy review, flood risk prevention measures, change in flood zones
	and off Swinstead Road Corby Glen Lincolnshire	Yes	Yes	Yes (Now)	30	30	0	0	0		
COR14-111 M	Mill Field, Corby Glen	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
	and at Tanners Lane and Station Road, Corby Glen	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
COR14-189 Ta	Tanners Farm, Corby Glen	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
COR16-330 no	north of Bourne Road	No	Yes	No	0	0	0	0	0	Site not policy compliant to policy SAP H1 - site alo Inappropriate size/scale to existing development	Policy review
COR16-347 so	south of Station Road	No	Yes	No	0	0	0	0	0	Not compliant to policy SAP H1- Site also not on the immediate edge of an identified settlement	Policy Review
COR16-394 Co	Corby Glen	No	Yes	No	0	0	0	0	0	Site is contrary to Policy SAP H1	Policy Review

Totals for Corby Glen 30 30 0 0 0

Appendix 2: Summary of Assessment of Sites (by Settlement)

Deeping St.	James (7)	Suitable	Available	Achieva	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developable 2027-2032	Long Te 20		
Ref	Location	ble	able	vable	tial city	able .2022	pable 2027	ble)32	Term 2032+	Constraints	Mitigation
DEE14-90	north of Spalding Road, Deeping St James	No	Yes	No	0	0	0	0	0	Contrary to SAP H1 and part of site within floodzone 3	Policy review, flood risk prevention measures, change in flood zones
DEE14-103	Deeping St. James Land West of Linchfield Road and North of Cowslip Drive Ref: DE1c	Yes	Yes	Yes (Now)	100	100	0	0	0	Crossed by public footpath, electricity lines	Avoid public footpath and electricity infrastructure
DEE14-112	Priory Farm, Deeping St James	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
DEE14-139	land west of Linchfield Road, The Deepings	No	Yes	No	0	0	0	0	0	Public footpaths, electricity lines, drain. Contrary to policy SAP H1	Policy review, presence of public footpaths, electricity lines and drain may restrict developable area
DEE14-171	land at Spalding Road [south], Deeping St James	No	Yes	No	0	0	0	0	0	Public footpath. Contrary to policy SAP H1	Policy review, avoid/divert public footpath
DEE14-227	land at 153 Eastgate, Deeping St James	Yes	No	Long Term	20	0	20	0	0	Not resubmitted. Part of site extends into countryside beyond settlement, that part is contrary to policy SAP H1. Viability is questioned.	Change in housing market conditions/ lower profit aspirations for land owner/developer
DEE16-385	Eastgate House 87 Eastgate	Yes	Yes	Yes (Now)	10	10	0	0	0	Highways may restrict developable area	

Totals for Deeping St James 130 110 20 0 0

Dry Doddin	gton (1)	Suita	Avail	Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	able	able	able	tial	able 2022	ible 027	able 032	9rm)32+	Constraints	Mitigation
DDO16-367	Main Street	No	Yes	No	0	0	0	0	0	Dry Doddignton not identified as a location for development (SP1)	Policy Review
	Totals for Dry Doddington					0	0	0	0		

Dunsby (1)		Suita	Availa	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2	evelop 2027-2	Long Te 20		
Ref	Location	able	able	able	tial city	0 5	ble 027	ble 032	9rm 32+	Constraints	Mitigation
DUN16-397	Land at Dunsby	No	Yes	No	0	0	0	0	0	Dunsby not identified as a location for development (SP1)	Policy review
	Totals for Dunsby				0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

<u>Dyke (7)</u>		Suitable	Available	Achiev	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developable 2027-2032	Long Te 20		
Ref	Location	able	able	able	tial city	able 2022	oable 2027	able 032	Term 2032+	Constraints	Mitigation
DYK14-114	Home Farm, Main Road, Dyke	Yes	Yes	Yes (Now)	6	6	0	0	0		
DYK14-115	land south of Main Road, Dyke	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
DYK14-116	land north of Main Road, Dyke	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
DYK14-117	land north and south of Main Road, Dyke	No	Yes	No	0	0	0	0	0	Whole site in floodzone. Not policy compliant	Policy review, flood risk prevention measures, change in flood zones
DYK16-301	north of Wishing Well, Main Road [A]	No	Yes	No	0	0	0	0	0	Dyke not identified as a location for development (SP1)	Policy Review
DYK16-302	north of Wishing Well, Main Road [B]	No	Yes	No	0	0	0	0	0	Dyke not identified as a location for development (SP1)	Policy reivew
DYK16-392	Land to South of Main Road Dyke	No	Yes	No	0	0	0	0	0	Dyke not identified as a location for development inappropriate scale and size to development - also not well related (SP1)	Policy reivew
			Tota	s for Dyke	6	6	0	0	0		

Folkingham	(1)	Suita	Availa	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	able	able	able	tial city	0 5	ible 027	ıble 032	9rm 32+	Constraints	Mitigation
FOLK16-309	Bus Depot, Sleaford Road	No	Yes	No	0	0	0	0	0	Folkingham not identified as a location for development (SP1)	Policy review
	Totals for Folkingham				0	0	0	0	0		

Foston (4)		Suitable	Available	Achiev	Poten Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	able	able	able	ntial acity	ible !022	able 2027	pable -2032	Term 2032+	Constraints	Mitigation
FOS14-30	land south of Wilkinson Road, Foston	No	Yes	No	0	0	0	0	0	Contrary to policies SP1 and SP2	Policy review
FOS14-81	Orchard Bungalow, Newark Hill, Foston	No	Yes	No	0	0	0	0	0	Contrary to policies SP1 and SP2	Policy review
FOS15-243	land adjacent Orchard Bungalow, Newark Hill	No	Yes	No	0	0	0	0	0	Small site which is not policy compliant	
FOS15-244	land R/O Orchard Bungalow, Newark Hill	No	Yes	No	0	0	0	0	0	Small site which is not policy compliant	
	Totals for Fost						0	0	0		

Frognall (4)		Suitable	Avail	Achieva	Poten Capa	Delivera 2017-2	Developak 2022-20	Developa 2027-2	Long Teri 203		
Ref	Location	able	ailable	able	ntial acity	ıble 2022	able 2027	pable -2032	Term 2032+	Constraints	Mitigation
FRO14-100	Land at and including Frognall Livery Junction of Hards Lane and Village Street, Frognall, Lincolnshire	No	No	No	0	0	0	0	0	Not resubmitted. Not policy compliant	Policy review
FRO16-349	south of Spalding Road and east of Abel Close	No	Yes	No	0	0	0	0	0	Frognall not identified as a location for development (SP1)	Policy review
FRO16-350	former Rose Inn, Village Street	No	Yes	No	0	0	0	0	0	Site too Small	Policy Review
FRO16-352	South of Spalding Road	No	Yes	No	0	0	0	0	0	Frognall not identified as a location for development (SP1)	Policy review

Fulbeck (1)		Suit	Avai	Achiev	Poten Capa	Deliver	velop 2022- <i>:</i>	velop .027- <i>:</i>	Long T		
Ref	Location	able	ilable	able	ntial acity		able 2027	03	erm 032+	Constraints	Mitigation
FUL16-373	Land South of Heath Lane	No	Yes	No	0	0	0	0	0	Site too small	Policy review
	,		otals f	or Fulbeck	0	0	0	0	0		

Gonerby M	Gonerby Moor (1)		Availa	Achieva	Potent Capa	Delivera 2017-2	Developa 2022-20	Developa 2027-20	Long Te 20		
Ref	Location	itable	able	able	city	0 5	ble 027	ble 032	32+	Constraints	Mitigation
GTG16-293	west of B1174 & south of railway line	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1. Site is also not on the immediate edge of an identified settlement	Policy Review
		Totals fo	r Gon	erby Moor	0	0	0	0	0		

Grantham (<u>[58]</u>	Su	Ava	Achie	Pote Cap	Deliverable 2017-2027	Developable 2022-2027	Developable 2027-2032	Long		
Ref	Location	Suitable	Available	Achievable	Potential Capacity	eliverable 2017-2022	pable -2027	pable -2032	Term 2032+	Constraints	Mitigation
GRA14-6	The Old Blessed Hugh Moore School, Grantham, Lincolnshire. NG31 9UB	No	Yes	No	0	0	0	0	0	Covenant on site. Access may be a constraint. In use as public open space so contrary to policy.	Policy review, address covenant on land, demonstrate access is achievable
GRA14-7	Shaw Road West, Earlesfield, Grantham, Lincolnshire. NG31 7XN	Yes	Yes	Yes (Now)	6	6	0	0	0	Small site. Planning permission granted for 6 dwellings	
GRA14-8	Walton Gardens (Rear of), Grantham, Lincolnshire. NG31 7BH	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study. Also no current point of access.	
GRA14-25	[Area 1] land south of Gorse Lane, Grantham	No	Yes	Long Term	0	0	0	0	0	Not currently policy compliant	Policy review
GRA14-26	[Area 3] south of Gorse Lane, Grantham	No	Yes	Long Term	0	0	0	0	0	Not currently policy compliant (SP1)	Policy review, may require soundproofing measures
GRA14-27	land north of Peachwood Close, Grantham	No	Yes	No	0	0	0	0	0	Not in conformity with the Grantham Capacity Study. Potential impact on the setting of Belton House. Electricity infrastructure crosses site.	N/A
GRA14-31	south of former Barfords factory, Grantham	No	Yes	No	0	0	0	0	0	Site is an SNCI. Has restricted access and is adjacent LWS	
GRA14-44	The Haverlands, Gonerby Hill Foot, Grantham	No	Yes	No	0	0	0	0	0	Not in conformity with the Grantham Capacity Study. Impacts on landscape and coalescence between Grantham and Great Gonerby. Topography and access further constraints.	N/A
GRA14-47	Harrowby Road Allotments, Grantham	No	No	No	0	0	0	0	0	Not resubmitted. Multiple landowners, access limited - would require demolition of house.	
GRA14-48	land at Somerby Hill, Grantham	No	Yes	No	0	0	0	0	0	Site not in conformity with the Grantham Capacity Study. Not policy compliant.	
GRA14-59	Former School, Launder Terrace, Station Road East, Grantham	Yes	No	Long Term	0	0	0	0	0	Currently in retail use. Not resubmitted	

GRA14-60	land at Somerby Hill [adjacent to site	No	No	No	0	0	0	0	0	Not in conformity with Grantham	
G.W.12 1 00	GRA14-120], Grantham		,,,		ŭ		, and the second	, and the second		Capacity Study. Not resubmitted. Access constraint.	
GRA14-61	land at southern end of Houghton Road, Grantham	Yes	No	Long Term	190	0	0	190	0	Not resubmitted. Site is a Local Wildlife Site (LWS). Likely to have contamination from previous uses.	Remove contamination, and evaluate LWS status against possible development benefits.
GRA14-62	North West Quadrant Phase 1 Poplar Farm, Grantham	Yes	Yes	Yes (Now)	1800	410	500	500	390		
GRA14-99	Southern Quadrant, Grantham	Yes	Yes	Yes (Now)	3700	150	625	625	2300	LWS + SNCI adjacent to site area	
GRA14-101	land to the north of Springfield Road, Grantham	Yes	No	Long Term	40	0	40	0	0	Not resubmitted. Planning consent for extra care apartments, unlikely to be delivered (S11/1501)	
GRA14-104	north of Gorse Lane and west of B1174 Grantham	No	No	No	0	0	0	0	0	Not resubmitted. Not policy compliant. Not in conformity with the Grantham Capacity Study. Public footpath, topography.	
GRA14-119	land south of Barrowby Road (A52)	Yes	Yes	Yes (Now)	300	150	150	0	0	Site has planning permission	
GRA14-120	land at A52 Somerby Hill, Grantham	No	Yes	No	0	0	0	0	0	Not in conformity with the Grantham Capacity Study.	
GRA14-140	land east of Stamford Street, Grantham	Yes	Yes	Yes (Now)	10	5	5	0	0	Access	
GRA14-149	land north of Dysart Road, Grantham	Yes	Yes	Yes (Now)	227	227	0	0	0		
GRA14-150	land north of Longcliffe Road and Ryedale CLose, Manthorpe, Grantham	Yes	Yes	Yes (Now)	480	170	240	70	0	Potential impact on the setting of Belton House, water course [Running Furrows]. Previous highway objection to appeal site. Land below the 65m contour considered suitable in the Grantham Capacity Study, subject to suitable mitigation.	Assess impact on setting of Belton House. Demonstrate access restriction and impact on Running Furrows can be addressed.
GRA14-160	land at Inner Street, Grantham	Yes	Yes	Long Term	10	0	10	0	0	May have contamination issues	Remove contamination from site
GRA14-196	Rear of Lindpet House, Market Place, Grantham	Yes	Yes	Yes (Now)	6	6	0	0	0	Small site, but indicative capacity of more than 10. (Site has implemented planning consent for 6 dwellings)	
GRA14-197	part of North West Quadrant phase 2 Rectory Farm, Grantham	Yes	Yes	Long Term	225	0	225	0	0		

GRA14-198	part of North West Quadrant phase 2 Rectory Farm, Grantham	Yes	Yes	Yes (Now)	592	75	250	250	17		
GRA14-199	part of North West Quadrant phase 2 East of Boundary Farm, Grantham	Yes	Yes	Yes (Now)	275	75	200	0	0		
GRA14-200	North of Barrowby Road / West of Boundary Farm, Grantham	Yes	Yes	Long Term	215	0	50	100	65	Part of a larger site, which is sensitive to the local landscape. Grantham Capacity Study indicates this site is suitable for housing development. Proximity to A1 junction may be a constraint to development.	Adjacent to North West Quadrant
GRA14-201	land at Gonerby Hill Foot, Maltings Lane, Grantham	Yes	No	Long Term	82	0	82	0	0	Not resubmitted. Access only possible via Poplar Farm scheme	Masterplan redesign and access road needs to reach the site.
GRA14-203	The Old Maltings, Spring Gardens, London Road, Grantham	Yes	No	No	20	0	0	20	0	Not resubmitted. Close to railway so may be subject to noise issues	May require soundproofing measures
GRA14-204	91-93 Westgate, Grantham	Yes	No	Long Term	10	0	10	0	0	No 93 is a Listed building, within conservation area	Conversion of listed building may be acceptable. Redevelopment or new development would have to be appropriate to setting.
GRA14-205	ACC, Springfield Road, Grantham	No	No	Long Term	25	0	0	25	0	Urban brownfield site, possible contamination from previous uses. Noise from adjacent factory site.	Decontamination if required. Wider re-development of area.
GRA14-206	1-2 Greyfriars, Grantham	No	No	No	0	0	0	0	0	Too small	
GRA14-209	Land off Somerby Hill (A52) Grantham (Adjacent to the Eatch Development)	No	No	No	0	0	0	0	0	Not resubmitted.Not in conformity with the Grantham Capacity Study.	
GRA14-210	site of former Jacko's Public House, Trent Road, Grantham	Yes	Yes	Yes (Now)	12	12	0	0	0	Part of site is public open space use. Site under construction for flats and houses	Retain open space
GRA14-214	Watergate Car Park, Watergate, Grantham	No	No	No	0	0	0	0	0	Public car park and too small	
GRA14-215	Conduit Lane Car Park, Market Store and Toilets site, Conduit Lane, Grantham	No	No	No	0	0	0	0	0	Public car park and too small	
GRA14-218	land south of Houghton Road	Yes	No	Long Term	80	0	20	40	20	Not resubmitted. Contamination from previous uses	Removal of contamination

GRA14-225	land off Gasworks Lane & R/O Old Tannery [1995 LP allocation E1.10]	No	Yes	No	0	0	0	0	0	Contamination, gas plant, employment/storage uses, restricted access.	Remediation of contamination. Relocation of existing employment use or demonstrate no longer a suitable use for this site. Resolve access constraint.
GRA14-226	land at corner of Harlaxton Road and Trent Road [1995 LP allocation E1.11]	Yes	No	No	0	0	0	0	0	Land owner confirms that site is kept as expansion land for adjacent commercial company, or other commercial activity. Contrary to Policy E1 of the Core Strategy.	Policy review
GRA14-235	former Grantham Tyre & Auto, Rycroft Street, Grantham	Yes	Yes	Long Term	38	0	38	0	0	Surface car park would be suitable for redevelopment and has planning permision for 38 flats. Owners states not currently viable	Change in market conditions
GRA14-236	former Grantham School of Dance, Mount Street, Grantham	Yes	No	Yes (Now)	10	0	10	0	0	Not resubmitted as available. Adjacent East Coast Main Rail Line.	Soundproofing measures may be required
GRA14-237	Bairds Malt, Springfield Road, Grantham	Yes	No	Long Term	50	0	0	50	0	Not resubmitted. Contrary to Policy E1 of the Core Strategy - loss of employment. Site in active use. Demolition and site clearance costs high which makes site unviable in current climate	Change in market conditions. Relocation of employment uses.
GRA14-239	Former Church High School, Grantham (Priory Ruskin)	Yes	Yes	Yes (Now)	44	44	0	0	0		
GRA14-240	Old Tannery, Earlsfield Lane	Yes	No	Long Term	20	0	20	0	0	Not resubmitted	
GRA16-263	former Church High School Playing Field, Queensway	No	Yes	No	0	0	0	0	0	Playing fields - Sport England and policy ojection to development	
GRA16-264	Grantham Fire Station, Harlaxton Road	Yes	Yes	Long Term	30	0	0	30	0	in use as fire station	alternative site and premises required for relocation
GRA16-294	land at Harrowby Hall, off Kenilworth Road	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study	
GRA16-295	land at Harrowby Hall, off Hall Road	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study	
GRA16-317	land at A1 slip road from A52 [south of Barrowby Road and east of A1]	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study.	
GRA16-327	off Coldharber Lane	No	Yes	No	0	0	0	0	0	Site is not in accordance with the Grantham Capaciy Study	

Appendix 2: Summary of Assessment of Sites (by Settlement)

GRA16-329	Lower Lodge Farm, Harlaxton Road	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study	
GRA16-351	north of Harrowby Lane	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study.	
GRA16-353	Spittlegate Farm, Gorse Lane	Yes	Yes	Yes (Now)	5	5	0	0	0	Redevelopment of farm buildings policy compliant.	low scale development of exisiting brick built buildings
GRA16-356	R/O Brittain Drive	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study	
GRA16-378	Land at Harrowby Lane	No	Yes	No	0	0	0	0	0	Site identified in the Capacity Study as sensitive to development.	
GRA16-388	Land north of Barrowby road , SKLP51 and West of SKLP268	Yes	Yes	Long Term	188	0	25	75	88	Grantham Capacity Study indicates part of the site is unsuitable for development due to sensitive landscape, however a smaller part of the site is still suitable for development (10.44ha)	Part of the site is suitable for development.
GRA16-391	Prince William of Gloucester Barracks, Belvoir Avenus, Grantham NG31 7TE.	Yes	Yes	Long Term	3000	0	500	500	2000	Site is still currently in operation as a Barracks however Government have announced it will be disposed of by 2020.	Disposal of the Barracks.

Totals for Grantham 1E+04 1335 3000 2475 4880

Appendix 2: Summary of Assessment of Sites (by Settlement)

Great Gone	reat Gonerby (10) Location		Available	Achievable	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developa 2027-2	Long Te 20		
Ref	Location	Suitable	able	able	city	able 2022	2027	pable -2032	Term 2032+	Constraints	Mitigation
GTG14-28	land east of Eastthorpe Road, Great Gonerby	Yes	Yes	Yes (Now)	30	0	30	0	0		
GTG14-75	OS 8937 & OS 8668 south of Grantham Road, Great Gonerby	No	Yes	No	0	0	0	0	0	Not in conformity with the Grantham Capacity Study. Very large greenfield site. Contrary to SAP H1	
GTG14-76	Pt OS 0006 Great Gonerby, Grantham	No	Yes	No	0	0	0	0	0	Currently contrary to policy SAP H1	Policy review
GTG14-124	land off Church Lane, Great Gonerby	No	No	No	0	0	0	0	0	Not resubmitted. Access. Not policy compliant	Policy review, no access
GTG14-125	Church Lane, Great Gonerby	No	No	No	0	0	0	0	0	Not resubmitted. TPO, access. Not policy compliant	Policy review
GTG14-161	land south of Belvoir Gardens, Great Gonerby	No	Yes	No	0	0	0	0	0	Public footpath. Not policy compliant	Policy review, avoid public footpath
GTG14-162	land north of Belton Lane, Great Gonerby	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
GTG15-247	land at Belton Lane	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
GTG15-254	land at Church Lane	No	Yes	No	0	0	0	0	0	Access. Not policy compliant	Policy review, no access
GTG15-255	Pt OS 8668, Grantham Road	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review

Totals for Great Gonerby 30 0 30 0 0

Greatford (Greatford (1)		Availa	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te		
Ref	Location	able	able	able	tial city	ble 022	ble 027	ble 032	32+	Constraints	Mitigation
GRE14-169	land at Baston Road, Greatford	No	Yes	No	0	0	0	0	0	Floodzone. Contrary to Core Strategy policies SP1 and SP2	Policy review, avoid area of floodzone
		Tota	als for	Greatford	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Haconby (4)	Haconby (4)		Available	Achieva	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developa 2027-2	Long Te 20		
Ref	Location	Suitable	able	able	itial acity	able 2022	oable 2027	pable -2032	Term 2032+	Constraints	Mitigation
HAC14-96	Ferndale Farm, 11 Chapel St, Haconby, Bourne Lincs PE10 OUL Field Nos 6357, 5157, 5653, 3651 7 1746	No	Yes	No	0	0	0	0	0	Not compliant with SP1 and SP2. Public footpaths, electricity lines cross site	Policy review
HAC14-98	Ferndale Farm, 11 Chapel St, Haconby, Bourne Lincs PE10 OUL	Yes	Yes	Yes (Now)	3	3	0	0	0	Listed building on site.	
HAC16-368	Land to the east of Haconby	No	Yes	No	0	0	0	0	0	Haconby not identified as a location for development (SP1)	Policy review
HAC16-369	Land South and West	No	Yes	No	0	0	0	0	0	Haconby not identified as a location for development (SP1)	Policy review
		То	tals fo	r Haconby	3	3	0	0	0		

<u>Hanthorpe</u>	Hanthorpe (2)			Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	able	ailable	able	tial city	ble :022	ble 027	ble 032	32+	Constraints	Mitigation
HAN14-45	Hanthorpe Farm, Hanthorpe, Bourne	Yes	Yes	Yes (Now)	3	3	0	0	0	Planning permission granted for conversion to 3 dwellings	
HAN16-377	Land at Brackens FarmYard, Edenham Road Hanthorpe (Morton) . Linclonshire.	Yes	Yes	Yes (Now)	10	10	0	0	0	Policy SAP H1 infill development - 10 or fewer houses.	Larger development scheme could be considered under policy review
			ls for I	Hanthorpe	13	13	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Harlaxton (Harlaxton (4)		Avail	Achiev	Potential Capacity	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Teri 203		
Ref	Location	Suitable	railable	able	tial city	able 2022	oable 2027	pable -2032	Term 2032+	Constraints	Mitigation
HAR14-138	land at The Drift, Harlaxton	No	Yes	No	0	0	0	0	0	Not Policy Compliant. TPO, electricity lines.	Policy review, presence of protected trees and electricity lines may restrict developable area
HAR14-147	land west of Swine Hill, Harlaxton	No	Yes	No	0	0	0	0	0	Not policy compliant.	Policy review
HAR16-344	adj Cof E School, Swine Hill	No	Yes	No	0	0	0	0	0	Site not allocated and on edge of LSC - site not policy compliant	Policy review
HAR16-386 L	Land West of Trotters Lane	No	Yes	No	0	0	0	0	0	site contrary to policy SAP H1	Policy Review
		Tota	als for	Harlaxton	0	0	0	0	0		

Honington	<u>(1)</u>	Suitable	Avail	Achieva	Potent Capa	Delivera 2017-2	Developa 2022-2	evelopa 2027-2	Long Te 20		
Ref	Location	able	ailable	able	tial	able 2022	ible 027	ıble 032	9rm 32+	Constraints	Mitigation
HON14-4	Land between Main Street and Sleaford Road, Honington	No	No	No	0	0	0	0	0	Not resubmitted. Very large site which is inappropriate to scale of the existing settlement. Contrary to SP1 and SP2	Policy review
			ls for	Honington	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Ingoldsby (4	Ingoldsby (4)		Available	Achieva	Potential Capacity	Delivera 2017-2	Developa 2022-2	Developabl 2027-203	Long Te 20		
Ref	Location	Suitable	able	able	tial acity	able 2022	able 2027	oable 2032	Term 2032+	Constraints	Mitigation
ING14-129	land to north of Main Street, Ingoldsby	No	No	No	0	0	0	0	0	Not resubmitted.Pumping station. Contrary to SP1 and SP2	Policy review
ING14-130	land to north of Main Street, Ingoldsby	No	No	No	0	0	0	0	0	Not resubmitted.Not policy compliant	Policy review
ING14-131	land to east of Humby Road, Ingoldsby	No	No	No	0	0	0	0	0	Not resubmitted.Public footpath, not policy compliant	Policy review, divert / avoid public footpath
ING14-132	land to west of Irnham Road, Ingoldsby	No	No	No	0	0	0	0	0	Not resubmitted. Public footpath, electricity lines, not policy compliant	Policy review, area would be restricted by presence of electricity lines. Divert / avoid public footpath.

Totals for Ingoldsby 0 0 0 0

Kirkby Unde	Kirkby Underwood (2)		Availa	Achieva	Potent Capa	Delivera 2017-2	Developa 2022-20	Developak 2027-20	Long Te 20		
Ref	Location	able	able	able	tial city	ble 022	ble 027	ble 032	7m 32+	Constraints	Mitigation
KIR16-285	north of Main Street	No	Yes	No	0	0	0	0	0	Kirkby Underwood not identified as a location for development (SP1)	Policy review
KIR16-286	south of Main Street	No	Yes	No	0	0	0	0	0	Kirkby Underwood not identified as a location for development (SP1)	Policy review
	Totals for Kirkby Und					0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Langtoft (12	2)	Suit	Avai	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long T 2		
Ref	Location	Suitable	Available	able	ntial acity	able 2022	able <u>2</u> 027	able 2032	Term 2032+	Constraints	Mitigation
LAN14-12	Land off Peterborough Road, Langtoft	No	Yes	No	0	0	0	0	0	Greenfield site on edge of village - contrary to policy SAP H1	Policy review
LAN14-13	Land south of West End Langtoft	No	Yes	No	0	0	0	0	0	Can only be accessed via adjacent land. Greenfield site on edge of village - contrary to policy SAP H1	Policy review
LAN14-14	Land off New Road - Langtoft	No	Yes	No	0	0	0	0	0	Greenfield site on edge of village - contrary to policy SAP H1	Policy review
LAN14-15	Land off Bourne Road, Langtoft	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review
LAN14-33	land west of Cloven Ends and southeast of East End, Langtoft	No	Yes	No	0	0	0	0	0	Access requires demolition of pair of semi detached houses. Currently contrary to SAP H1	Policy review
LAN14-40	north of Dickens Close, West End, Langtoft	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
LAN14-64	land off Bourne Road, Langtoft	No	Yes	No	0	0	0	0	0	Access from outside village. Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review
LAN14-72	Former Gravel Works Stowe Road Langtoft	Yes	Yes	Yes (Now)	25	25	0	0	0	Possible contamination from previous uses, access arrangements need clarification	Remove contamination and create access
LAN14-74	Former Gravel Works Stowe Road Langtoft	No	Yes	No	0	0	0	0	0	Currently contrary to policy. Naturally regenerated greenfield site	Policy review
LAN14-77	Former Gravel Works Stowe Road Langtoft	No	Yes	No	0	0	0	0	0	Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review
LAN14-174	land at East End, Langtoft	No	Yes	No	0	0	0	0	0	Public footpath, listed buildings. Contrary to policy SAP H1	Avoid / divert public footpath. Assess impact on listed buildings Policy review.
LAN16-298	land east of Peterborough Road	No	Yes	No	0	0	0	0	0	Contrary to Policy SAP H1 . Site not on the immediate edge of an identified settlement	Policy Review
		To	tals fo	r Langtoft	25	25	n	Λ	n		

Totals for Langtoft 25 25 0 0

Appendix 2: Summary of Assessment of Sites (by Settlement)

<u>Little Bytha</u>	Little Bytham (3)			Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	Suitable	railable	able	ntial acity	ıble !022	able 2027	pable -2032	Term 2032+	Constraints	Mitigation
LBY16-331	Chestnuts Farmyard, High Street	No	Yes	No	0	0	0	0	0	Little Bytham not identified as a location for development (SP1)	Policy review
LBY16-332	Station Road [site A]	No	Yes	No	0	0	0	0	0	Little Bytham not identified as a location for development (SP1)	Policy review
LBY16-333	Station Road [site B]	No	Yes	No	0	0	0	0	0	Little Bytham not identified as a location for development (SP1)	Policy review
				le Bytham	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Long Bennington (21)		Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Ter 203		
Ref	Location	ble	ıble	ble	ial City	ble 022	ble)27	ble)32	Term 2032+	Constraints	Mitigation
LON14-29	land off Main Road, Long Bennington	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review
LON14-55	south of Elm Close, Long Bennington [area A]	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review
LON14-56	land adjacent to Main Road, Long Bennington [area B]	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
LON14-57	between The Pastures and A1, Long Bennington [area C]	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
LON14-58	Alma Farm, 18 Main Road, Long Bennington	Yes	Yes	Yes (Now)	15	15	0	0	0	Adjacent listed building	
LON14-164	land south of Winters Lane, Long Bennington	No	Yes	No	0	0	0	0	0	Public footpath. Not policy compliant	Policy review, avoid / divert public footpath
LON14-165	land west of Main Road	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
LON14-166	land east of Great North Road, Long Bennington	No	Yes	No	0	0	0	0	0	Public footpath. Contrary to policy SAP H1	Policy review, avoid / divert public footpath
LON14-167	land west of Church Street, Long Bennington	No	Yes	No	0	0	0	0	0	Floodzone. Contrary to policy SAP H1	Policy review, avoid area of floodzone
LON14-177	land north of Valley Lane, Long Bennington	No	Yes	No	0	0	0	0	0	A1 traffic noise, not policy compliant	Policy review, soundproofing measures may be required
LON14-178	land south of Valley Lane, Long Bennington	No	Yes	No	0	0	0	0	0	A1 traffic noise, not policy compliant	Policy review, soundproofing measures required
LON14-179	land west of Costa Row [A], Long Bennington	No	Yes	No	0	0	0	0	0	A1 traffic noise, not policy compliant	Policy review, soundproofing measures required
LON14-180	land west of Costa Row [B], Long Bennington	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
LON14-181	land at A1 slip, Long Bennington	No	Yes	No	0	0	0	0	0	Access. Contrary to policy SAP H1	Policy review. Appropriate access would need to be identified.
LON14-195	land to the rear of The Royal Oak PH, Main Street, Long Bennington	Yes	No	Long Term	10	0	10	0	0	Not resubmitted.	
LON15-251	land south of Winters Lane	No	Yes	No	0	0	0	0	0	Not policy compliant [SAP H1]	Policy review
LON15-256	land east of Dysart Grange	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
LON16-290	7 Water Lane	No	Yes	No	0	0	0	0	0	Site to small	Policy review

LON16-324	adj Old Telephone Exchange, Vicarage Lane	No	Yes	No	0	0	0	0	0	Currently contrary to Policy SAP H1.Site is not on the immediate edge of an identified settlement. Possible nosie issues from the A1	Policy review
LON16-359	Land adjacent to Seneca House, Vicarage Lane, Long Bennington	Yes	Yes	Yes (Now)	25	25	0	0	0	Curtilage development probably accepatble and policy compliant, however development number likley to be low	further policy review
LON16-365	Land at Vicarage Lane	No	Yes	Long Term	10	0	0	10	0	Contrary to policy SAP H1	Policy Review
	ennington	60	40	10	10	0					

<u>Manthorpe</u>	Manthorpe (2)		Availabl	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	able	able	able	tial city	ble :022	ble 027	ble 032	97m 32+	Constraints	Mitigation
MAN14-91	part Town Lands Farm, Manthorpe	No	Yes	No	0	0	0	0	0	Contrary to SP1 and SP2 and part of site within floodzone 3	Policy review, flood risk prevention measures, change in flood zones
MAN16-287	adjacent Welbeck House, Wilsthorpe Road	No	Yes	No	0	0	0	0	0	Manthorpe not identified as a location for development (SP1)	Policy Review
	,			Nanthorpe	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Market Dee	Market Deeping (7)			Achievable	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developable 2027-2032	Long Te 20		
Ref	Location	Suitable	Available	able	tial city	able 2022	oable 2027	oable 2032	Term 2032+	Constraints	Mitigation
MAR14-9	Wellington Way, Market Deeping, Linconshire. PE6 8LF	No	No	No	0	0	0	0	0	Current uses as public open space contrary to policy	Policy review
MAR14-63	land at Millfield Road, Market Deeping	Yes	Yes	Yes (Now)	200	100	100	0	0	In kepeing with Policy SP1	n/a
MAR14-141	land between A16 and B1524, Peterborough Road, Market Deeping	No	Yes	No	0	0	0	0	0	TPO. Contrary to policy SAP H1	Policy review, protected trees may restrict developable area
MAR14-144	land north of Towngate East, east of Peterborough Road and south of Northfield Road, Market Deeping	Yes	Yes	Yes (Now)	240	200	40	0	0	Site allocated as DE3. TPO	Protected trees may restrict developable area
MAR14-202	land at Godsey Lane, Market Deeping	Yes	Yes	Yes (Now)	85	25	0	0	0	Site has planning permission and is allocated for housing in SAP DPD.	
MAR14-212	The Old Cookhouse site, Wellington Way, off Lancaster Way, Market Deeping	Yes	Yes	Long Term	14	0	14	0	0	Land and building in public use, alternative provision may need to be identified	identify alternative location for users of building
MAR16-292	land at Sheepskin Hall Farm	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1	Policy Review
	Totals for Market Deepir						154	0	0		

SHLAA 2017

Millthorpe (<u>(2)</u>	Suita	Availa	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	able	able	able	tial city	ble 022	ble 027	ble 032	97m 32+	Constraints	Mitigation
POI16-305	land at Millthorpe Drove [site 2]	No	Yes	No	0	0	0	0	0	Millthorpe not identified as a location for development (SP1)	Policy reivew
POI16-306	land at Millthorpe Drove [site 1]	No	Yes	No	0	0	0	0	0	Millthorpe not identified as a location for development (SP1)	Policy review
	Tot			Millthorpe	0	0	0	0	0		

Morton (21)	1	S	Ą	Achi	Pot င	Deliv 201	Developable 2022-2027	Developable 2027-2032	Long		
Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	evelopable 2022-2027	evelopable 2027-2032	Term 2032+	Constraints	Mitigation
MOR14-16	r/o 44a High Street, Morton	Yes	Yes	Yes (Now)	5	5	0	0	0	Access may limit total number of units achievable	
MOR14-17	The Cedars Station Road, Morton SK/MOR/003 Mrs S Green	No	No	No	0	0	0	0	0	Too small	
MOR14-42	south of Rosehip Road, off Fen Road, Morton	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
MOR14-43	land to south of Morton Fen Road, Morton	No	Yes	No	0	0	0	0	0	Large site outside village. Currently contrary to SAP H1	Policy review
MOR14-66	land east of Folkingham Road, Morton	No	Yes	No	0	0	0	0	0	Very large site located away from the existing settlement. Contrary to SAP H1. 50% of site in Flood zone 3	Policy review. Flood prevention measures
MOR14-67	land to the west of Hacconby Lane, Morton	No	Yes	No	0	0	0	0	0	Floodzone 3. Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review, flood risk prevention measures, change in flood zones
MOR14-68	land to east of Hacconby Lane, Morton	No	Yes	No	0	0	0	0	0	Location not policy compliant. Site crossed by public footpaths, electricity lines, floodzone.	Policy review, avoid / divert public footpaths, avoid electricity infrastructure, flood risk prevention measures, change in flood zones
MOR14-69	land to south of Hanthorpe Road and west of Bourne Road, Morton	No	Yes	No	0	0	0	0	0	Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review
MOR14-148	land west of Bourne Road, Morton	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1	Policy review
MOR14-192	land north of Hanthorpe Road [A], Morton	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1	Policy review
MOR14-193	land north of Hanthorp Road [B], Morton	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1. No means of access	Policy review. Additional land required to access site
MOR14-208	Land East of Folkingham Road, Morton	No	Yes	No	0	0	0	0	0	Public footpaths, electricity lines. Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review. Avoid / divert public footpath and avoid electricity lines.

Appendix 2: Summary of Assessment of Sites (by Settlement)

MOR14-219	land south of The Cedars, Station Road	No	No	No	0	0	0	0	0	Not resubmitted. Contrary to SAP H1	Policy review
MOR15-252	land off East Lane	No	Yes	No	0	0	0	0	0	Access and not policy compliant. Not resubmitted.Site also to small	Policy review
MOR15-253	land off Victoria Grove	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1	Policy review
MOR16-283	off Old Station Yard	No	Yes	No	0	0	0	0	0	Site to Small	Policy Review
MOR16-284	north of Millfield Road	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1	Policy Review
MOR16-291	off East Lane & north of Paddington Way	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1	Policy Review
MOR16-307	north of Paddington Way	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1	Policy Review
MOR16-308	south of Bakers Way	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 - Inappropriate size/scale to existing development. Part of site located in flood zone 3	Policy Review
MOR16-315	adj 55 Haconby Lane	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 - Site is not on the immediate edge of an identified settlement	Policy review

Totals for Morton 5 5 0 0 0

<u>(</u>	Dasby (1)		Suita	Availa	Achieva	Potent Capa	Delivera 2017-2	Developa 2022-20	Developa 2027-20	Long Te 20		
	Ref	Location	able	able	able	tial	ble 022	ble 027	ble 032	32+	Constraints	Mitigation
	OAS16-278	Ancaster Road	No	Yes	No	0	0	0	0	0	Oasby not identified as a location for development (SP1)	Policy review
_				Totals	for Oashy	0	0	0	0	0		

Pickworth (<u>(1)</u>	Suita	Availa	Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2)ev 2(Long le 20		
Ref	Location	able	able	able	tial city	õ	ible 027	ıble 032	97m	Constraints	Mitigation
PIC16-314	land at Church Lane	No	Yes	No	0	0	0	0	0	Pickworth not identified as a location for development (SP1)	Policy Review
	Totals for Pickworth		0	0	0	0	0				

•	Pointon (1)		Suita	Availa	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2)ev 20	Long Te 20		
	Ref	Location	able	able	able	tial city	l io i	ible 027	ıble 032	erm 32+	Constraints	Mitigation
	POI16-289	off Fen Road	No	Yes	No	0	0	0	0	0	Pointon not identified as a location for development (SP1)	Policy Review
	<u>'</u>			otals f	or Pointon	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Rippingale (Rippingale (5)		Available	Achiev	Potential Capacity	Delivera 2017-2	Developable 2022-2027	Developable 2027-2032	Long Te		
Ref	Location	Suitable	able	able	otential Capacity	able 2022) 2027	oable 2032	Term 2032+	Constraints	Mitigation
RIP14-38	White Rose Farm Yard, Rippingale	No	Yes	No	0	0	0	0	0	Contrary to SP1 and SP2. However conversion of existing buildings may be acceptable. Listed building on site	Policy review
RIP15-246	land south of East Street	No	No	No	0	0	0	0	0	Contraray to policies SP1 and SP2	Policy review
RIP15-257	land north of Station Street	No	No		0	0	0	0	0	Rippingale not identified as a location for development (SP1)	Policy review
RIP16-259	land north of Station Street	No	Yes	No	0	0	0	0	0	Rippingale not identified as a location for development (SP1)	Policy review
RIP16-262	former School Playing Field, Main Street	No	Yes	No	0	0	0	0	0	Rippingale not identified as a location for development (SP1)	Policy Review
			ls for	Rippingale	0	0	0	0	0	·	

Ropsley (1)		Suitabl	Availa	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	able	able	able	tial city	ble 022	ble 027	ble 032	32 ₊	Constraints	Mitigation
ROP14-23	land north of Grantham Road, Ropsley	No	No	No	0	0	0	0	0	Not resubmitted. Public footpath crosses site. Site size and location contrary to policy (SP1 and SP2).	Policy review, avoid / divert public footpath
				or Ropsley	0	0	0	0	0		

Sedgebrook	<u>: (1)</u>	Suita	Availa	Achieva	Potent Capa	Delivera 2017-2	Developa 2022-20	velop :027-2	Long Te 20		
Ref	Location	ble	ble	ble	city	ble 022	ble)27	ble)32	7 32 32	Constraints	Mitigation
SED16-300	Abbey Farm	No	Yes	No	0	0	0	0	0	Sedgebrook not identified as a location for development (SP1)	Policy Review
				edgebrook	0	0	0	0	0		

<u>Skillington</u>	<u>(2)</u>	Suita	Avail	Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2	evelo ₁ 2027-	Long Te 20:		
Ref	Location	able	railable	able	tial city	ble 022	ible 027	oable 2032	9rm 32+	Constraints	Mitigation
SKI14-182	Church Lane, Skillington	No	Yes	No	0	0	0	0	0	Loss of village hall and playing field, and location all contrary to policies in Core Strategy and SAP DPD	Policy review
SKI14-185	Manor Farm Yard, Grantham Road, Skillington	No	Yes	No	0	0	0	0	0	Not policy compliant (SP1). Listed building	Policy review

Appendix 2: Summary of Assessment of Sites (by Settlement)

South With	South Witham (7)			Achiev	Potential Capacity	Deliver	Developable 2022-2027	Developable 2027-2032	Long T		
Ref	Location	Suitable	Available	vable	ntial acity	able 2022	oable 2027	able !032	Term 2032+	Constraints	Mitigation
SOU14-71	land to the west of Thistleton Lane, South Witham	Yes	Yes	Yes (Now)	45	45	0	0	0		
SOU14-121	land to south of Moor Lane, South Witham [small site]	No	Yes	No	0	0	0	0	0	Public footpaths. Contrary to SAP H1.	Policy review, avoid / divert public footpaths
SOU14-122	land to south of Moor Lane, South Witham [large site]	No	Yes	No	0	0	0	0	0	Public footpaths. Contrary to SAP H1.	Policy review, avoid / divert public footpaths
SOU14-133	land south of Mill Lane, South Witham	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
SOU16-303	Mill Lane	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 - Site not on the immediate edge of an identified settlement	Policy Review
SOU16-325	Hill View Close	No	Yes	No	0	0	0	0	0	Site to Small	
SOU16-387	Land North of High Street	No	Yes	No	0	0	0	0	0	site contrary to Policy SAP H1	Policy review
	T	th Witham	45	45	0	0	0				

Stamford (2	tamford (26)			Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Te 20:		
Ref	Location	Suitable	Available	able	tial acity	able 2022	able .027	able 032	Term 2032+	Constraints	Mitigation
STA14-2	Cherryholt House (and adjoining land) Cherryholt Road Stamford Lincs PE9 2EP	No	Yes	No	0	0	0	0	0	Western part of site in employment use, redevelopment is contrary to policy E1. Electricity pylons cross the easten half of the site which is undeveloped. Whole site in floodzone 3	Flood risk prevention measures, change in flood zones. Re-route or underground electricity infrastructure.
STA14-5	Land adjacent Tollbar House Uffington Road Stamford	No	Yes	No	0	0	0	0	0	Greenfield site outside settlement contrary to policy SAP H1. Impact on setting and views to and from Newstead Mill	Policy review. Heritage impact assessment
STA14-10	Cherryholt Lane, Stamford, PE9 2EQ	No	Yes	No	0	0	0	0	0	Small site. In employment use currently	
STA14-32	south of Kettering Road, Stamford	Yes	Yes	No	29	0	0	0	0	Planning permission refused twice and a appeal also dismissed.	Impact on heritage to be considered. Smaller development proposal could overcome this.
STA14-50	land between Ryhall Road and Newstead Lane, Stamford	No	Yes	No	0	0	0	0	0	Outside built up part of Stamford, public footpaths, potential impact on setting of Burghley House. Currently contrary to SAP H1.Part of the site (SKLP124) is not in conformity with the Stamford Capacity Study.	Policy review, avoid / divert public footpaths, consider impact of setting of Burghley House
STA14-107	south of Priory Road, Stamford	No	No	No	0	0	0	0	0	Scheduled Monument, floodzone, pylons	application to remove SM has been refused.
STA14-108	east of Cherryholt Road, Stamford	No	Yes	Yes (Now)	25	0	0	0	0	Floodzone, pylons and low voltage power lines	n/a
STA14-142	land at Quarry Farm, Stamford	No	Yes	No	0	0	0	0	0	Contrary to policy (both SKDC and RCC policy), candidate wildlife site	Policy review and reassess wildlife impact
STA14-156	land between Empingham Road and Tinwell Road, Stamford [for local centre]	Yes	No	Long Term	60	0	60	0	0	Allocated for local centre - to include some residential [above shops and/or care home]	

STA14-157	land between Empingham Road and Tinwell Road, Stamford [10ha business park]	No	Yes	No	0	0	0	0	0	Contrary to policy STA3 which requires the provision of at least a 10ha business park as part of the development of this urban extension. This site is the area shown in the masterplan which has outline consent.	Policy review and revision of masterplan and therefore extant planning permission
STA14-194	land north of Uffington Road, Stamford	No	Yes	No	0	0	0	0	0	Contrary to SAP5 ExE S3	Policy Review. Or demonstrate that redevelopment of this site will deliver economic regeneration benefits to the site and/or area.
STA14-211	former Cattlemarket and cattlemarket car park, Station Road, Stamford	Yes	No	Long Term	70	0	70	0	0	Not resubmitted. Covenants, notice of cessation, need to identify alternative car parking provision	Identify alternative site for car park, address covenants
STA14-223	north western part of Stamford Near East	No	Yes	No	0	0	0	0	0	Site allocated for new Employment development [STM2d] - not policy compliant. Access would have to be derived through existing commercial estate	Policy review.
STA14-224	eastern part of Stamford Near East	No	Yes	No	0	0	0	0	0	Greenfield site on edge of settlement. Contrary to policy SAP H1.	Policy review
STA14-233	Blenheim Court, Scotgate, Stamford	No	No	No	0	0	0	0	0	Listed Building. Too small	
STA14-234	land south of Uffington Road, Stamford	Yes	Yes	Yes (Now)	37	37	0	0	0	Possible contamination from previous uses	Removal of contamination
STA14-238	former Sharmans site, Barnack Road, Stamford	Yes	Yes	Yes (Now)	37	2	33	0	0	Housing allocation in old Local Plan.	
STA15-248	Stamford and Rutland Hospital, Ryhall Road	Yes	No	Yes (Now)	20	20	0	0	0	Access and heritage [hospital is Listed Building and Scheduled Monument on site]	not able to access site
STA15-250	former Peugeot Garage, Uffington Road	Yes	Yes	No	10	10	0	0	0	Possible contamination from previous uses	
STA16-260	Day Centre, 33 Ryhall Road	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
STA16-345	south of Priory Road	No	Yes	No	0	0	0	0	0	Site is in existing employment use. Would not want to remove the use.	
STA16-354	land west of Ryhall Road	No	Yes	No	0	0	0	0	0	Contary to Policy (SAP H1 + SP1)	Policy review

STA16-355	east of Little Casterton Road	No	Yes	No	0	0	0	0	0	Contary to Policy (SAP H1 + SP1)	Policy review
STA16-357	R/O 124 & 126 Kesteven Road	Yes	Yes	Long Term	0	0	0	0	0	Site contrary to policy SAP10 due to possible loss of open space. Consider improved replacement provision.	Policy review
STA16-375	Land at Uffington Road, Stamford	Yes	Yes	Yes (Now)	100	50	50	0	0	Brownfield site suitable for redevelopment. Potential contamination issues need to be addressed.	Address contamination issues
STA16-381	Site North of Radcliffe Road	Yes	Yes	Long Term	14	0	14	0	0	Exisiting business premises	Relocate business uses.

Totals for Stamford 402 119 227 0 0

Stubton (2)		Suita	Availabl	Achieva	Poten: Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long Te 20		
Ref	Location	able	able	able	tial city	ble 022	ble 027	ble 032	32+	Constraints	Mitigation
STU16-265	land west of Fenton Road	No	Yes	No	0	0	0	0	0	Stubton not identified as a location for development (SP1)	Policy Review
STU16-266	land north of Claypole Lane	No	Yes	No	0	0	0	0	0	Stubton not identified as a location for development (SP1)	Policy Review
		To	tals fo	or Stubton	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Sudbrook (4	<u>1)</u>	Suitable	Available	Achieva	Potential Capacity	Delivera 2017-2	Developa 2022-2	17 6	Long Te 20		
Ref	Location	able	able	able	tial acity	able 2022	bable 2027	pable '-2032	Term 2032+	Constraints	Mitigation
SUD14-22	adjacent Rose Cottage, Carlton Road, Sudbrook, Grantham	No	No	No	0	0	0	0	0	Not resubmitted. Too small and contrary to policies SP1 and SP2	Policy review
SUD14-151	land north of Carlton Road, Sudbrook	No	No	No	0	0	0	0	0	Not resubmitted.Contrary to policies SP1 and SP2.	Policy review
SUD14-152	land south of Carlton Road, Sudbrook	No	No	No	0	0	0	0	0	Not resubmitted. Contrary to policies SP1 and SP2	Policy review
SUD14-153	land east of Heath Lane, Sudbrook	No	No	No	0	0	0	0	0	Not resubmitted. Contrary to policies SP1 and SP2	Policy review
		Tota	als for	Sudbrook	0	0	0	0	0		

Tallington (1)	Suitable	Availa	Achieva	Potential Capacity	Delivera 2017-2	Developak 2022-20	evelopa 2027-2	Long Te 20		
Ref	Location	ble	ailable	able	ntial acity	ble .022	ble 027	ıble 032	32+	Constraints	Mitigation
TAL14-163	land north of Tallington	No	Yes	No	0	0	0	0	0	SWI, railway line, pylons. Contrary to policies SP1 and SP2	Policy review, wildlife site and pylons would restrict developable area, proximity of railway may necessitate soundproofing measures
		Tota	als for	Tallington	0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Thurlby (12	1	Sui	Ava	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long 1		
Ref	Location	Suitable	Available	vable	otential Capacity	eliverable 2017-2022	oable 2027) 2032	Term 2032+	Constraints	Mitigation
THU14-24	OS 0002, Bourne Road, Northorpe, Bourne, Lincs. Adjacent to PE10 0HT Previous SHLAA Reference - SK/THU/04	No	No	No	0	0	0	0	0	Not resubmitted. Very large site which is inappropriate to scale of the existing settlement. Public footpath crosses site. Contrary to SAP H1	Policy review, avoid / divert public footpath
THU14-34	pt OS 7964, Obthorpe Lane, Thurlby	No	Yes	No	0	0	0	0	0	Site large and therefore out of scale with existing settlement. Currently contrary to SAP H1	Policy review
THU14-35	land at Obthorpe, Thurlby	No	No	No	0	0	0	0	0	Not resubmitted. Site large and remote from existing village. Currently contrary to SAP H1	Policy review
THU14-39	part of Elm Farm Yard, Thurlby	No	Yes	No	0	0	0	0	0	Small scale development of farmyard might be considered infill. Larger scale development contrary to SAP H1	Policy review
THU14-155	north of Homestead Gardens, Thurlby	No	No	No	0	0	0	0	0	Not resubmitted. Not policy compliant	Policy review
THU14-207	R/O 55 Northorpe Road, Thurlby	No	No	No	0	0	0	0	0	Not resubmitted. Not policy compliant	Policy review
THU16-261	Highways Depot, Station Road	Yes	Yes	No	0	0	0	0	0	Whole of site would not be in accordance with SAPH1 due to site not being infill	Policy review
THU16-280	r/o 18-28 High Street	No	Yes	No	0	0	0	0	0	Site to Small	Policy Review
THU16-316	White House Nurseries, 23 The Green		Yes		0	0	0	0	0	Site contrary to Policy SAP H1	
THU16-363	land off Swallow Hill	No	Yes	No	0	0	0	0	0	Not on the immediate edge of an identified settlement. Site also contrary to policy SAP H1	Policy Review
THU16-376	Land off Swallow Hill, Thurlby, Bourne, Linclonshire	No	Yes	No	0	0	0	0	0	Policy SAP H1	Policy review
THU16-395	Land at Northorpe Lane. Northorpe	No	Yes	No or Thurlby	0	0	0	0	0		

Totals for Thurlby 0 0 0 0 0

<u>Toft (1)</u>		Suitable	Availa	Achieva	Poten Capa	Delivera 2017-2	Developa 2022-2	Developa 2027-2	Long le 20		
Ref	Location	able	able	able	tial city	ible 2022	ible 027	ıble 032	erm 32+	Constraints	Mitigation
TOF14-92	adj to Toft House Hotel, Toft, Bourne	No	Yes	No	0	0	0	0	0	Not compliant with SP1 and SP2 and part of site floodzone 3.	Policy review, flood risk prevention measures, change in flood zones
		•	Tota	als for Toft	0	0	0	0	0		

Uffington (2	<u>2)</u>	Suita	Availa	Achieva	Potent Capa	Delivera 2017-2	Developa 2022-20	Developa 2027-20	Long Te 20		
Ref	Location	able	able	able	tial city	ble 022	ble 027	ble 032	32+	Constraints	Mitigation
UFF14-52	land west of West Hall Farm, Uffington	No	Yes	No	0	0	0	0	0	Contrary to SP1 and SP2	Policy review
UFF16-346	adj The Charters	No	Yes	No	0	0	0	0	0	Uffington not identified as a location for development (SP1)	Policy review

West Deepi	ng (2)	Suita	Availa	Achieva	Potent Capa	Delivera 2017-2	Developa 2022-20	Developa 2027-20	Long Te 20		
Ref	Location	able	able	able	city	ble 022	ble 027	ble 032	32+	Constraints	Mitigation
WDE15-242	land R/o 35-37 King Street	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
WDE16-277	G + H Wilson Haulage Yard, King Street	No	Yes	No	0	0	0	0	0	West Deeping not identified as a location for development (SP1)	Policy Review
Totals for West Deeping				0	0	0	0	0			

Appendix 2: Summary of Assessment of Sites (by Settlement)

Woolsthorp	oe by Belvoir (9)	Sui	Ava	Achievable	Potential Capacit	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long T 2		
Ref	Location	Suitable	Available	vable	otential Capacity	able .2022	able 2027)able 2032	Term 2032+	Constraints	Mitigation
W0014-23	The Old Hunt Stables, Main Street, Woolsthorpe by Belvoir	Yes	Yes	Yes (Now)	20	20	0	0	0	Site has planning approval for conversion to form 20 dwellings	
WOO16-26	west of Village Street, north of Rectory Lane	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-26	north of Woolsthorpe Stables, Sedgebrook Road	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	north of Cliff Road	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	north of Chapel Hill [inc Barbers Garage]	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	north of Hillside Road	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	junction Belvoir Lane & Village Street	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	east of Main Street	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	adj village surgery, Main Street	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
	Totals for Woolsthorpe by Belvo							0	0		

Appendix 2: Summary	of Assessment of Sites	(by Settlement)

Capacity	liverab 017-20	velopab 2022-20	Developable 2027-2032	Long Term 2032+	
Totals for All Sites, All Settlements 1318	8 2224	3446	2485	4880	