

# **South Kesteven: Points of the Compass Appraisal**

**Sustainability Appraisal (SA) Technical Annex  
accompanying the Regulation 18 Draft Local  
Plan Consultation**

**South Kesteven District Council**

**February 2024**

## Introduction

To inform the development of the Regulation 18 Draft Local Plan (hereafter referred to as “the emerging Local Plan”), South Kesteven District Council (SKDC) is considering potential locations for allocating sites for housing, employment, and mixed uses through the emerging Local Plan.

To facilitate consideration of potential locations for site allocations, a number of compass segments (hereafter referred to as “broad areas”) around key settlements in the district have been evaluated, with a view to establishing the likely environmental constraints to development in each area. In this context, this part of the Technical Annex presents the findings of this process through a ‘points of the compass’ appraisal of the key settlements in South Kesteven District. This seeks to provide an overview of the relative merits of promoting development in the broad areas for each settlement.

## Approach to the Points of the Compass Appraisal

A range of broad areas have been proposed by South Kesteven District for each of the 20 main settlements which are the most likely locations for future growth within the district during the emerging plan period. Loosely reflecting the various ‘points of the compass’, these broad areas consider potential locations for development in the vicinity of the following settlements:

### **Sub Regional Centre:**

- Grantham

### **Market Towns:**

- Bourne
- The Deepings
- Stamford

### **Larger Villages:**

- Ancaster
- Barkston
- Barrowby
- Baston
- Billingborough

- Caythorpe & Frieston
- Claypole
- Colsterworth
- Corby Glen
- Great Gonerby
- Harlaxton
- Langtoft
- Long Bennington
- Morton
- South Witham
- Thurlby & Northorpe

The appraisal evaluates the key environmental constraints present in each of the broad areas proposed, including related to: biodiversity; flood risk; the historic environment; landscape quality; water; and agricultural land quality.

## Glossary of constraints

The following table provides a glossary of the constraints considered through this appraisal.

Term	Definition
Agricultural Land Classification	The Agricultural Land Classification (ALC) classifies agricultural land in five categories according to versatility and suitability for growing crops. The top three grades, Grade 1, 2 and 3a, are referred to as 'Best and Most Versatile' land.
BAP Priority Habitat	UK BAP priority habitats are those that have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). They cover a wide range of semi-natural habitat types.
Conservation Area	Conservation areas are designated at the local level to protect the special architectural and historic interest of an area through protecting the features that make it unique and distinctive.
Flood Zone 3b	Flood zone 3b are classified as functional floodplains and are deemed to be the most at-risk land of flooding from rivers or the sea. Local planning authorities have classified areas at significant risk of flooding to be within flood zone 3b. This classification is usually classified as land which had a 5% probability of flooding/a 1:20 chance. Flood Zones are used to apply the sequential test, which seeks to steer new development to areas with the lowest probability of flooding.
Groundwater Source Protection Zone	Groundwater Source Protection Zones show the risk of contamination from any activities that might cause pollution to groundwater in the area. Zone 3 Source Protection Zones are defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source.
Regionally Important Geological Sites	Regionally Important Geological Sites (RIGS), are designated areas within urban or rural landscapes recognized for their significant geological features. These sites are integrated into land-use planning processes to ensure their conservation and sustainable management.
Registered Park and Garden	The Historic England 'Register of Historic Parks and Gardens of special historic interest in England', identifies over 1,600 sites assessed to be of national importance. In this context Registered Parks and Gardens are those deemed to be of particular historic importance.
Scheduled Monuments	A historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.
Site of Special Scientific Interest	Sites of Special Scientific Interest (SSSI) are those areas considered to best represent the UK's natural heritage, such as through the site's diversity of plants, animals and habitats, rocks, and landforms, or through combinations of such natural features. Nationally designated, SSSIs are deemed to be the UK's best wildlife and geological sites.
SSSI Impact Risk Area	SSSI Impact Risk Zones are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs.

## Constraints appraisal findings

This appraisal provides the following for each of the 20 settlements organised in terms of their placement within the settlement hierarchy, specifically: Sub-Regional Centre; Market Towns; and Larger Villages.<sup>1</sup>

- 1) A map denoting-built environment designations; scheduled monuments, conservation areas, registered parks and gardens, and listed buildings.
- 2) A map denoting biodiversity designations; SSSIs, Priority Habitats, and RIGS.
- 3) A map denoting soil and water designations; SPZs, ALC, and Flood Zones.
- 4) An appraisal of the constraints present in each of the settlement's identified compass segments.

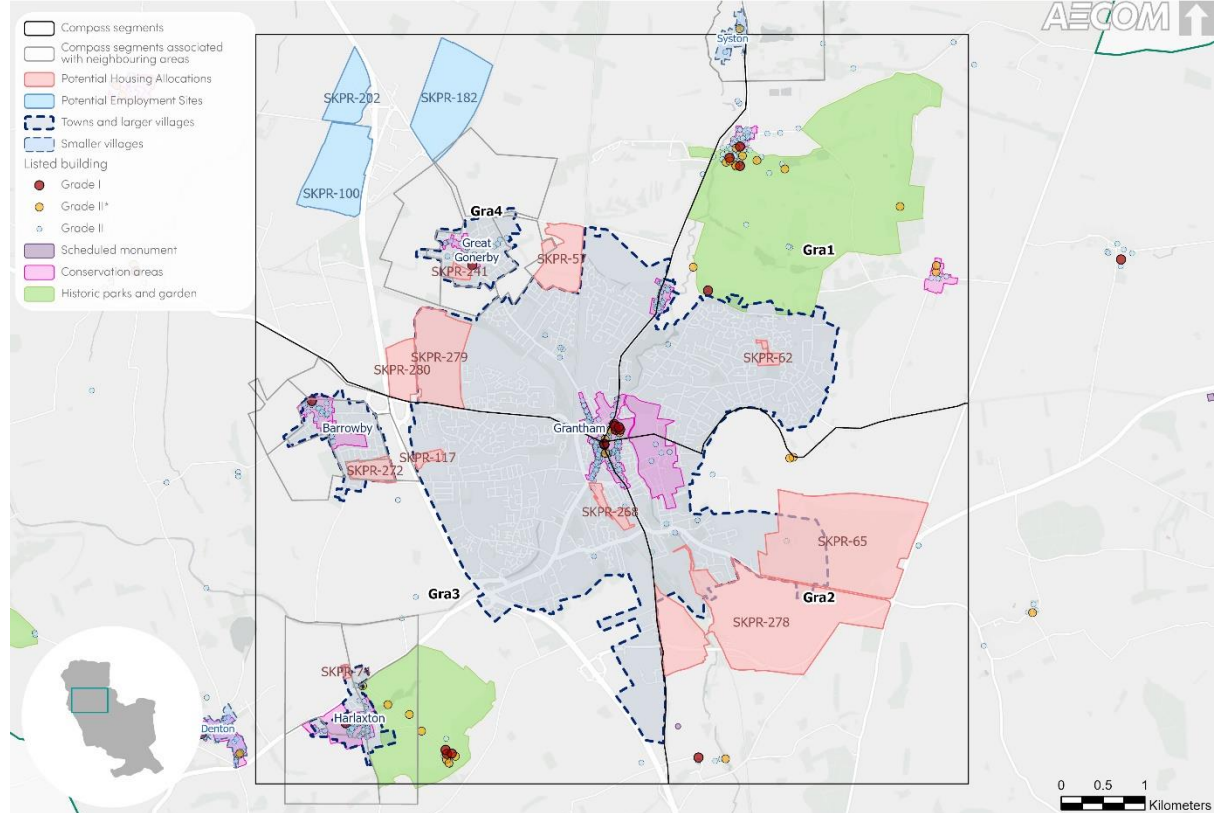
To accompany these findings, a summary for each settlement has also been presented. These summaries consider the comparative sustainability merits of taking forward development in each broad area.

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<sup>1</sup> The SA process for the Local Plan Review has utilised a series of sustainability themes to present the SA information. In this context the tables presented below have highlighted the sustainability themes for which constraints have been identified.

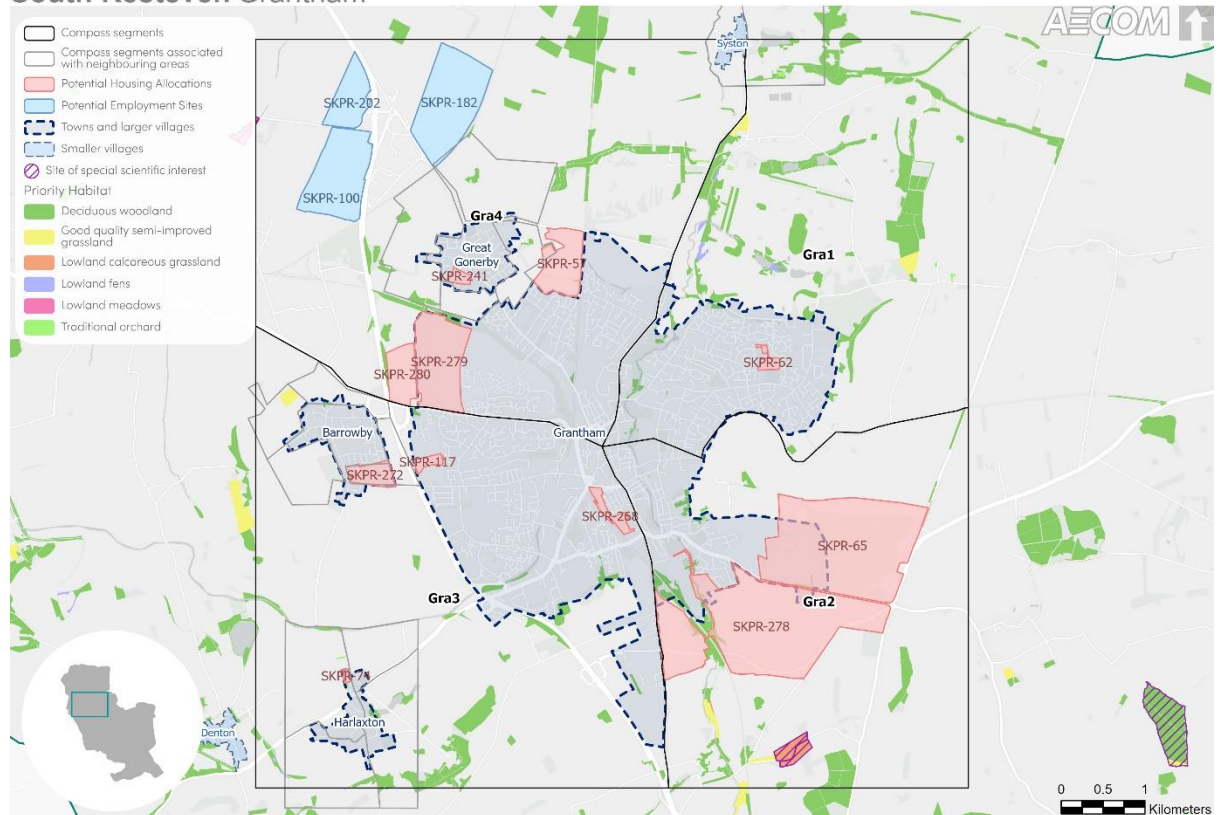


## South Kesteven Grantham



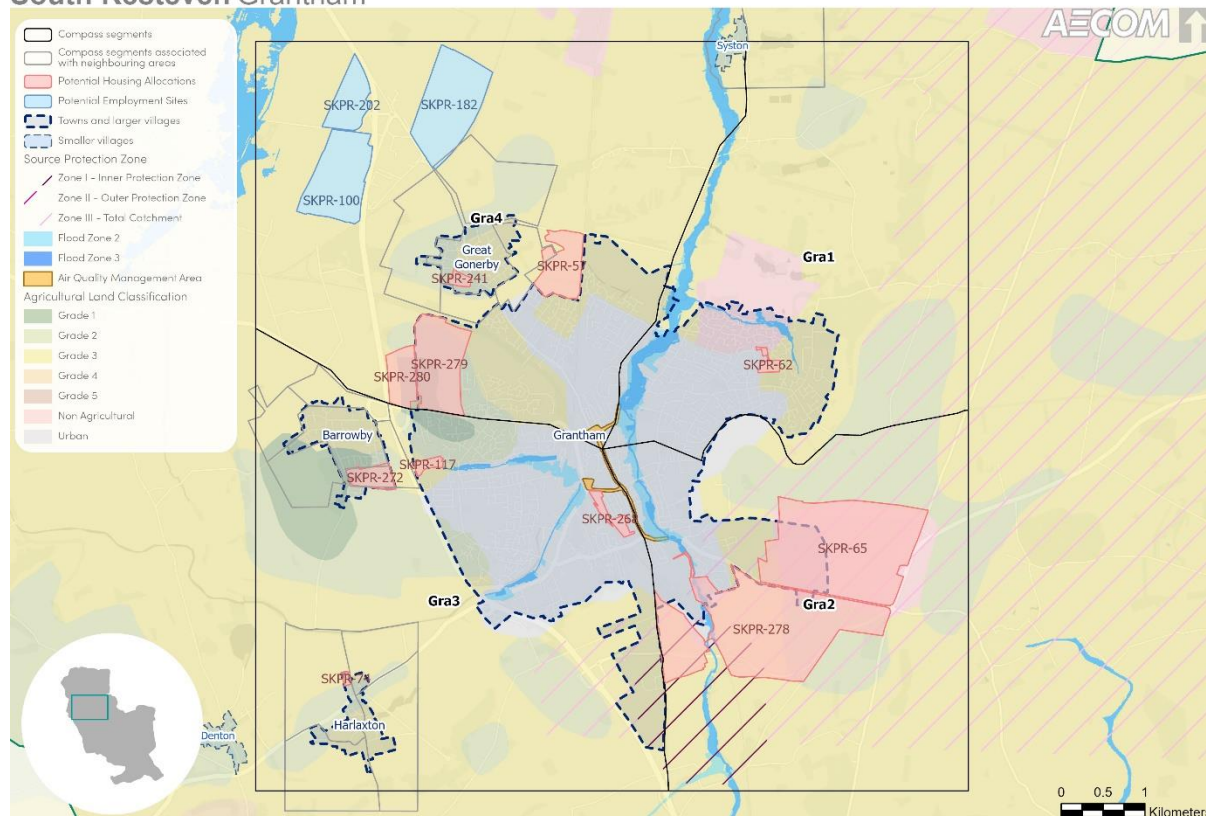
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## Grantham broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
Gra1	<p>The South Kesteven District Council No6 AQMA is partially within Gra1, to the southwest of the area, in the built-up area. Areas of lowland fens are located to the west of the area and a small area centrally. There are areas of deciduous woodland scattered across whole area of Gra1 primarily outside of the town boundary. Specifically, a large area centrally, as well as a number of larger sections to the north and east. There are also small areas of good quality semi-improved grassland, with one adjacent to the eastern boundary, to the northeast of the area and one to the west of the area.</p> <p>Belton House is a historic park and garden, which covers most of Gra1 area that is outside of the town. There are 137 listed buildings within the broad area, specifically concentrated to the Belton House area, as well as the four conservation areas within Gra1. These include 9 Grade I listed buildings (Church of St Wulfram, Grantham House, School House, Belton House, Stables to Belton Park, South Gates to Belton Park, Church of Saint Peter and Saint Paul, King's School, and Stable Buildings to Grantham House), 14 Grade II* listed buildings, and 114 Grade II listed buildings. There are also conservation areas within the area. St Anne's Conservation Area is in the southwest of the area, Londonthorpe Conservation Area to the east of the area,</p>	<p>Air quality; Biodiversity; Historic Environment; Landscape; Soils; Water</p>

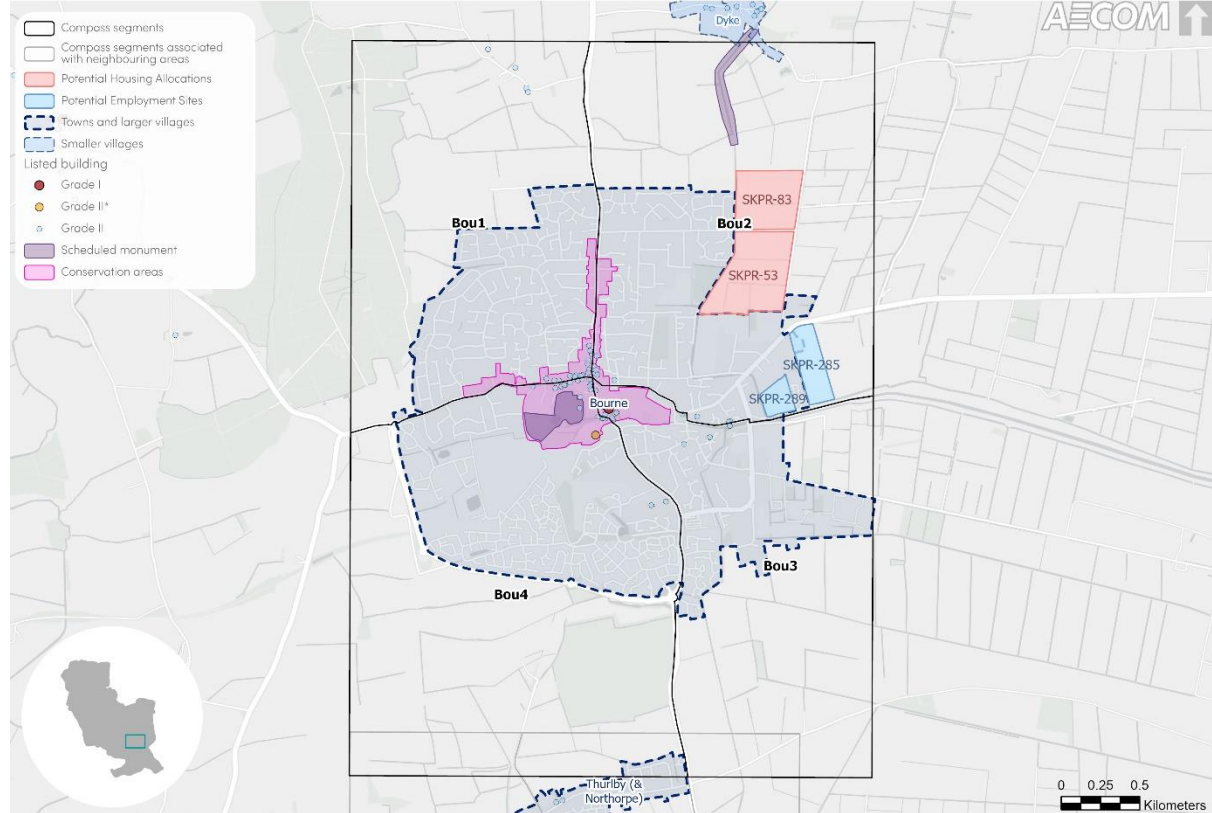
Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>Manthorpe Conservation Area on the western border in the northern built-up part of Grantham and Belton Conservation Area in the northwest of the area.</p> <p>Manthorpe, Grantham is analysed in depth within the SKDC Landscape Sensitivity and Capacity Study and considered to have high overall landscape sensitivity. This area is in the south of Gra1 and to the north of the town boundary, with the study looking at the land immediately to the north of the town (and surrounding the A607).</p> <p>The majority of the non-urban agricultural area of Gra1 is Grade 3 ALC; however, it is not possible to differentiate between Grade 3a land and Grade 3b land. Some of the area to the southeast is Grade 2, as well as some a smaller area to the north of the area. The east and northeast of the Gra1 area is located within a Groundwater Source Protection Zone 3 (Total Catchment). The River Witham runs through the west of the area, adjacent to the western boundary of Gra1. The land adjacent to the river is primarily Flood Zone 3, which indicates that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. The land adjacent to this area is also at a higher risk of surface water flooding.</p> <p>The Gra1 area also overlaps with Bark3 to the north.</p>	
Gra2	<p>The South Kesteven District Council No6 AQMA is partially within Gra2, to the northwest of the area, in the built-up area. There are two Sites of Scientific Interest (SSSIs), both designated Woodnook Valley SSSI. These are located in the south of the segment, and overlap with the same area covered by Priority Habitat good quality semi-improved grassland. There are other areas of good quality semi-improved grassland to the southwest of Gra2, as well as areas of deciduous woodland. These are also scattered to the west of the broad area, as well as the southeast. There is also a small area of traditional orchard in the northwest.</p> <p>There are 53 listed buildings in Gra2. These include three Grade I listed buildings (Church of St Guthlac, Angel and Royal Hotel, and Extensions of Angel and Royal Hotel). The other listed buildings consist of three Grade II* listed and 47 Grade II listed. There is also a scheduled monument, which is a bowl barrow in the southwest of the area. There are two Conservation Areas that intersect this broad area, which are Grantham and St Anne's. Grantham Conservation Area is located further to the northwest with St Anne's to the east.</p> <p>Land to the East of Grantham is analysed in depth within the SKDC Landscape Sensitivity and Capacity Study and considered to have high overall landscape sensitivity. The area north of the A52 Somerby Hill was analysed and given a high overall sensitivity.</p> <p>The majority of the non-urban agricultural area of Gra2 is Grade 3 ALC; however, it is not possible to differentiate between Grade 3a</p>	<p>Air quality; Biodiversity; Historic Environment; Landscape; Soils; Water</p>



Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>land and Grade 3b land. Some of the area to the northeast is Grade 2, as well as some a smaller area to the centre of the area. The majority of the Gra2 area is located within a Groundwater Source Protection Zone 3 (Total Catchment), and to the southwest, Groundwater Source Protection Zone 1 (Inner Protection Zone). The River Witham runs through the west of the area, adjacent to the western boundary of Gra2. The land adjacent to the river is primarily Flood Zone 3, which indicates that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. The land adjacent to this area is also at a higher risk of surface water flooding.</p>	
Gra3	<p>The South Kesteven District Council No6 AQMA is partially within Gra3 to the north of the area, in the built-up area. There is BAP Priority Habitat deciduous woodland across the broad area, but more densely to the south of the area. There is also an area of good quality semi-improved grassland to the northeast of the area, in proximity to Barrowby.</p> <p>In the south of the area, a large part of Gra3 is covered by the historic park &amp; garden of Harlaxton Manor, as well as Harlaxton Conservation Area. There is also Barrowby Conservation Area in the northwest, and Grantham Conservation Area partially within the broad area to the northeast. There are three scheduled monuments in the area (Conduit House – Market Place, Harlaxton Village Cross, and Grantham Village Cross). Conduit House is located adjacent to the Grantham Village Cross, within the Grantham Conservation Area. There is 171 listed buildings in the Gra3 area, with five being Grade I (Church of St Mary and St Peter, Walls Steps and Gazebos to Southwest of Forecourt at Harlaxton Manor, Church of All Saints, Forecourt Gateway and Screen at Harlaxton Manor, and Harlaxton Manor). There are eight Grade II* listed buildings, and the remaining 158 listed buildings are Grade II. These are mainly concentrated in the allocated Conservation Areas, but also there is a larger density of listed buildings in the area of Harlaxton Manor.</p> <p>South of Barrowby Road, Grantham is analysed in depth within the SKDC Landscape Sensitivity and Capacity Study and considered to have moderate overall landscape sensitivity. Harlaxton Road, Grantham was also considered, and was rated to have a high landscape sensitivity.</p> <p>The majority of the non-urban agricultural area of Gra3 is Grade 3 ALC; however, it is not possible to differentiate between Grade 3a land and Grade 3b land. Some of the area to the northeast is Grade 2, as well as a medium sized area to the southeast and southwest of the area. There are also two areas of Grade 1 land to the north of the broad area, with the larger of both being located just southeast of Barrowby. There is low flood risk in the broad area, with some small areas of Flood Zone 2 (the area could be flooded from a river by a flood that has a 0.1% (1 in 1000) or greater chance of happening each year) and 3 (the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year) in the northeast.</p>	<p>Air quality; Biodiversity; Historic Environment; Landscape; Soils; Water</p>

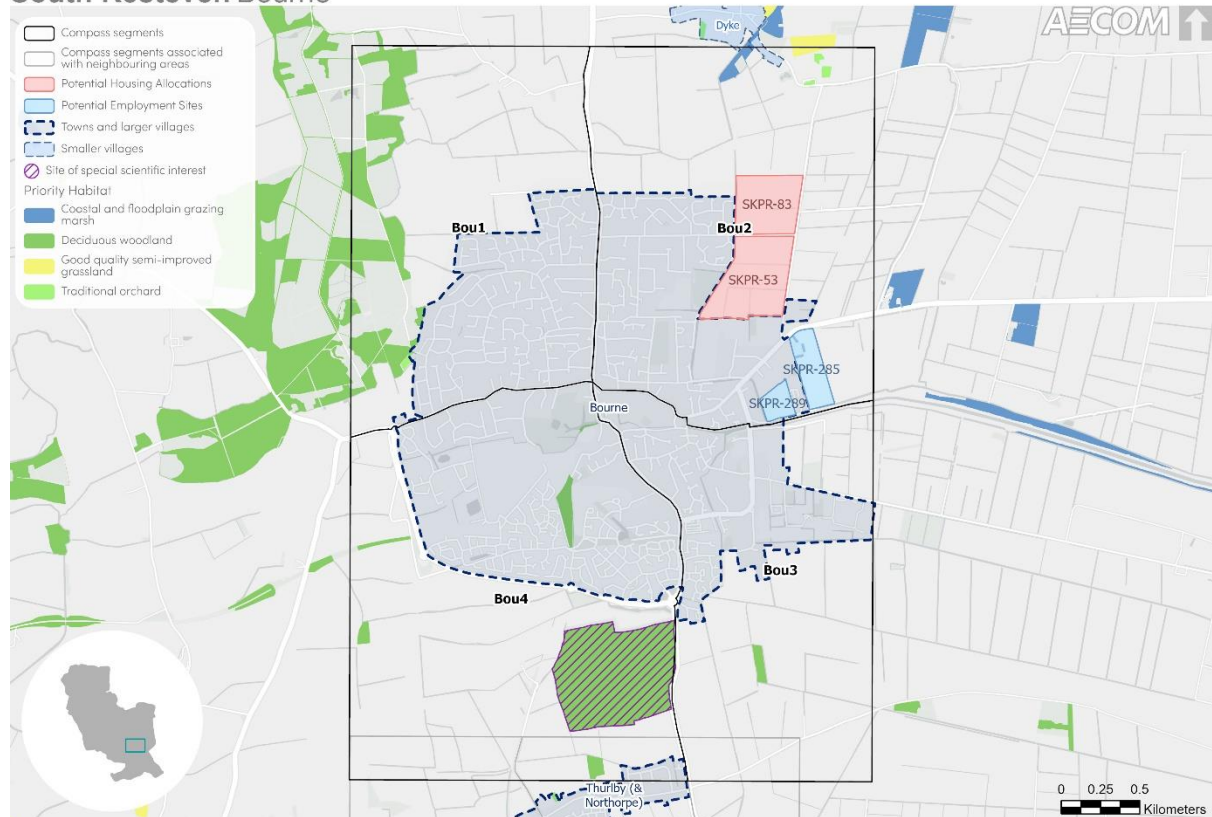
Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>There is also a medium sized area that is within Groundwater Source Protection Zone 3 (Total Catchment) and also Zone 1 (Inner Protection Zone) to the southeast of the area.</p> <p><i>The large villages of Barrowby, and Harlaxton, are located almost entirely within Gra3, located in the northwest and southwest of the area respectively. Further detailed information can be found on these broad areas within the section on Barrowby above, and Harlaxton below.</i></p>	
Gra4	<p>The South Kesteven District Council No6 AQMA is partially within Gra4 to the north east of the area, within the built-up area. There is an SSSI partially within Gra4, which is Allington Meadows SSSI, located to the northwest of the broad area. The same area is covered by BAP Priority Habitat lowland meadows. There is Priority Habitat deciduous woodland across the broad area, but more specifically concentrated in the northeast of the area, and to the southwest of Great Gonerby.</p> <p>The historic park and garden of Belton House is partially within Gra4 to the northeast. There are three Conservation Areas partially or fully within the broad area and these are Manthorpe Conservation Area, Grantham Conservation Area (both partially within the area) and Great Gonerby Conservation Area (wholly within). There are 72 listed buildings within the area, of which one is Grade I listed (Church of St Sebastian, located in the Great Gonerby Conservation Area), and the remaining 71 are Grade II listed.</p> <p>South of Belton Lane, Great Gonerby is analysed in depth within the SKDC Landscape Sensitivity and Capacity Study and considered to have high overall landscape sensitivity. East of A1, North of A52 was also considered and is considered to have a high landscape sensitivity. The majority of the non-urban agricultural land is Grade 3 ALC; however, it is not possible to differentiate between Grade 3a land and Grade 3b land. Some of the area to the south is Grade 2, as well as a medium sized area centrally, through Great Gonerby. There is also a small area of Grade 1 land to the south of the broad area. There is no flood risk in the broad area, with some land within Flood Zone 3 (the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year) in the northeast, from River Witham.</p> <p><i>The village of Syston is located partially within Gra4, which presents a constraint to development as it is classified as a smaller settlement where development would not generally be allowed. Syston is separated from the village of Barkston by approximately 300m of agricultural land and is accessible via the A607. Gra3 also overlaps the Barkston broad area to the south. Further, the large village of Great Gonerby is entirely within Gra4, located directly in the centre of the area. Further detailed information can be found on these broad areas within the section on Great Gonerby below.</i></p>	<p>Air quality; Biodiversity; Historic Environment; Landscape; Soils; Water; Population and Community</p>

## South Kesteven Bourne



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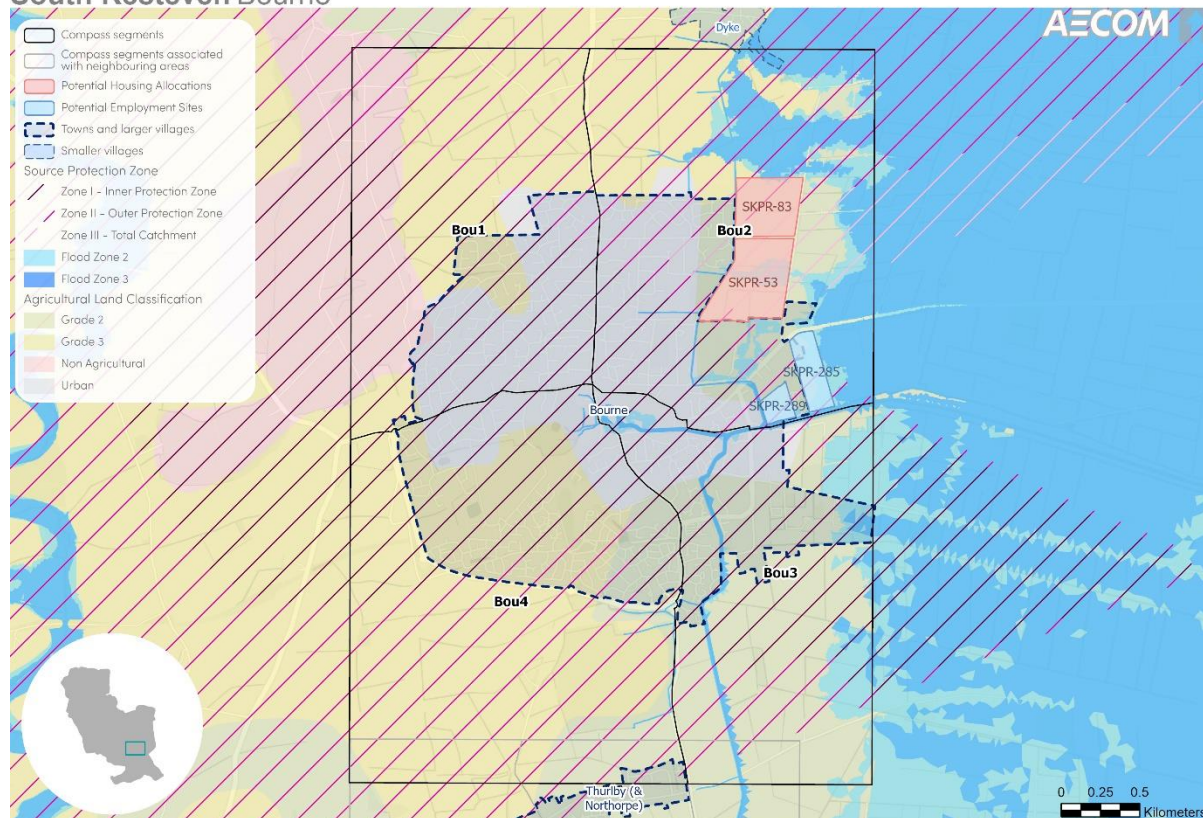
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## Bourne broad area assessment

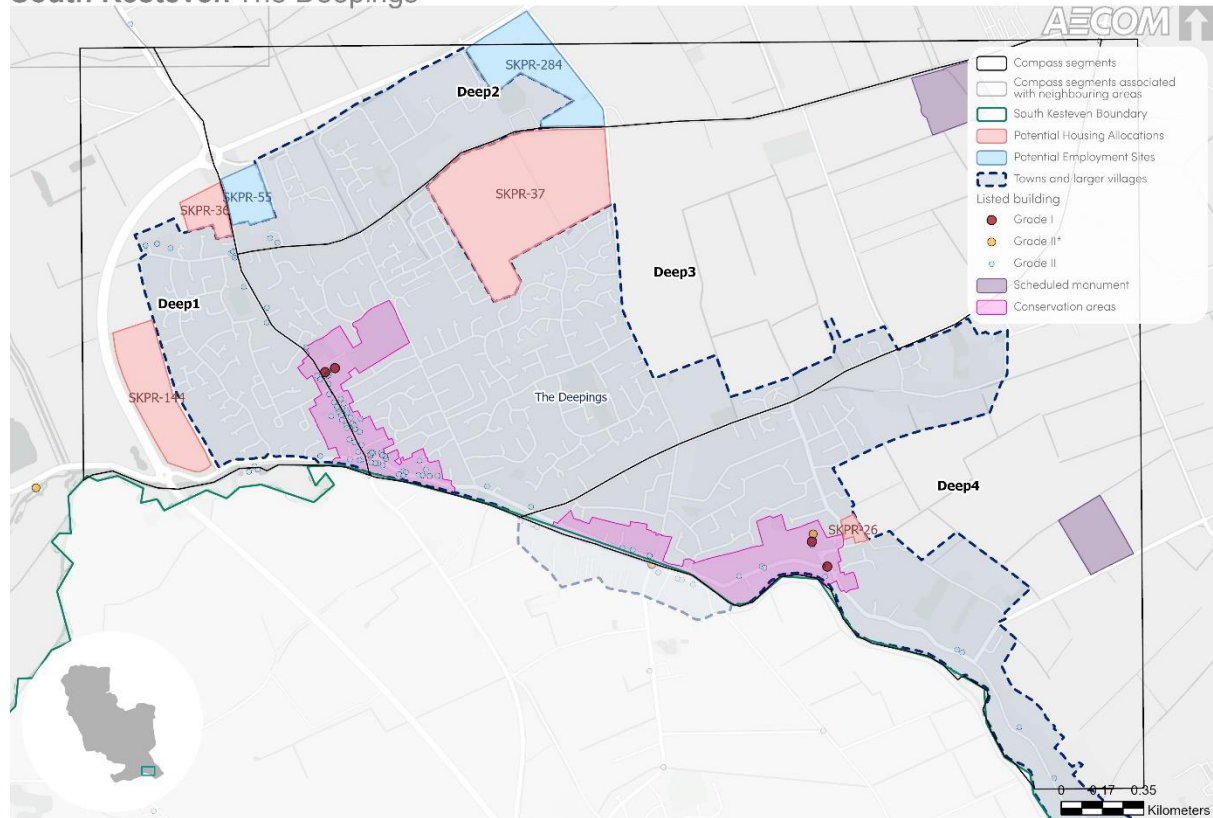
Area	Key constraints in area	Sustainability themes for which constraints exist
Bou1	<p>From a biodiversity perspective, Grimsthorpe SAC is approximately 4km west of the western boundary of Bou1. Furthermore, the northwestern section of Bou1 contains part of Bourne/Fox/Pillow Woods which is Ancient Replanted Woodland. There are 16 Grade II listed buildings in the southeastern corner of Bou1 (bordering North Street and West Street). In the northern section of Bou1 near to Cawthorpe, there are four additional Grade II listed buildings. Furthermore, the southeastern corner of Bou1 contains a section of the Bourne Town Centre Conservation Area (including West Road &amp; North Road).</p> <p>Bou1 is located on the boundary between the Fen Margin and The Fens Landscape Character Areas (based on the most recent LCA undertaken in 2007). Both of these character areas are of low-medium sensitivity to residential developments.</p> <p>Approximately 75% of Bou1 is located within a Groundwater Source Protection Zone 1 (Inner Zone), defined as the 50-day travel time from any point below the water table to the source. This zone has a minimum radius of 50m. The remaining section of Bou1 (to the north) is located within a Groundwater Source Protection Zone 2 (Outer Zone), defined by a 400-day travel time from a point</p>	Biodiversity; Historic Environment; Water

Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>below the water table and having a minimum radius of 250-500m around the source, depending on the size of abstraction. The highest risk of surface water flooding is within the built-up part of Bou1.</p>	
Bou2	<p>In the northeastern section of Bou2 (near to Dyke) there are patches of Traditional Orchard BAP Priority Habitat, Coastal and Floodplain Grazing Marsh BAP Priority Habitat (also in the southeastern boundary) and areas of Good Quality Semi-Improved Grassland (Non-Priority).</p> <p>There are six Grade II listed buildings of historical significance located in the southwestern corner of Bou2. Also, the northern section of Bou2 contains the Scheduled Monument 'Car Dyke, S of Dyke'. Additionally, the western boundary of Bou2 contains a section of the Bourne Town Centre Conservation Area (including North Road).</p> <p>Bou2 is located on the boundary between the Fen Margin and The Fens Landscape Character Areas (based on the most recent LCA undertaken in 2007). Both of these character areas are of low-medium sensitivity to residential developments. Bordering the built-up part of Bou2 are patches of Grade 2 and 3a Agricultural Land (Best and Most Versatile). Towards the northwestern corner of Bou2 there is a patch of Grade 3b Agricultural Land (not the Best and Most Versatile for agricultural purposes).</p> <p>Land extending approximately 500m beyond the eastern boundary of Bou2 is located at the edge of an extensive Flood Zone 3 covering the Bourne North Fen, Bourne South Fen and the Bourne Eau River, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. Land within this Flood Zone 3 is at medium risk of fluvial flooding. Furthermore, the southwestern section of Bou2 is located within a Groundwater Source Protection Zone 1 (Inner Zone), the northern section in Zone 2 (Outer Zone) and the central-eastern section is located within a Zone 3 (Total Catchment). The highest risk of surface water flooding is on land adjacent to the drains extending east of Car Dyke (encompassing the built-up area and a stretch of land towards the northern section of Bou2).</p>	Biodiversity; Historic Environment; Soil; Water
Bou4	<p>The Math and Elsea Wood SSSI is located in the eastern section of Bou4, with these adjoining Ancient Semi-Natural Woodlands supporting pedunculated oak-ash-wych elm woodland, now scarce in lowland Britain. Currently in Unfavourable-Recovering condition based on the most recent assessment in 2011, all planning applications (except householder applications) within 50m radius of the SSSI boundary must be assessed. Bou4 is also located within further Impact Risk Zones attached to the SSSI, including planning applications for residential developments of 100 units or more and any residential development of 50 or more houses outside existing settlements/urban areas.</p> <p>Additionally, the dismantled railway running east-west in the northern section of Bou4 is recognised as a Site of Wildlife Interest, with patches of Deciduous Woodland BAP Priority Habitat located on the railway, south of the Math and Elsea SSSI and near to Ogrey Spinney.</p>	Biodiversity; Historic Environment; Soil; Water



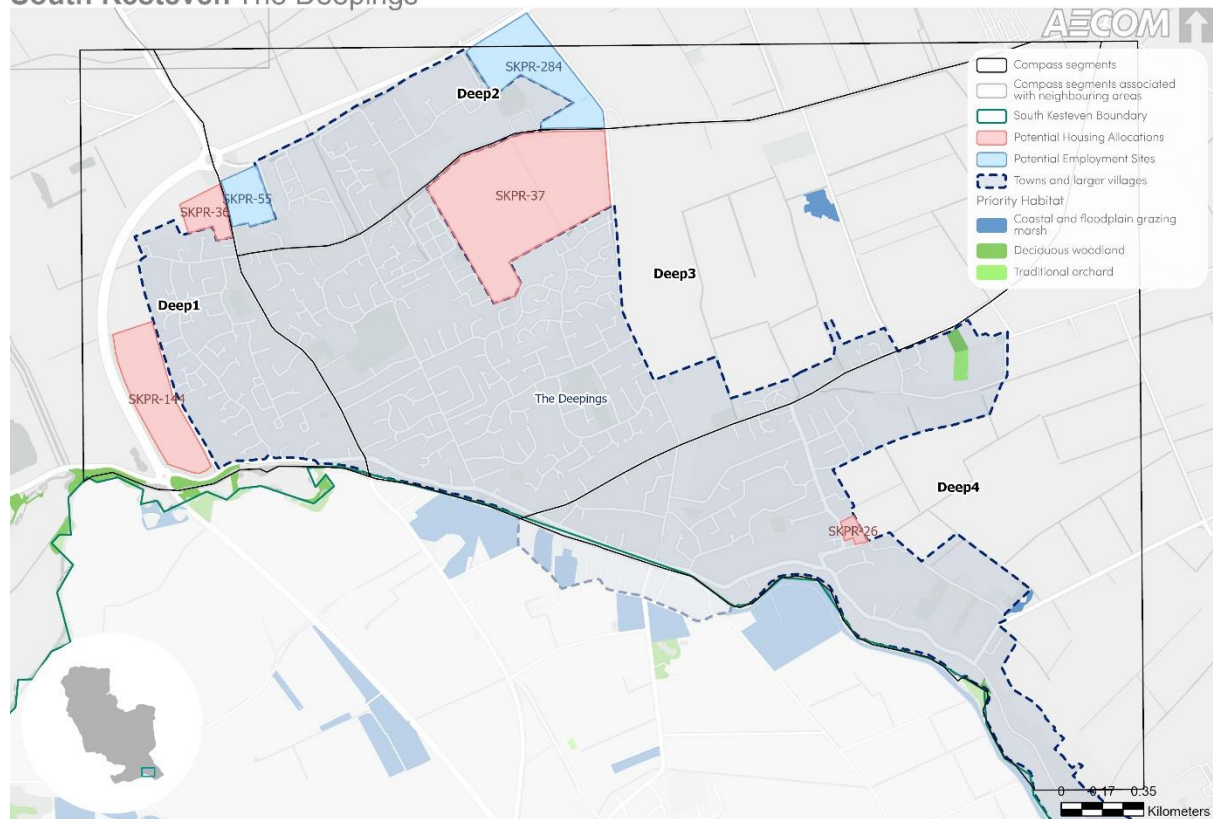
Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>In regard to the historic environment, the urbanised area along the northeastern boundary of Bou4 contains 25 Grade II and one Grade II* listed buildings. Additionally, the northeastern section of Bou4 contains a section of the Bourne Town Centre Conservation Area, with Bourne Castle a Scheduled Monument encompassed in this area.</p> <p>Bou4 is located on the boundary between the Fen Margin and The Fens Landscape Character Areas based on the most recent LCA undertaken in 2007. Both of these character areas are of low-medium sensitivity to residential developments.</p> <p>In the northern section of Bou4 (north of the A151) there are mixed patches of Grade 2, 3a (Best and Most Versatile) and 3b (not the Best and Most Versatile) Agricultural Land.</p> <p>In regard to the water environment, the northern 35% (approximate) of Bou4 is located within a Groundwater Source Protection Zone 1 (Inner Zone), with the southern 65% located in Zone 2 (Outer Zone). The risk of surface water flooding is highest in the northern half of Bou4.</p>	

## South Kesteven The Deepings



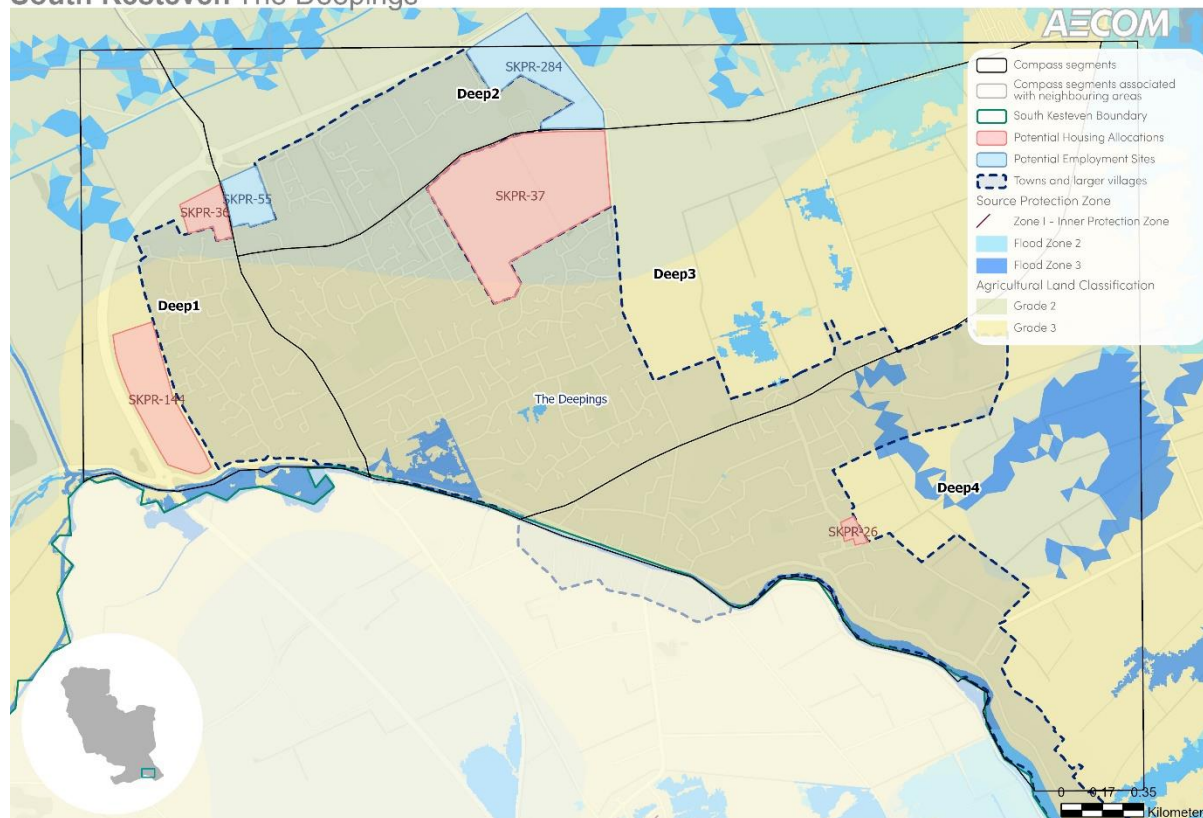
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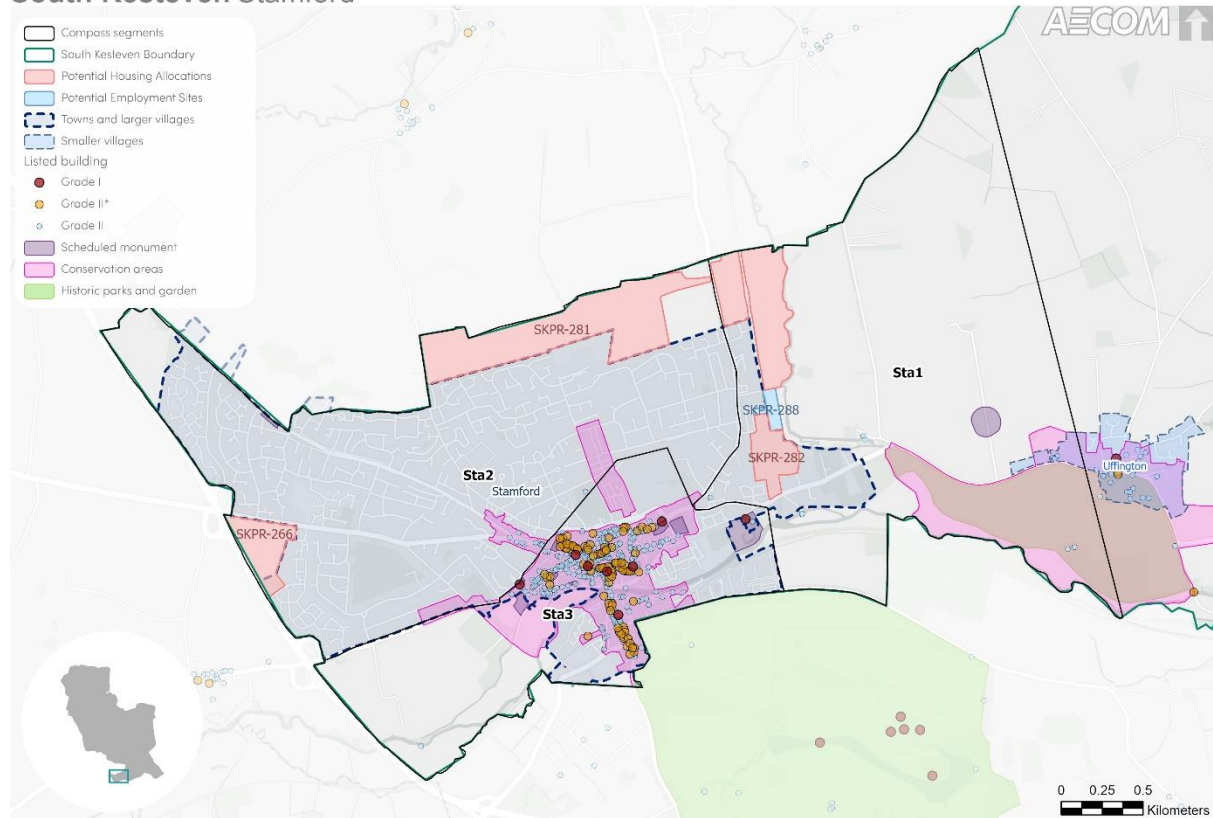
## The Deepings broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
Deep1	<p>Land which extends just beyond the southern boundary of Deep1 contains patches of Deciduous Woodland BAP Priority Habitat. Additionally, the Langtoft Gravel Pits SSSI is approximately 1km west of Deep1; however, none of the land within the boundaries of Deep1 is included in the Impact Risk Zones for residential and rural residential developments. Approximately 5km southwest of the boundary of Deep1 is Barnack Hills &amp; Holes SAC.</p> <p>There are 28 Grade II listed buildings of historical significance located in the urbanised section of Deep1 (the majority bordering Halfleet and Church Street). Also, on the boundary of Towngate West and Halfleet (eastern section of Deep1) there the 'Village Cross, Towngate' Scheduled Monument. Additionally, a section of the Deepings Conservation Area extends along the eastern boundary of Deep1.</p> <p>Deep1 is located within The Fens Landscape Character Area (based on the most recent LCA undertaken in 2007). This character area is recognised as being of low-medium sensitivity to residential developments. The southern boundary of Deep1 runs parallel to the River Welland. The area of land directly outside of this boundary is located in Flood Zone 3 (showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or</p>	Biodiversity; Historic Environment; Water

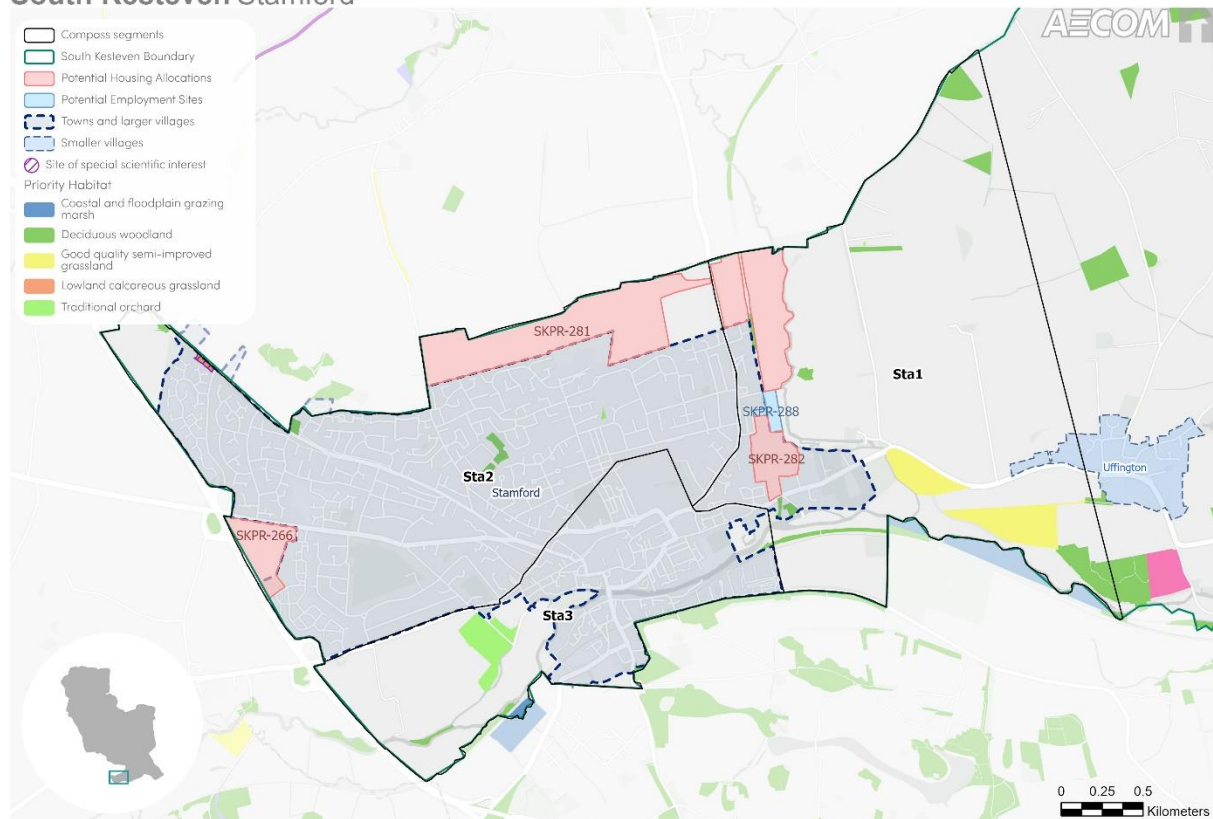
Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>greater chance of happening each year) and is of medium high risk to fluvial flooding. Additionally, small patches of land in the urbanised section of Deep1 are at medium to high risk of surface water flooding.</p>	
Deep2	<p>The northeastern boundary of Deep2 is approximately 1.5km away from the Cross Drain SSSI, however none of the land within the boundaries of Deep2 is included in the Impact Risk Zones for residential and rural residential developments.</p> <p>In regard to the historic environment, there are two Grade II listed buildings in the southwestern corner of Deep2, including Towngate Farmhouse, Farmbuildings, Wall and Railings, and the two Barns and Outbuilding at Towngate Farm. Deep2 is located within The Fens Landscape Character Area. This character area is recognised as being of low-medium sensitivity to residential developments.</p> <p>The area of land extending northeast of the northern boundary of Deep2 is located in Flood Zone 2, showing that the area could be flooded from a river by a flood that has a 0.1% (1 in 1000) or greater chance of happening each year. Additionally, small patches of land in the built-up part of Deep2 are at medium to high risk of surface water flooding.</p>	Biodiversity; Historic Environment; Water
Deep3	<p>Land which extends just beyond the southern boundary of Deep4 contains patches of Coastal and Floodplain Grazing Marsh BAP Priority Habitat. Also, the south eastern corner of Deep4 is located approximately 1km away from Deeping Gravel Pits SSSI, however none of the land within the boundaries of Deep4 is included in the Impact Risk Zones for residential and rural residential developments.</p> <p>There are 36 listed buildings of historical significance located along the southern and western boundary of Deep3, including two Grade I and 34 Grade II listed buildings. Also, the northeastern section of Deep3 contains an Iron Age and Roman Settlement which is a Scheduled Monument. Additionally, along the southern half of the western boundary there is a section of the Deepings Conservation Area, encompassing a section of Deep3 which is regarded as an Important Open Space.</p> <p>Deep3 is located within The Fens Landscape Character Area. This character area is recognised as being of low-medium sensitivity to residential developments.</p> <p>The Important Open Space identified in the Deepings Conservation Area contains patches of Grade 2 and Grade 3a Agricultural Land (Best and Most Versatile). A section of Linch Field in the southeastern area of Deep3 is located in Flood Zone 3 and is of high risk to fluvial flooding. Additionally, small patches of land in the urbanised section of Deep3 are at medium to high risk of surface water flooding.</p>	Biodiversity; Historic Environment; Soil; Water



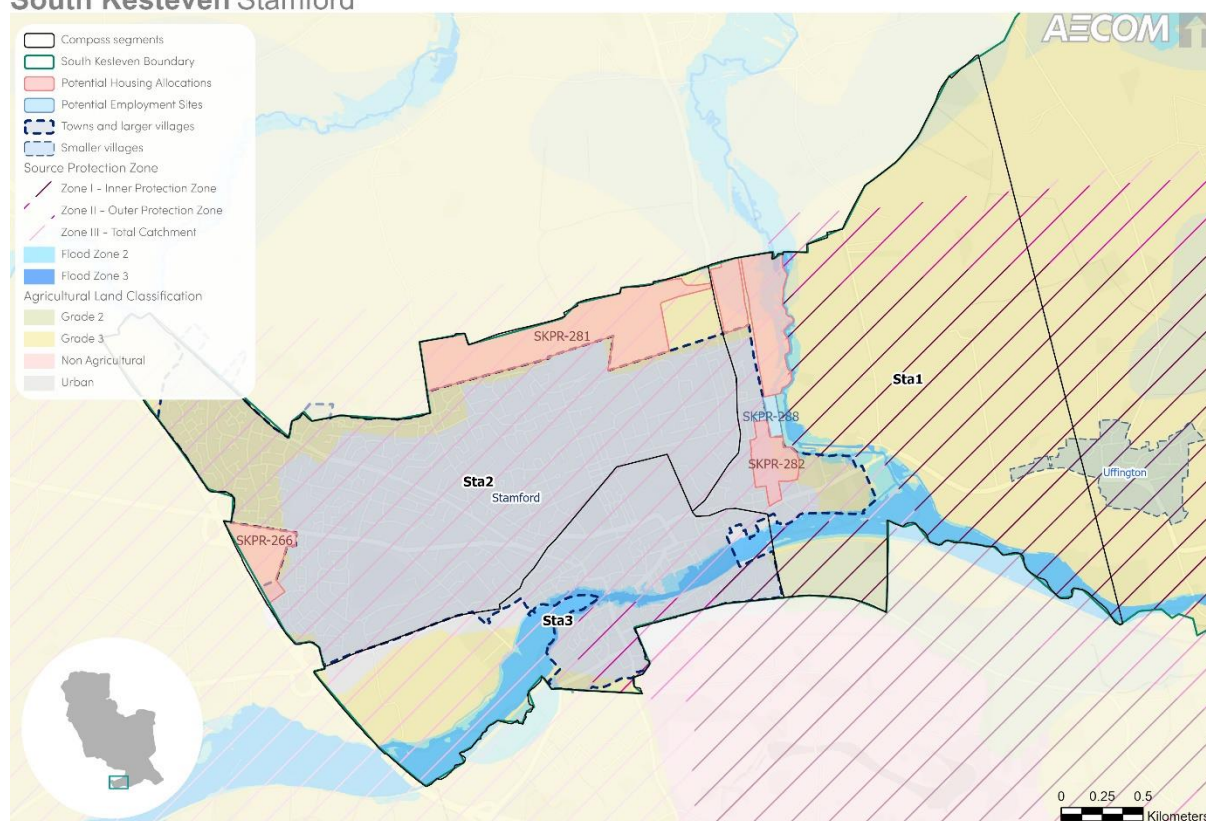
## South Kesteven Stamford



## South Kesteven Stamford



## South Kesteven Stamford



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## Stamford broad area assessment

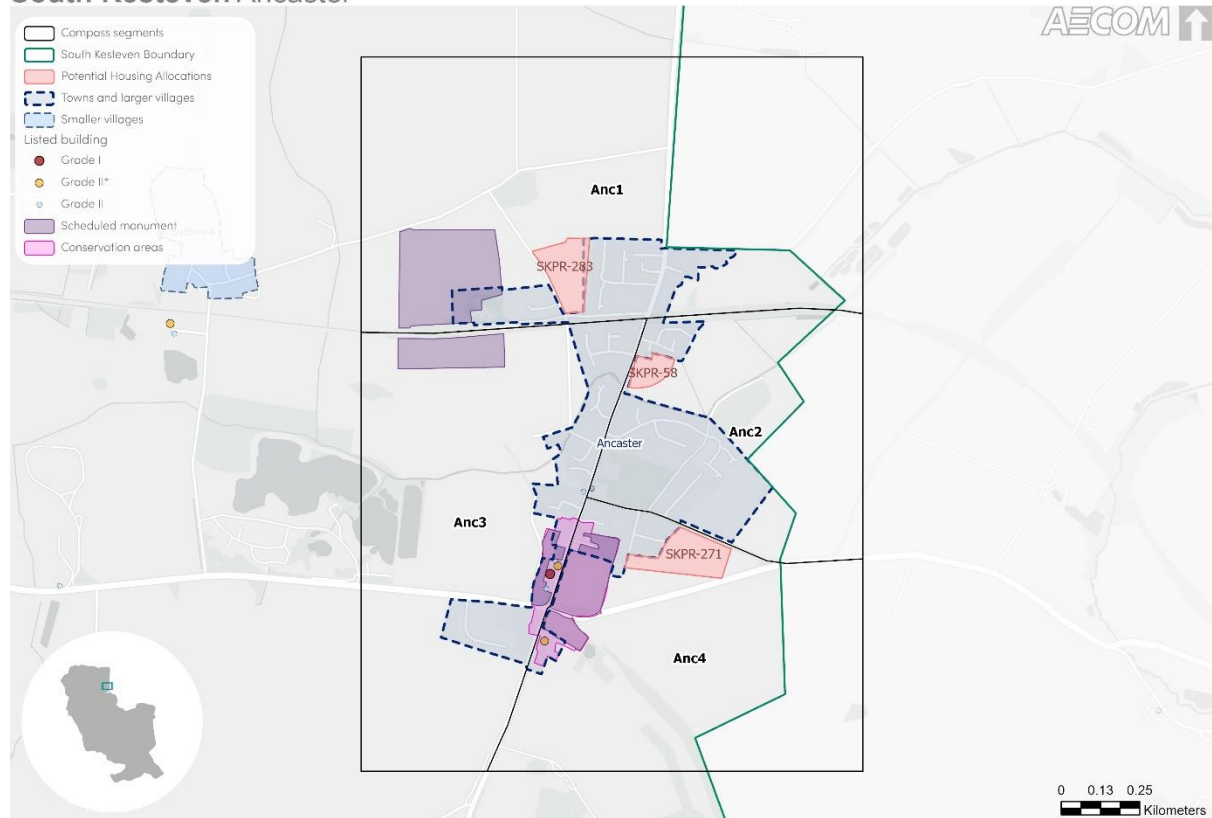
Area	Key constraints in area	Sustainability themes for which constraints exist
Sta1	<p>Sta1 covers the area to the east of Stamford and has two large areas of BAP Priority Habitat good quality semi-improved grassland. There are small areas of deciduous woodland across the area, specifically in the north and some larger areas to the south, with some to the southeast.</p> <p>There is one conservation area partially within Sta1, which is Uffington Conservation Area. Half of the ten listed buildings within Sta1 are located within this area, which are all are listed as Grade II. There are also two scheduled monuments within the area, firstly the relatively large Causewayed Camp, in the centre of the area, as well as Whitefriars Gate which is located at the entrance to the Stamford Conservation Area, on the border of Sta1 to the southwest of the area.</p> <p>Almost all of Sta1 which is not built-up is classified as Grade 3 Agricultural Land, however it is not possible to differentiate between Grade 3a land and Grade 3b land. To the far north and far south there are small areas of Grade 2 land. A large part of the area to the south and east is within Flood Zones. This is because the River Welland runs across through the area, with the confluence with the River Gwash which runs south in Sta1. Also, the land adjacent approximately 50m either side of the</p>	<p>Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soil; Water; Climate Change; Population and Community</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>river located in Flood Zones 2 and 3. Most of Sta1, the southern two thirds, is within the within the Groundwater Source Protection Zone 1 (Inner Protection Zone). The area just north of this is in the Groundwater Source Protection Zone 3 (Total Catchment).</p> <p><i>The village of Uffington is located partially within Sta1, which presents a constraint to development as it is classified as a smaller settlement where development would not generally be allowed. Uffington is separated from the village of Stamford by approximately 850m of agricultural land and is accessible via the A1175.</i></p>	
Sta2	<p>There is one SSSI within the broad area – Great Casterton Road Banks SSSI. This is located in the far northeast of the broad area and is also designated as lowland calcareous grassland Priority Habitat. There are four areas of deciduous woodland in the area with the two largest areas being in the centre of Sta2. There is also a small area of traditional orchard in the east of the area.</p> <p>There are two conservation areas intersecting Sta2, which are Stamford Conservation Area and Stamford Northfields Conservation Area. Within Sta2, there are twelve listed buildings, which are all Grade II listed. There is also one scheduled monument, which is called Ermine Street, section S of Quarry Farm and located in the northeast of the broad area. All of Sta2 which is not built-up is classified as Grade 3 Agricultural Land, however it is not possible to differentiate between Grade 3a land and Grade 3b land. Further, almost all of Sta2 is within a Groundwater Source Protection Zone 3 (Total Catchment).</p>	Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soil; Water; Climate Change
Sta3	<p>There are twelve larger areas of Priority Habitat traditional orchard to the west of the built-up area within Sta3, as well as some small areas of deciduous woodland adjacent to the River Welland through the area.</p> <p>There are a large number of historic environment constraints in the broad area of Sta3. The Burghley House historic park and garden is very partially within the broad area and is adjacent to it along the southern border. There are 431 listed buildings, of which eight are Grade I listed (Remains of St Leonard's Priory, Church of All Saints, Church of St Mary, Church of St George, Church of St Martin, Brazenose College Gate, Bastion, and Church of St John the Baptist). 101 of these are Grade II* listed, which include, for example, the Stamford Town Railway Station and the Stag and Pheasant Public House. These are almost entirely within the Stamford Conservation Area, which is almost entirely within the Sta3 area. There is also the Stamford Northfields Conservation Area within Sta3. There are also eleven scheduled monuments within the area (Area of medieval town by Barnhill House, Austin Friars Priory, Brasenose Gate, Greyfriars Priory, Norman arch at NO 11 St Mary's Hill, site of Brazenose House, site of St Peter's Church, St Michael's Priory re-dorter, remains of Stamford Castle, and Tower of City Wall,</p>	Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soil; Water; Climate Change

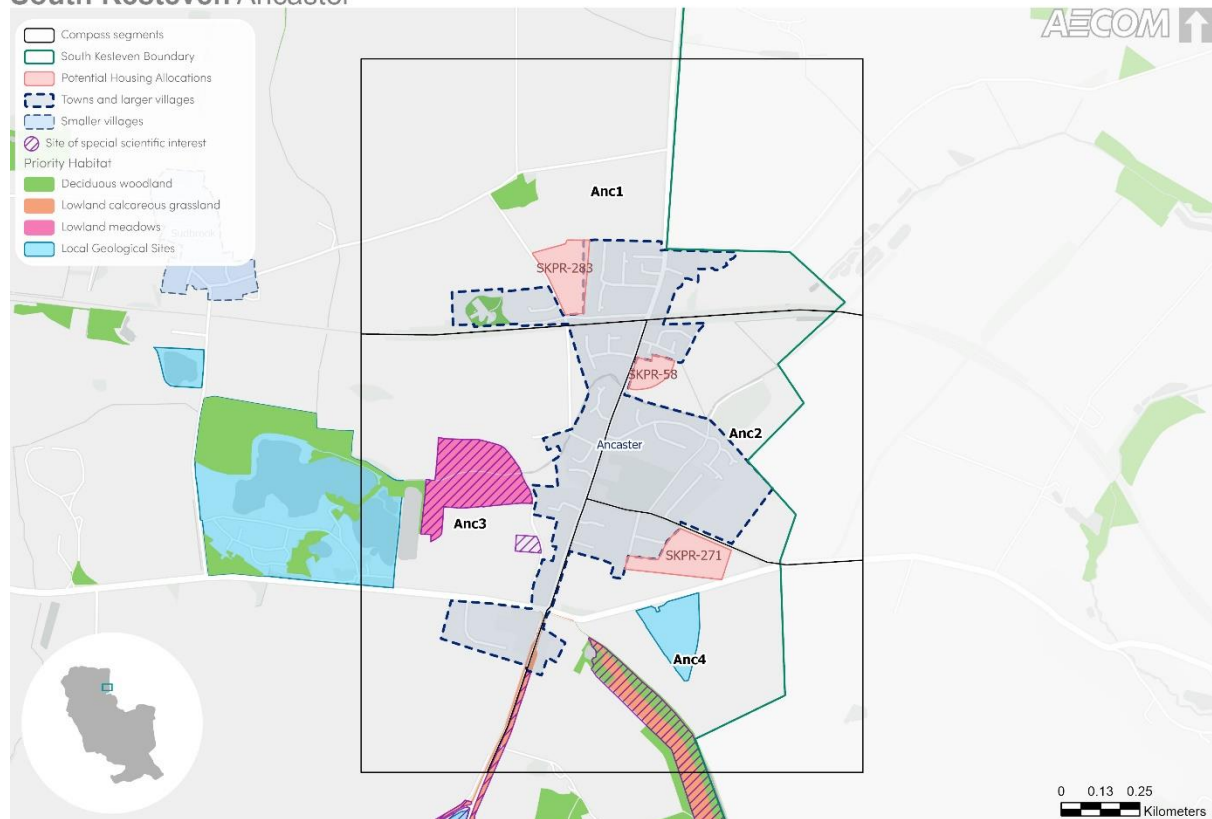
Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>West Street). These are located mainly centrally to the broad area.</p> <p>The majority of the area is classified as Grade 3 Agricultural Land, however it is not possible to differentiate between Grade 3a land and Grade 3b land. To the far southeast there is a larger area of Grade 2 land. The River Welland flows directly through the centre of the area, across the whole area, which puts most of the area in Flood Zones, mainly Flood Zone 3 (showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year). Most of the area is at surface water flood risk due to the proximity to the river. The whole of the area is within the Groundwater SPZ 3 (Total Catchment) to the west and centrally, but to the east in Groundwater SPZ 1 (Inner Protection Zone).</p>	



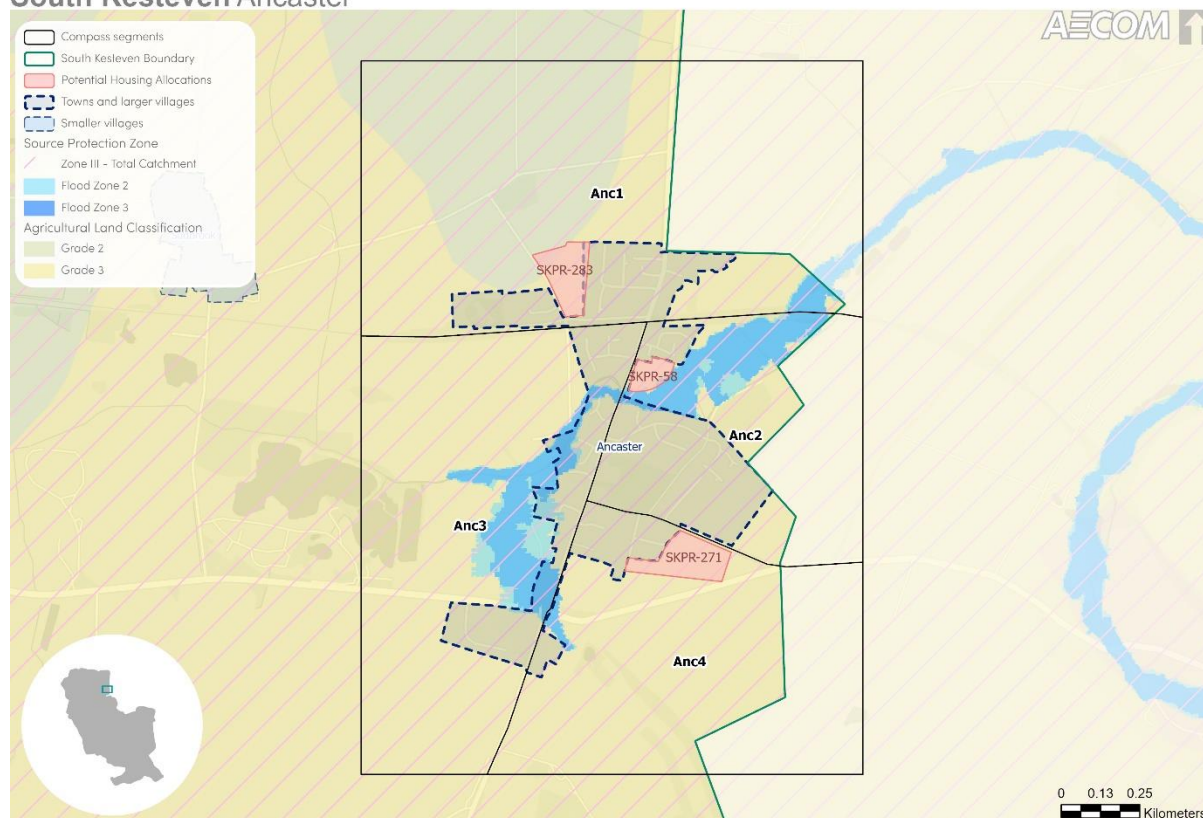
## South Kesteven Ancaster



## South Kesteven Ancaster



## South Kesteven Ancaster



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## Ancaster broad area assessment

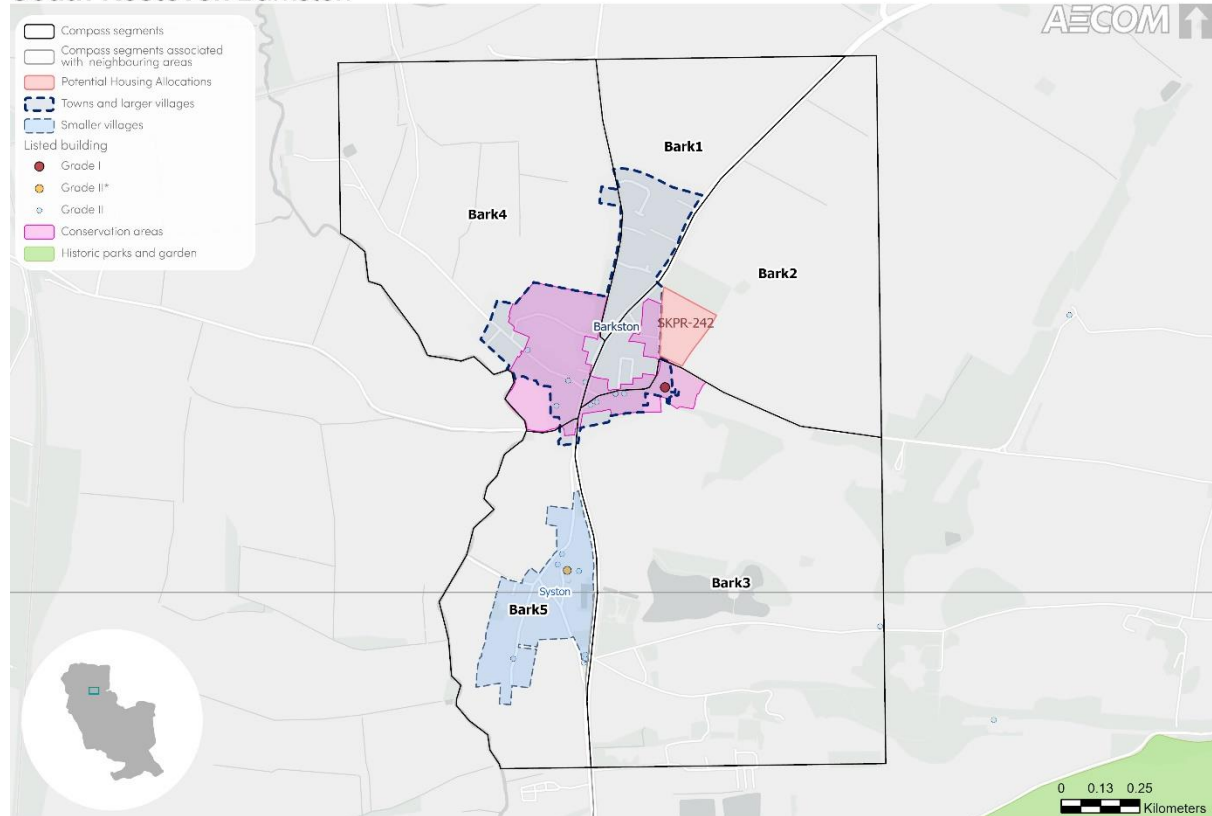
Area	Key constraints in area	Sustainability themes for which constraints exist
Anc1	<p>From a biodiversity perspective, there are isolated patches of Deciduous Woodland BAP Priority Habitat (approximately 2ha in total) are located to the west of the urbanised area of Anc1 and south of Fir Tree Lane.</p> <p>Anc1 lies within the Southern Lincolnshire Edge Landscape Character Area (based on the most recent LCA for South Kesteven undertaken in 2007). This character area is of medium-high sensitivity to residential developments.</p> <p>The non-built-up areas of Anc1 are mostly covered by Grade 3 Agricultural Land, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken. Additionally, the north-western part of Anc1 contains Grade 2 Agricultural Land, classified as Best and Most Versatile.</p> <p>The south-eastern corner of Anc1 is located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. Furthermore, the entirety of Anc1 is in Groundwater Source Protection Zone 3 (Total Catchment). SKPR-283, allocated for housing, is also within this broad area.</p>	<p>Biodiversity; Landscape; Soils; Water</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
Anc2	<p>With regards to the Historic Environment, there is a Grade II listed building (Cross Base) in the south-western corner of Anc2, along with Ancaster Village Cross which is a Scheduled Monument.</p> <p>Anc2 lies within the Southern Lincolnshire Edge Landscape Character Area. This character area is of medium-high sensitivity to residential developments. All land within Anc2 which is not within the built-up part of the area is covered by Grade 3 Agricultural Land, however it not possible to distinguish between Grade 3a and 3b land.</p> <p>The north-western corner of Anc2 is located in Flood Zone 2 or 3, with this area also at high risk of surface water flooding. Furthermore, the entirety of Anc2 is in Groundwater Source Protection Zone 3.</p>	<p>Historic Environment; Landscape; Minerals and Geodiversity; Historic Environment; Soils; Water</p>
Anc3	<p>Towards the centre of Anc3 is Moor Closes SSSI (also an LWS) and is of national importance as an outstanding example of traditionally managed calcareous loam pasture and Lowland Meadows BAP Priority Habitat. The SSSI is currently in an unfavourable-recovering condition and as such, the surrounding area within Anc3 is contained within the IRZ of the SSSI, with all planning applications deemed to be a risk within 50m of the SSSI boundary. Furthermore, Cooper Hill SSSI/Geological Conservation Review Site is 200m outside the southern boundary of Anc3, including nationally important exposures of Lincolnshire Limestone. All planning applications (except households) must be considered if falling within 50m of this SSSI.</p> <p>Anc3 lies within the Southern Lincolnshire Edge Landscape Character Area (based on the most recent LCA for South Kesteven in 2007). This character area is of medium-high sensitivity to residential developments. There is a Mineral Consultation Area covering all of Anc3 south of Willoughby Road. There is also the Woodland Waters LGS in the east of the area, which is a disused quarry/pit.</p> <p>There are five listed buildings of historical significance along the eastern boundary of Anc3, including one Grade I (Church of St Martin), three Grade II (Ancaster Hall Former Kitchen, The Rectory and Outbuildings, Launde House) and one Grade II* (Ancaster Hall). Furthermore, Ancaster Conservation Area covers the eastern boundary of Anc3, towards the corner of Ermine Street and Willoughby Road. Ancaster Roman settlement is a scheduled monument present within the Conservation Area.</p> <p>All land within Anc3 which is not urbanised or located within the SSSI is covered by Grade 3 agricultural land, however it is not possible to distinguish between Grade 3a and Grade 3b land.</p> <p>The area along the eastern boundary of Anc3 (just north of the A153 and bordering the built-up part of the area) is located in Flood Zone 3. This part of Anc3 is also at high risk of surface water flooding. Furthermore, the entirety of Anc3 is in Groundwater Source Protection Zone 3.</p>	<p>Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soils; Water</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
Anc4	<p>Towards the south-western corner of Anc4 is Ancaster Valley SSSI (also an LWS), designated for containing species-rich limestone grassland with scarce plants on the edge of their range and dominated by two BAP Priority Habitats: Deciduous Woodland and Lowland Calcareous Grassland). The SSSI is currently in favourable condition, with a medium condition threat risk. Due to its proximity, the surrounding area within Anc4 is contained within the IRZ of the SSSI, with all planning applications (except household applications) deemed to be a risk within 50m of the SSSI boundary. Furthermore, the northern tip of the Cooper Hill SSSI borders the western boundary of Anc4, containing Lowland Calcareous Grassland BAP Priority Habitat. A currently active quarry/pit and LGS, Castle Hill Quarry, is in the centre of Anc4.</p> <p>In regard to the Historic Environment, the Grade II* listed building, Ancaster House, is located along the western boundary of Anc4, just south of Sleaford Road. Furthermore, the Ancaster Conservation Area is in the north-eastern corner of Anc4, along with the Ancaster Roman Settlement Scheduled Monument.</p> <p>Anc4 lies within the Southern Lincolnshire Edge Landscape Character Area. This character area is of medium-high sensitivity to residential developments. There is a Mineral Consultation Area covering all of Anc4 south of Sleaford Road. All land within Anc4 which is not urbanised or located within the SSSI is covered by Grade 3 agricultural land, however it is not possible to distinguish between Grade 3a and 3b land in this respect. In regard to the water environment, the entirety of Anc4 is in Groundwater Source Protection Zone 3.</p>	<p>Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soils; Water</p>

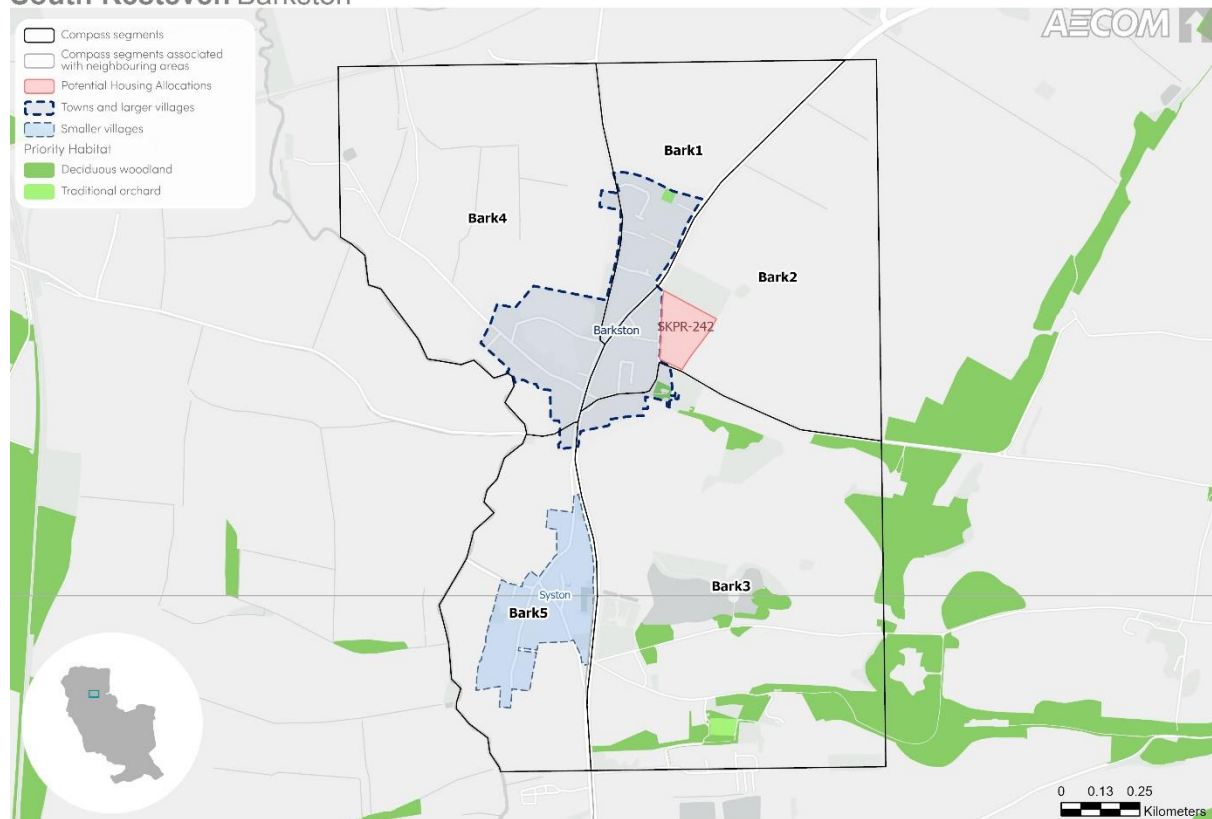


## South Kesteven Barkston



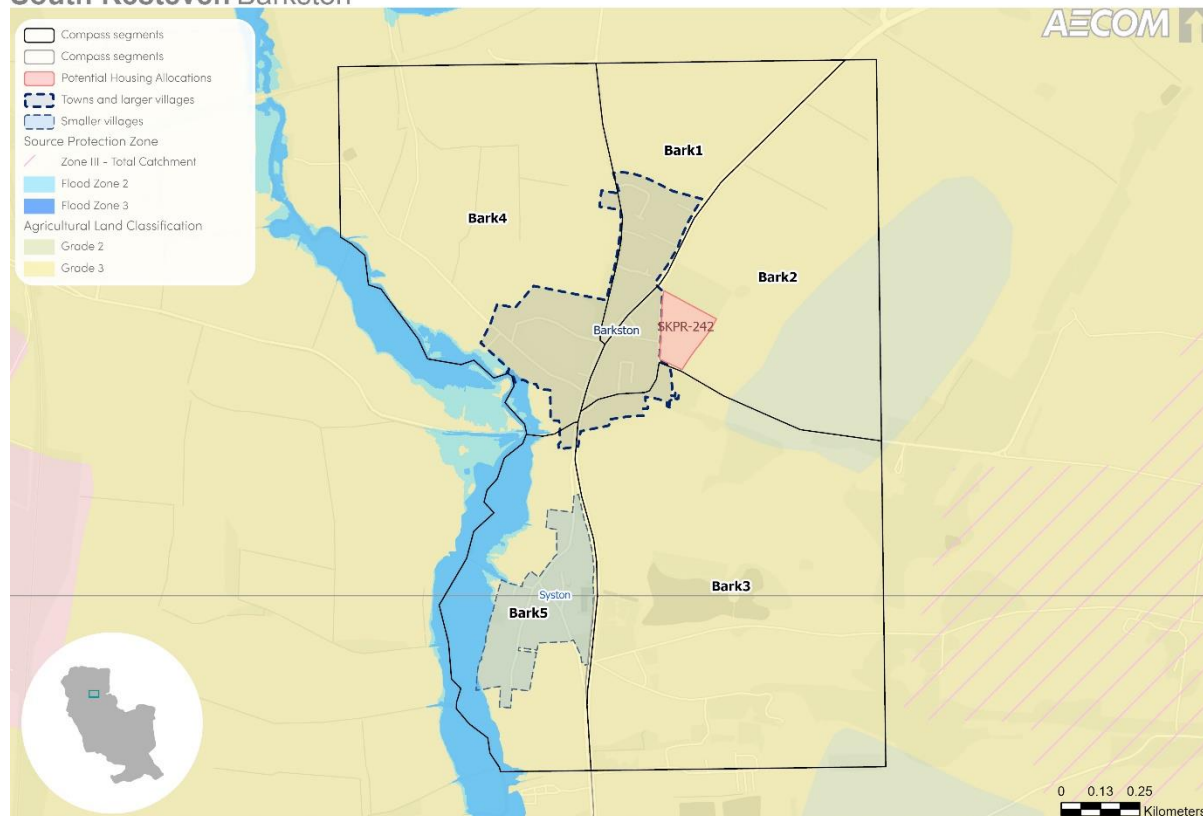
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## South Kesteven Barkston



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## South Kesteven Barkston



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## Barkston broad area assessment

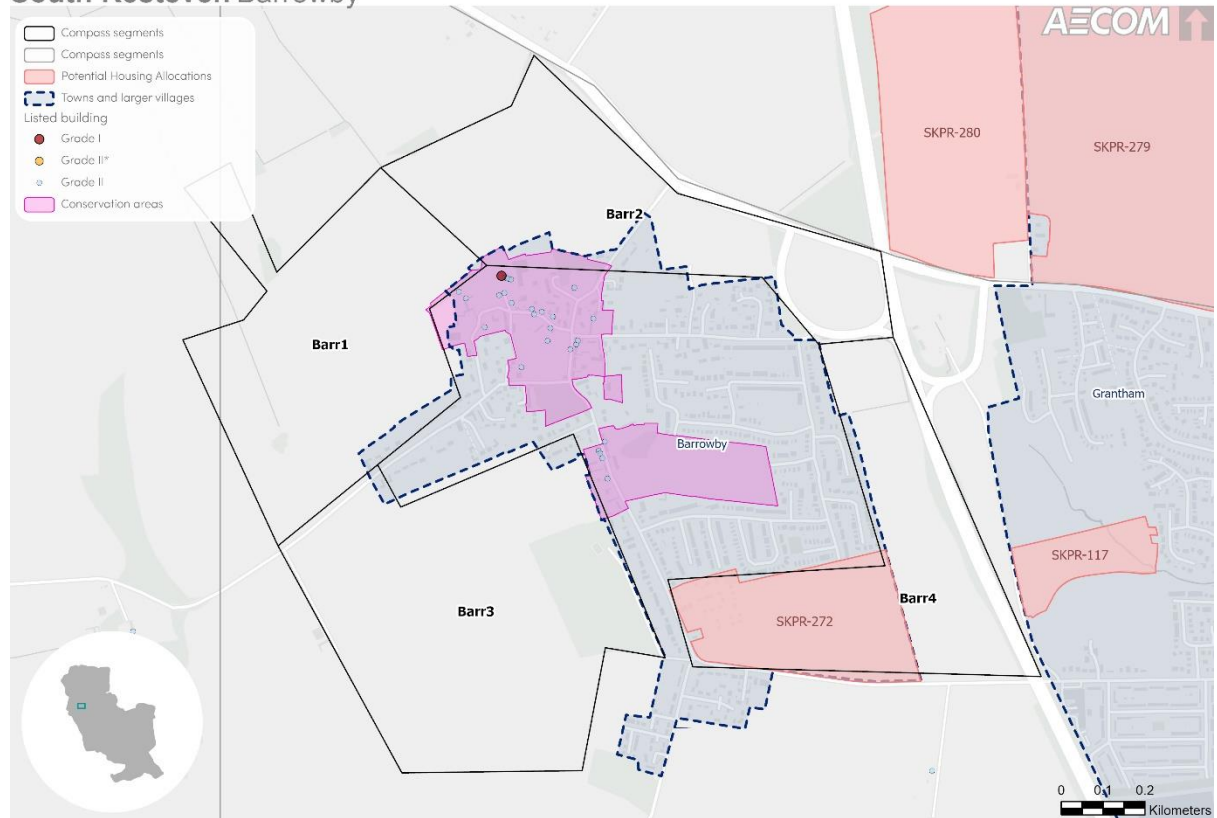
Area	Key constraints in area	Sustainability themes for which constraints exist
Bark1	<p>Bark1 is located on the boundary of the Southern Lincolnshire Edge Landscape Character Area (based on the most recent LCA for South Kesteven undertaken in 2007). This character area is of medium-high sensitivity to residential developments.</p> <p>All land within Bark1 which is with the built-up part of the area is covered by Grade 3 Agricultural Land. It is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken.</p>	Landscape; Soil
Bark2	<p>Barkston &amp; Syston Conservation Area borders the south-western corner of Bark2 for approximately 350m. Bark2 is located on the boundary of the Southern Lincolnshire Edge Landscape Character Area (based on the most recent LCA for South Kesteven undertaken in 2007). This character area is of medium-high sensitivity to residential developments.</p> <p>All land within Bark3 which is not urbanised is covered by Grade 2 or 3 Agricultural Land. Grade 2 is indicative of the Best and Most Versatile Agricultural Land. It is not possible to distinguish between Grade 3a and 3b land as no detailed assessment currently exists.</p>	Historic Environment; Landscape; Soil

Area	Key constraints in area	Sustainability themes for which constraints exist
Bark3	<p>There is a locally recognised Site of Wildlife Interest in the north-western area of Bark3; Additionally, there is a network of small patches of Deciduous Woodland BAP Priority Habitat in the upper half of Bark3 (north of Green Lane) and an isolated patch of Traditional Orchards BAP Priority Habitat (0.2ha) at the western edge of Green Lane.</p> <p>There are five listed buildings of historical significance in Bark3, including one Grade I (Church of St Nicholas) and four Grade II (The Stag Public House, The Firs, Holly Lodge and The Yews), and one Grade II* (Parish Church of St Mary); The Barkston &amp; Syston Conservation Area borders the north-western boundary of Bark3 for approximately 350m, containing all of the listed buildings previously mentioned.</p> <p>Bark3 is located on the boundary of the Southern Lincolnshire Edge Landscape Character Area. This character area is of medium-high sensitivity to residential developments. All land within Bark3 which is not within the built-up part of the area is covered by Grade 2 or 3 Agricultural Land. Grade 2 is indicative of the Best and Most Versatile Agricultural land. It is not possible to distinguish between Grade 3a and 3b land.</p> <p>The land along the eastern boundary of Bark3 is located within a Groundwater Source Protection Zone 3 (Total Catchment). Bark3 also overlaps the Grantham broad areas to the south.</p>	<p>Biodiversity; Historical Environment; Landscape; Soil; Water</p>
Bark4	<p>In regard to the Historic Environment, there are five Grade II listed buildings located in Bark4 including five Grade 2 (The Corner Shop, The Old Manor House, 25 West Street, Barkston House and Barkston House Hotel) Grade II* listed building. Furthermore, Barkston &amp; Syston Conservation Area is located in the southern area of Bark4 and contains all of the mentioned listed buildings.</p> <p>Bark4 is located on the boundary of the Southern Lincolnshire Edge Landscape Character Area based on the most recent LCA for South Kesteven in 2007. This character area is of medium-high sensitivity to residential developments. All land within Bark4 which is not within the built-up part of the area is covered by Grade 3 agricultural land, however it is not possible to distinguish between Grade 3a and 3b.</p> <p>The River Witham runs alongside the western boundary of Bark4, with land stretching between 100-200m either side of the river at medium-high risk from fluvial flooding and surface water flooding. This land is also in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.</p>	<p>Historic Environment; Landscape; Soil; Water</p>
Bark5	<p>There are seven listed buildings of historical significance within the built-up part of Bark5, including six Grade II (Hall Cottage, Syston Old Hall, Churchyard Wall, West Lodge, West Gate Park and The Old Cottage) and one Grade II* (Parish Church of St Mary); A small segment of the Barkston &amp; Syston Conservation Area lies at the northern-eastern corner of Bark5.</p>	<p>Historic Environment and Landscape; Soil; Water</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>Bark5 is located on the boundary of the Southern Lincolnshire Edge Landscape Character Area (based on the most recent LCA for South Kesteven undertaken in 2007). This character area is of medium-high sensitivity to residential developments.</p> <p>All land within Bark5 which is not within the built-up part of the area is covered by Grade 3 Agricultural Land, however it is not possible to distinguish between Grade 3a and 3b land.</p> <p>The River Witham runs alongside the western boundary of Bark5, with land stretching between 100-200m either side of the river at medium-high risk from fluvial flooding and surface water flooding. This land is also in Flood Zone 3.</p> <p><i>The village of Syston is located within Bark5, which presents a constraint to development as it is classified as a smaller settlement where development would not generally be allowed. Syston is separated from the village of Barkston by approximately 300m of agricultural land and is accessible via the A607. Bark5 also overlaps the Grantham broad area to the south.</i></p>	

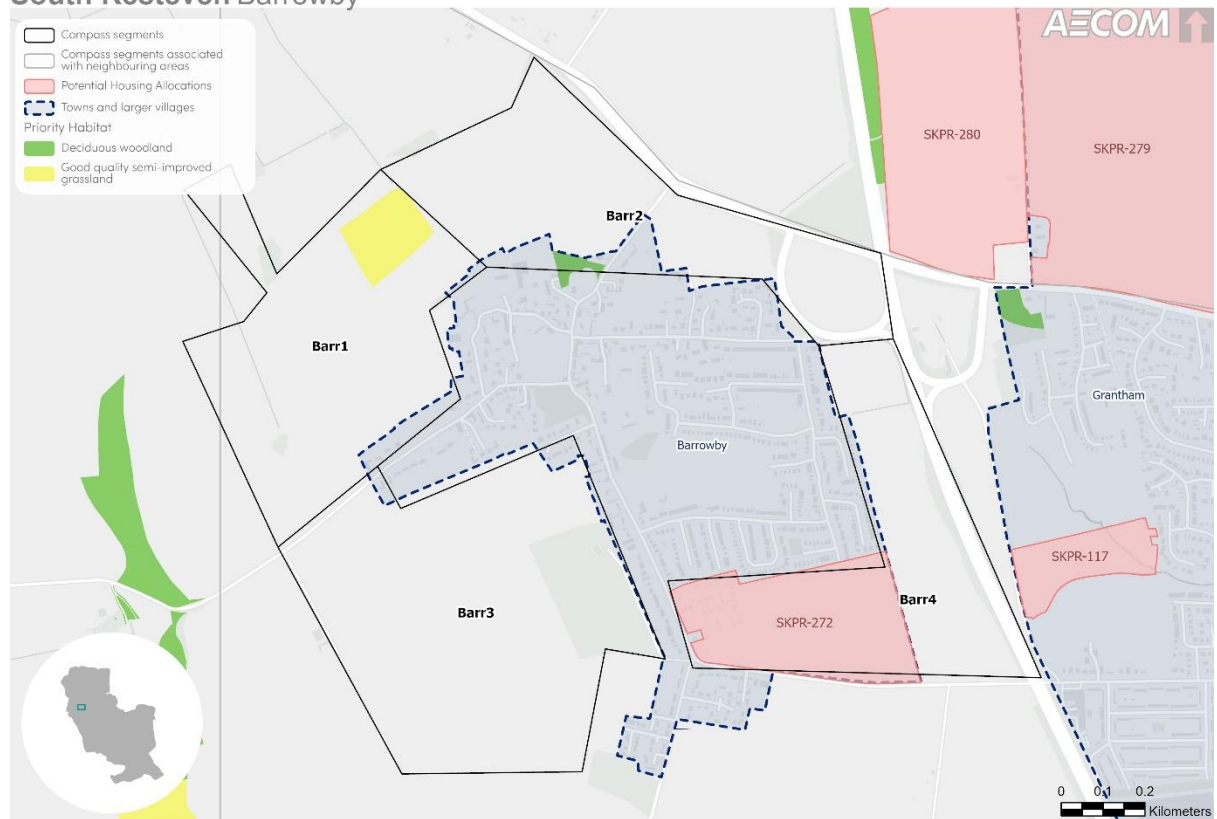


## South Kesteven Barrowby



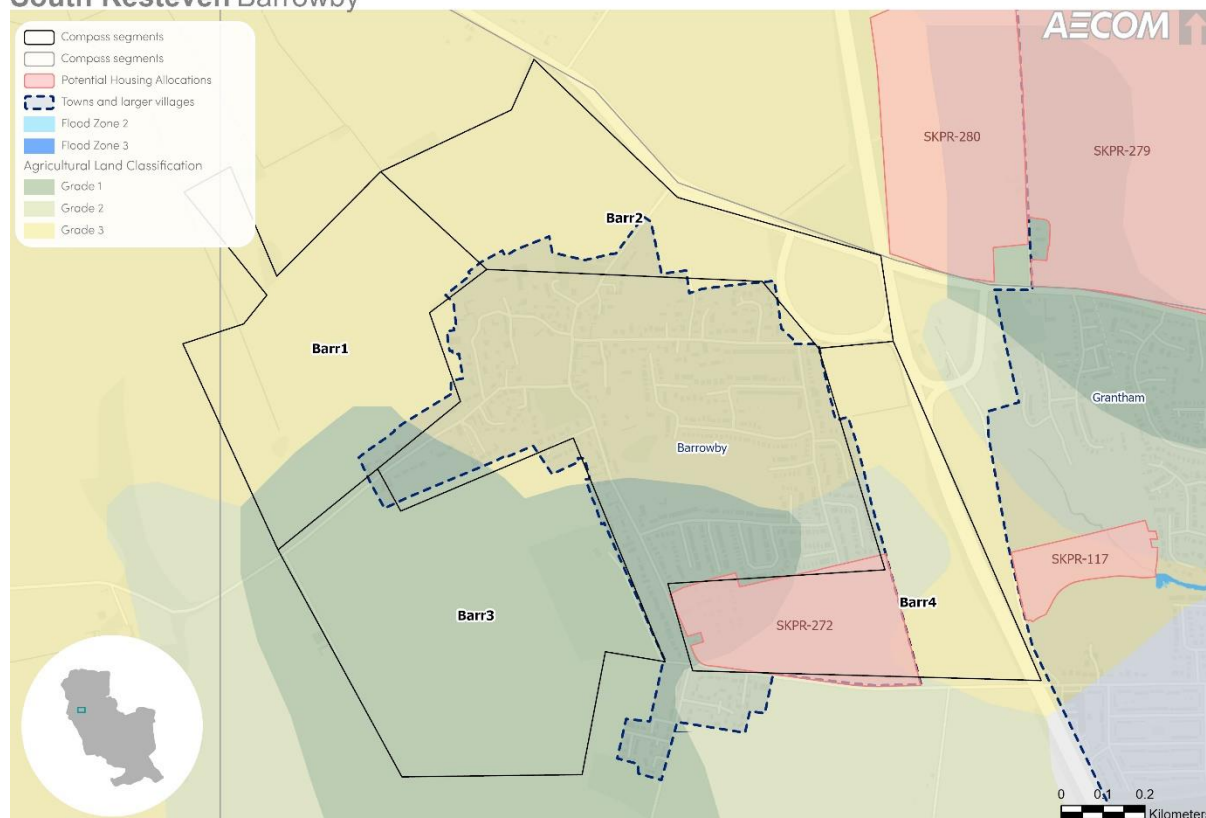
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## Barrowby broad area assessment

*Barrowby is almost entirely within the Grantham broad area of Gra3, due to Barrowby's proximity to Grantham. Further information can be found on the Grantham broad areas within the section on Grantham above.*

Area	Key constraints in area	Sustainability themes for which constraints exist
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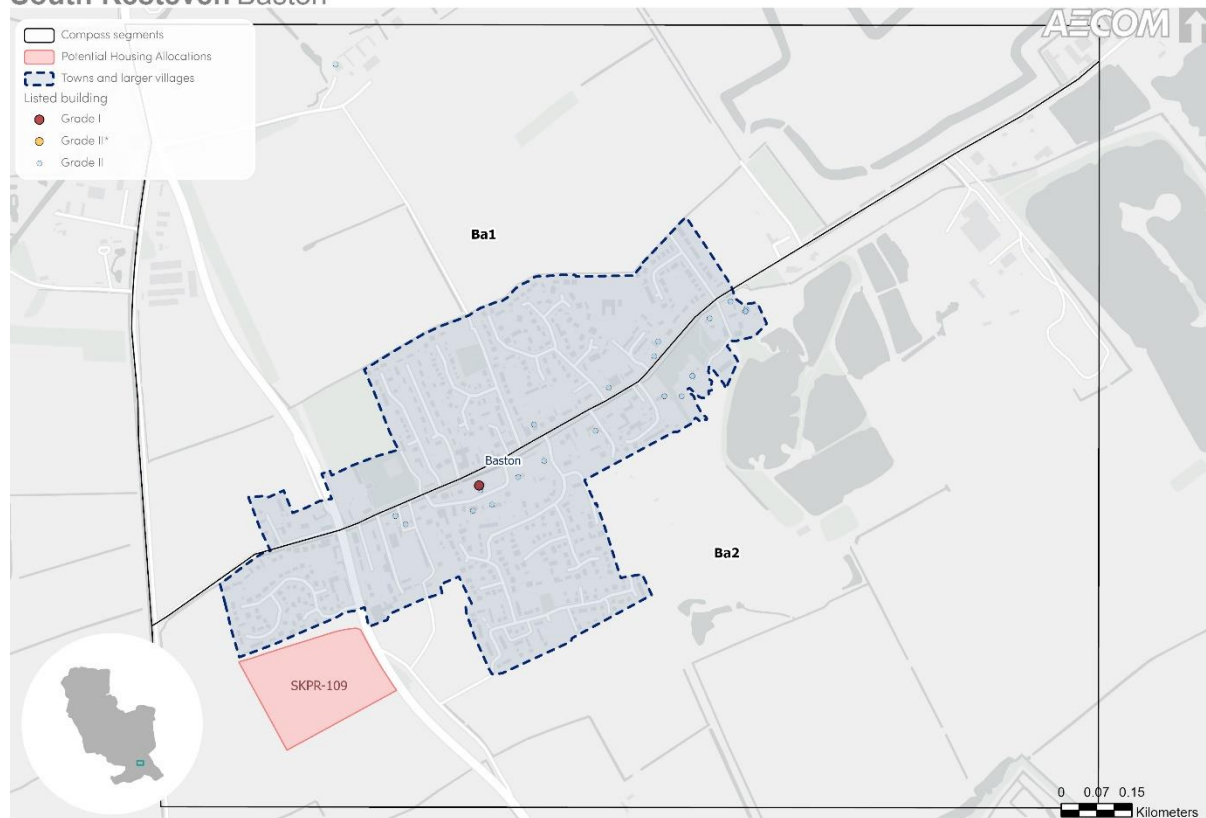
Barr1	Approximately 500m southwest of the Barr1 boundary there is a patch of Deciduous Woodland BAP Priority Habitat. Within the northeastern section of Barr1 there is a patch of Good Quality Semi-Improved Grassland (Non- Priority).	Biodiversity; Historic Environment; Landscape; Population and Community
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There is a cluster of listed buildings just beyond the eastern boundary of Barr1, in the built-up area of Barrowby. Additionally, land within Barr2 that borders the eastern boundary has a section of Barrowby Conservation Area.

Barr1 is located on the boundary between the Trent and Belvoir Vale and the Denton Harlaxton Bowl Landscape Character Areas, based on the most recent LCA undertaken in 2007. These character areas are of medium and high sensitivity to residential developments, respectively.

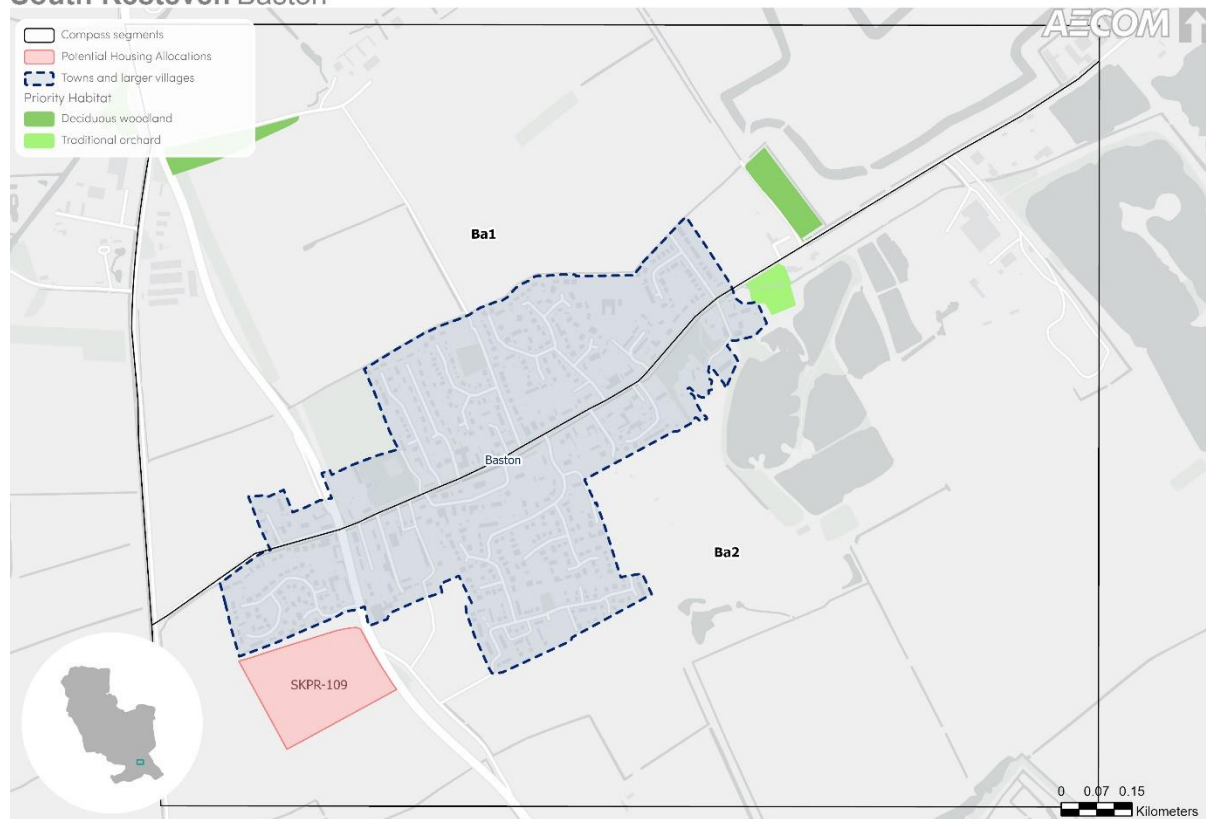
Area	Key constraints in area	Sustainability themes for which constraints exist
Barr2	<p>Along the southern boundary of Barr2 (adjacent to Rectory Lane) there is patch of Deciduous Woodland BAP Priority Habitat (approximately 0.7ha).</p> <p>There is a cluster of listed buildings just beyond the southwestern boundary of Barr2, in the built-up part of Barrowby, which are within the Barrowby Conservation Area. The Conservation Area expands slightly into the southeast of Barr2.</p> <p>Barr2 is located on the boundary between the Trent and Belvoir Vale and the Denton Harlaxton Bowl Landscape Character Areas (based on the most recent LCA undertaken in 2007). These character areas are of medium and high sensitivity to residential developments, respectively. In regard to the water environment, the southeastern corner of Barr2 is at high risk from surface water flooding.</p>	Biodiversity; Historic Environment; Landscape; Water; Population and Community
Barr3	<p>There is a cluster of 5 listed buildings just beyond the eastern boundary of Barr3, adjacent to Low Road. Barr3 is located on the boundary between the Trent and Belvoir Vale and the Denton Harlaxton Bowl Landscape Character Areas. These character areas are of medium and high sensitivity to residential developments, respectively. Barr3 is directly adjacent to the Barrowby Conservation Area.</p> <p>Land in the northeastern section of Barr3 contains patches of Grades 1, 2 and 3a Agricultural Land (Best and Most Versatile). There is a small patch of Grade 3b Agricultural Land at the central part of the northern boundary (not classified as Best and Most Versatile).</p>	Historic Environment; Landscape; Soil; Population and Community
Barr4	<p>Towards the central part of Barr4, along the western boundary, there is a section of the Barrowby Conservation Area. Barr4 is located on the boundary between the Trent and Belvoir Vale and the Denton Harlaxton Bowl Landscape Character Areas. These character areas are of medium and high sensitivity to residential developments, respectively.</p> <p>Land in the northern section of Barr4 is classified as 3a and 3b Agricultural Land. The southern section of Barr 4 is classified as Grade 1 and Grade 2 Agricultural Land (Best and Most Versatile). In regard to the water environment, the northeastern corner and the southeastern corner of Barr4 are at high risk from surface water flooding.</p>	Historic Environment; Landscape; Soil; Water; Population and Community

## South Kesteven Baston



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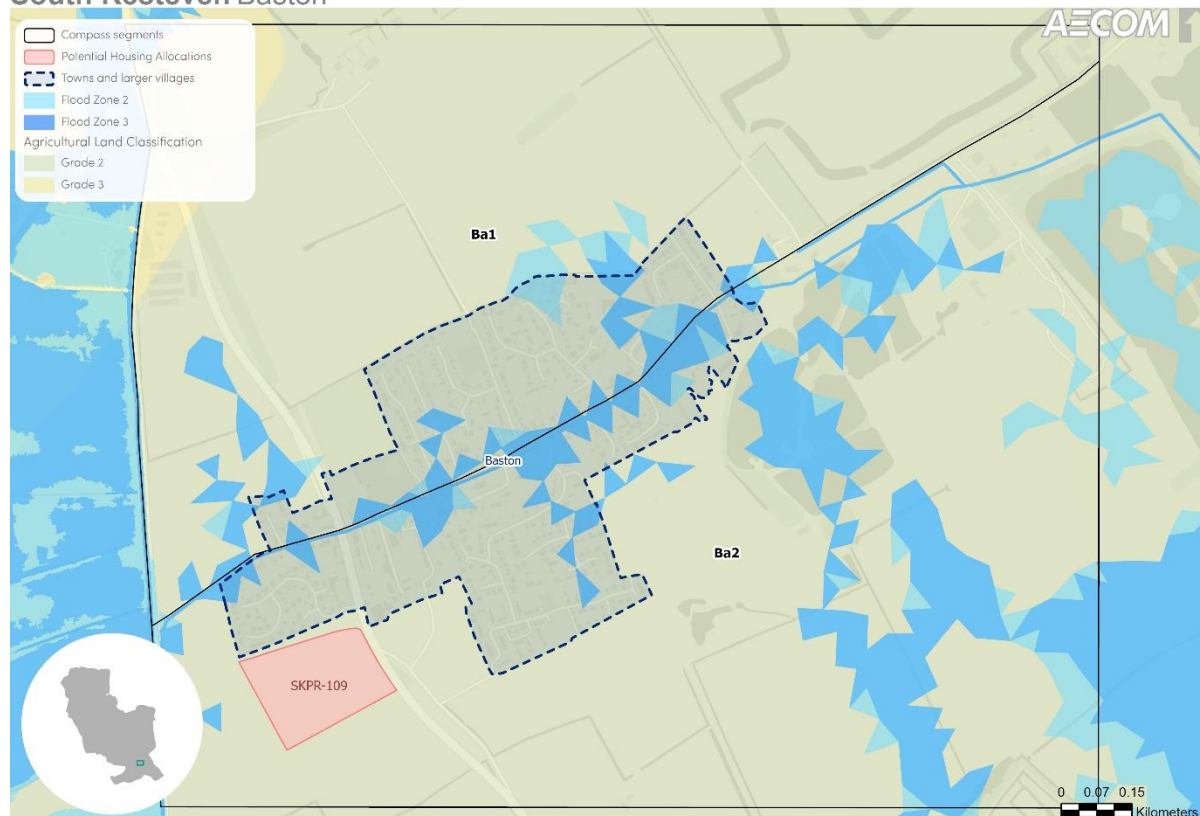
## South Kesteven Baston



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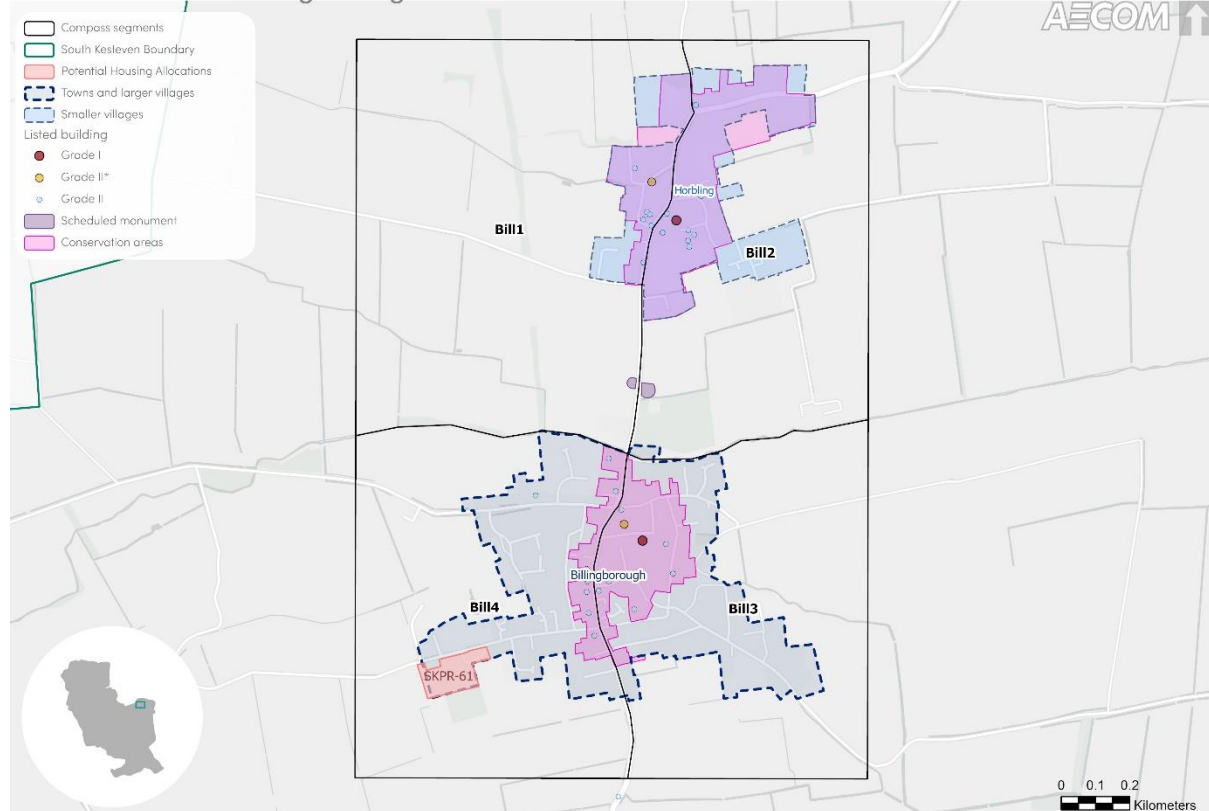
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## Baston broad area assessment

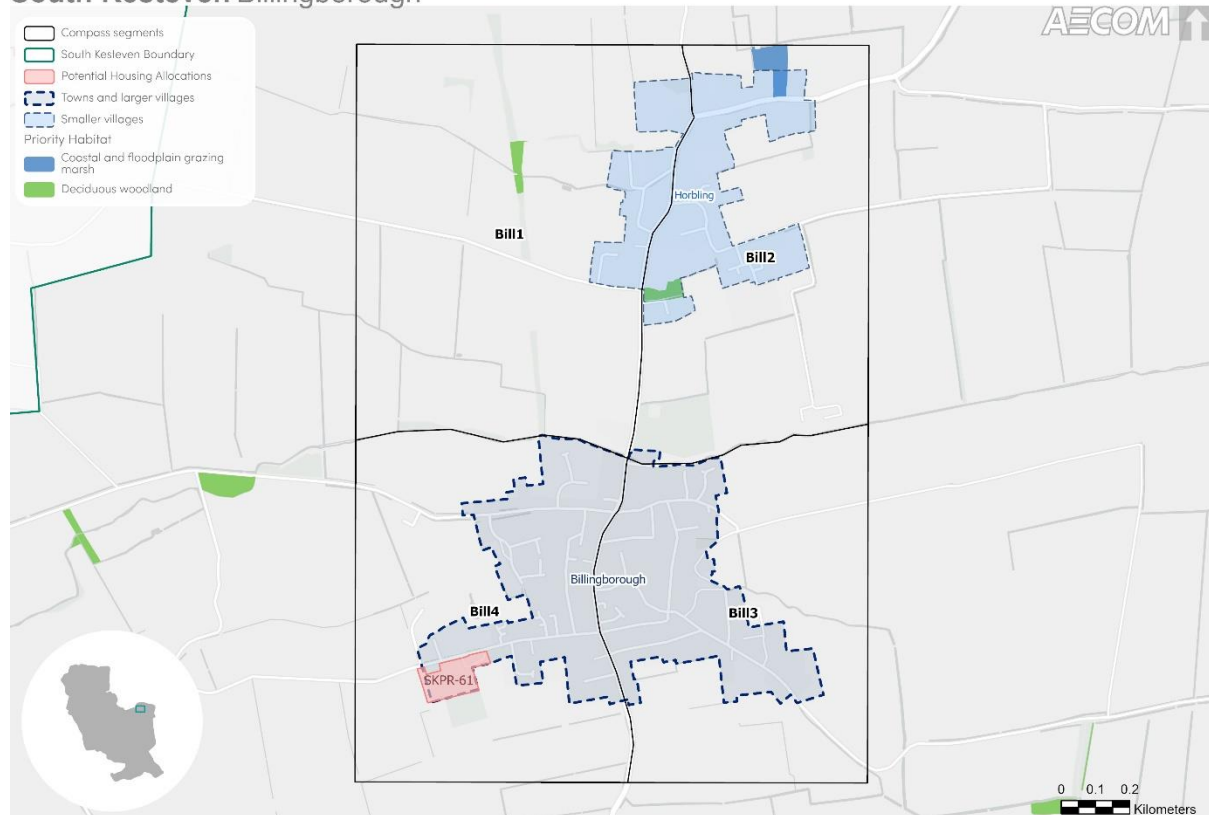
Area	Key constraints in area	Sustainability themes for which constraints exist
Ba1	<p>Approximately 2km north of the northern boundary of Ba1 is the Baston Fen SAC. The northern section of Ba1 is located within an Impact Risk Zone for the Baston and Thurlby Fen SSSI (Residential developments of 100 units or more and any rural residential development of 50 or more houses outside existing settlements/urban areas).</p> <p>There are 4 Grade II listed buildings along the southern boundary of Ba1, all within 25m of Main Street (59, Main Street, 95 Main Street, Stables and Granary to Brook House, Brook House). These are: 59, Main Street; 95, Main Street, Stables and Granary to Brook House and Brook House.</p> <p>Ba1 is located in The Fens Landscape Character Area (based on the most recent LCA for South Kesteven undertaken in 2007. This character area is of low-medium sensitivity to residential developments.</p> <p>There are two small patches of Deciduous Woodland BAP Priority Habitat at the north-eastern boundary and towards the eastern corner of Ba1, totalling approximately 2ha.</p>	Biodiversity; Historic Environment; Soil; Water

Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>Land in Ba1 which is not within the built-up area has been classified as Grade 2 Agricultural Land (Best and Most Versatile).</p> <p>The urbanised land in Ba1 is located in Flood Zone 2, showing that the area could be flooded from a river by a flood that has a 0.1% (1 in 1000) or greater chance of happening each year. Land adjacent to the western boundary of Ba1 is located in Flood Zone 3 showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. Furthermore, Main Street is at high risk from surface water flooding.</p>	
Ba2	<p>There is a cluster of 16 listed buildings along the northern boundary of Ba2 (one Grade I – Church of St John the Baptist, and fifteen Grade II), all located within 100m of Main Street. Ba2 is located in The Fens Landscape Character Area (based on the most recent LCA undertaken for South Kesteven in 2007). This character area is of low-medium sensitivity to residential developments. Located on Manor Farm is a singular patch of Traditional Orchards BAP Priority Habitat, approximately 0.6ha.</p> <p>A detailed Agricultural Land Assessment has been carried out in Ba2, identifying Grade 2 and 3a Land to the eastern side of the built-up part of the area. This land is classified as the Best and Most Versatile Agricultural Land.</p> <p>Approximately 50% of Ba2 is located in Flood Zone 2. This includes land along the northern boundary of Ba2 and the eastern side of the area. Land adjacent to the western boundary of Ba2 is located in Flood Zone 3. Furthermore, Main Street is at high risk from surface water flooding.</p>	Historic Environment; Soil; Water

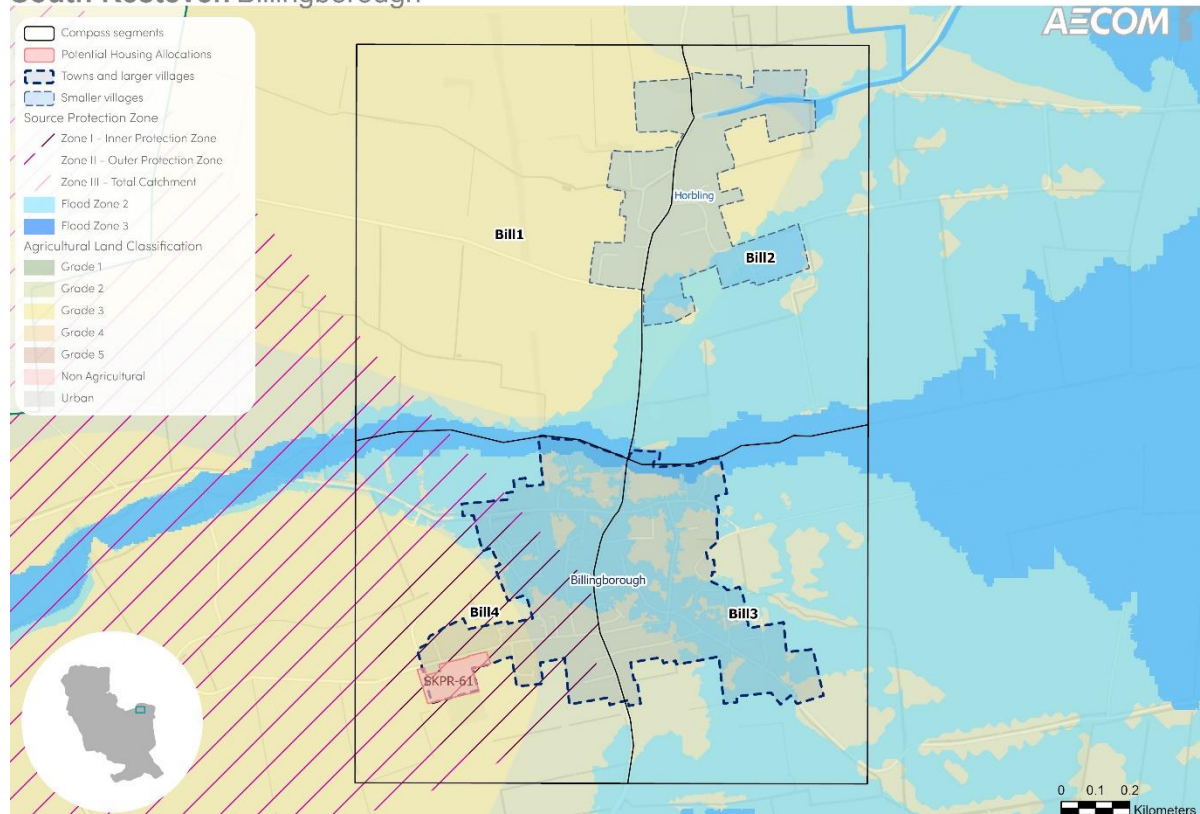
## South Kesteven Billingham



## South Kesteven Billingham



## South Kesteven Billingborough



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## Billingborough broad area assessment

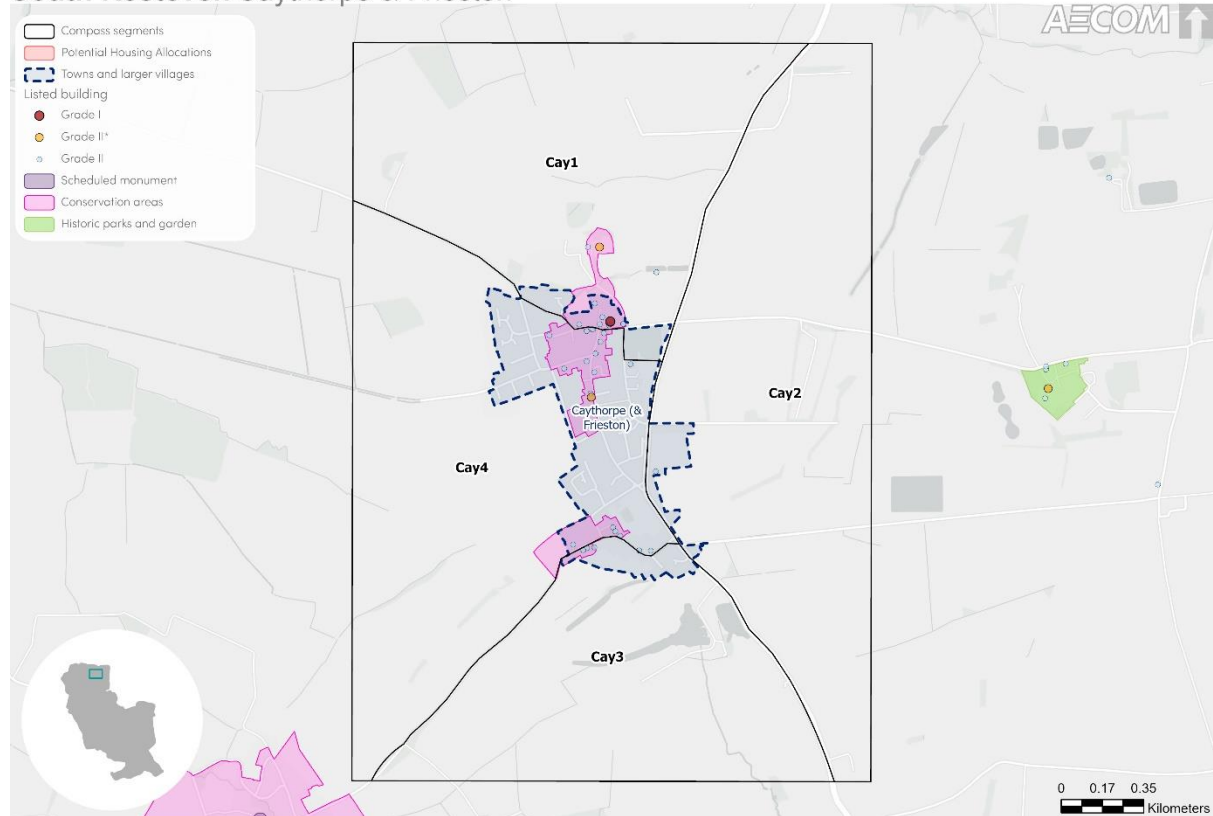
Area	Key constraints in area	Sustainability themes for which constraints exist
Bill1	<p>There is an isolated and small patch of Deciduous Woodland BAP Priority Habitat located on the dismantled railway in Bill1. The central section of the dismantled railway in Bill1 is designated as an LWS. There are six listed buildings of historical significance bordering the eastern boundary of Bill1 and located in the built-up part of the area, including five Grade II (Stables at the Plough Inn, Milepost, The Plough Inn, Gateways Walls and Railings at The Old School and School House, School House and the Old School) and one Grade II* (Well). Additionally, on the left-hand boundary of Billingborough Road and 100m north of Westbourne House is the Scheduled Monument 'Bowl Barrow 210m SSW of The Limes'. Bill1 is located on the boundary of two Landscape Character Areas (based on the most recent LCA undertaken for South Kesteven in 2007): Fen Margin and The Fens. These character areas are of low-medium sensitivity for residential developments. Outside of the built up part section of Bill1, the rest of the area is predominately covered by Grade 3 Agricultural Land; however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken. The remaining land contains isolated patches of Grade 2 Agricultural Land.</p>	<p>Biodiversity; Historic Environment; Soil; Water</p>



Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>The southern boundary of Bill3 is located next to the Ouse Mere Lode (part of the South Forty Foot Drain which is the main channel for land-drainage in the Lincolnshire Fens). Land approximately 50m either side of the Ouse Mere Lode is located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. Furthermore, the south-western section of Bill1 is located in Groundwater Source Protection Zone 2 (Outer Zone), defined by a 400-day travel time from a point below the water table and having a minimum radius of 250-500m around the source, depending on the size of abstraction.</p> <p><i>The western half of the village of Horbling is located in the north-eastern section of Bill1, which presents a constraint to development as it is classified as a smaller settlement where development would not generally be allowed. Horbling is approximately 450m north of the village of Billingborough, separated by corridor of agricultural land and accessible via the B1177.</i></p>	
Bill2	<p>Just north of The Limes and bordering Billingborough Road there is an isolated and small patch of Deciduous Woodland BAP Priority Habitat. Additionally, there is a 1.1ha patch of Coastal and Floodplain Grazing Marsh BAP Priority Habitat located north of Donington Road.</p> <p>There are ten listed buildings of historical interest located in the built-up part of Bill2, Horbling, a smaller village, including one Grade I and nine Grade II buildings. Furthermore, on the right-hand boundary of Billingborough Road and approximately 110m north-east of Westbourne House is the Scheduled Monument 'Bowl Barrow 220m SSW of The Limes'.</p> <p>Bill2 is located on the boundary of two Landscape Character Areas (based on the most recent LCA undertaken for South Kesteven in 2007): Fen Margin and The Fens. These character areas are of low-medium sensitivity for residential developments. Land in Bill2 is classified as Grade 2 Agricultural Land, which is land classified as the Best and Most Versatile Agricultural Land. The southern half of Bill2 is located in Flood Zone 2, with land approximately 50m adjacent to the Ouse Mere Lode in Flood Zone3. Additionally, Donnington Road and High Street are identified as areas at high risk from surface water flooding.</p> <p><i>The eastern half of the village of Horbling is located in the north-western section of Bill2, which presents a constraint to development as it is classified as a smaller settlement where development would not generally be allowed. Horbling is approximately 450m north of the village of Billingborough, separated by corridor of agricultural land and accessible via the B1177.</i></p>	Biodiversity; Historic Environment; Soil; Water
Bill3	<p>There are 8 listed buildings of historical significance in the built up part of Bill3, including one Grade I (Church of St Andrew), six Grade II (1, Chapel Lane, Gateways and Walls at the Old Hall, Hurn Farmhouse, Buckminster Hall, The Fortescue Arms Public</p>	Historic Environment; Soil; Water

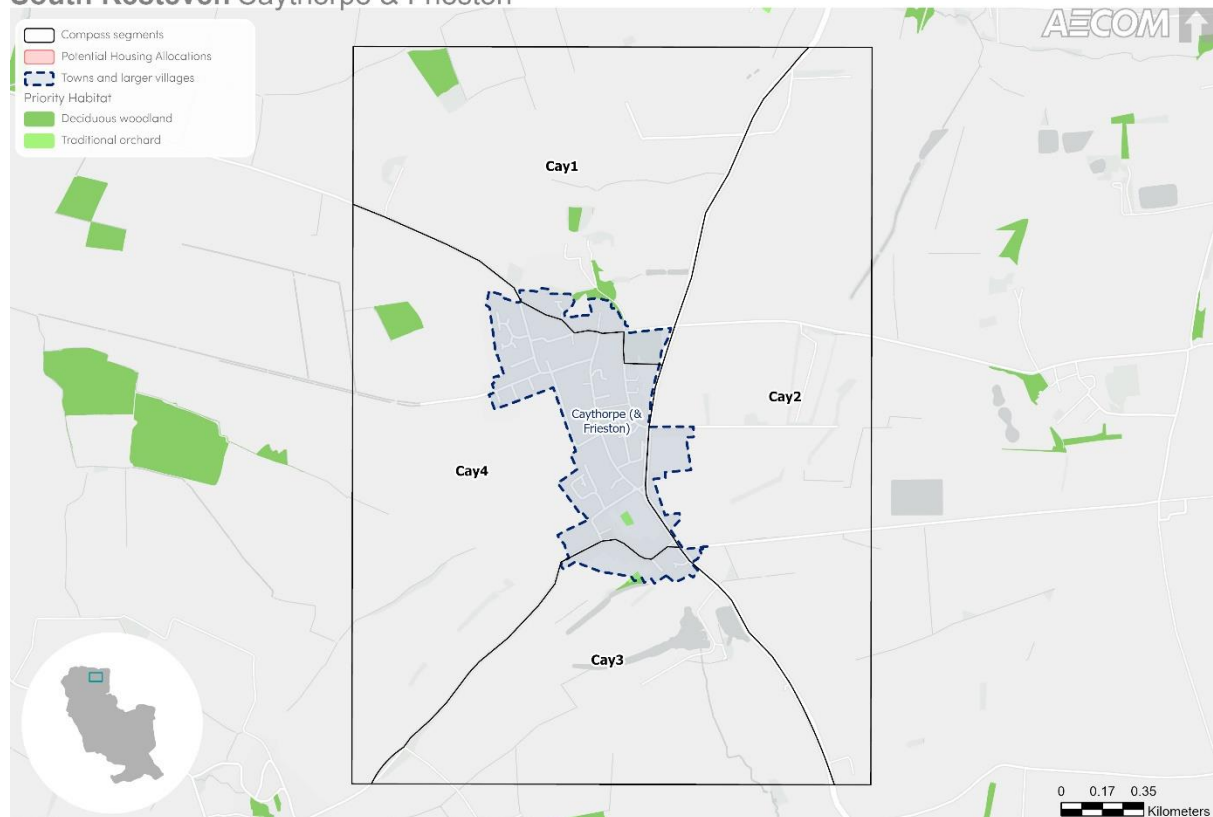
Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>House and the Church Farmhouse) and one Grade II* (The Old Hall); Furthermore, Billingborough Conservation Area is in the north- western part of Bill3.</p> <p>Bill3 is located on the boundary of two Landscape Character Areas (based on the most recent LCA for South Kesteven undertaken in 2007): Fen Margin and The Fens. These character areas are of low-medium sensitivity for residential developments.</p> <p>Land in Bill2 is classified as Grade 2 Agricultural Land, which is land classified as the Best and Most Versatile Agricultural Land. Approximately 70% of Bill3 is located within Flood Zone 2, showing that the area could be flooded from a river by a flood that has a 0.1% (1 in 1000) or greater chance of happening each year. The northern boundary of Bill3 is located next to the Ouse Mere Lode, with land approximately 50m either side of the Ouse Mere Lode located in Flood Zone 3. Additionally, there is a high risk of surface water flowing along Grosvenor Road and Vine Street.</p>	
Bill4	<p>Along the eastern boundary of Bill4 and bordering High Street are 6 Grade II listed buildings of historical interest (Post Office, 48 High Street, J. Houghton and Sons Bakers, 52 High Street, 62 High Street and 70 High Street). There are a further three Grade II listed buildings in the north-eastern corner of Bill4 (Ivy House, School and School Master's House and The George and Dragon Public House). Furthermore, Billingborough Conservation Area is along the eastern boundary of Bill4.</p> <p>Bill4 is located on the boundary of two Landscape Character Areas: Fen Margin and The Fens. These character areas are of low-medium sensitivity for residential developments. Outside of the built-up part of Bill4, the rest of the area is predominately covered by Grade 3 Agricultural Land; however, it is not possible to differentiate between Grade 3a land and Grade 3b land. The remaining land contains isolated patches of Grade 2 Agricultural Land (Best and Most Versatile).</p> <p>The north-eastern corner of Bill4 is located within Flood Zone 2. The northern boundary of Bill3 is located next to the Ouse Mere Lode, with land approximately 50m either side of the Ouse Mere Lode located in Flood Zone 3. Additionally, land between the transition of Station Road and Folkingham Road is recognised as being of high risk from surface water flooding. Land towards the north-western section of Bill4 is of medium risk of surface water flooding.</p> <p>Furthermore, the north-eastern corner of Bill4 is located in Groundwater Source Protection Zone 1 (Inner Zone), defined as the 50-day travel time from any point below the water table to the source. This zone has a minimum radius of 50m. The area to the east of Zone 1 is located in Zone 2.</p>	Historic Environment; Soil; Water

## South Kesteven Caythorpe & Frieston



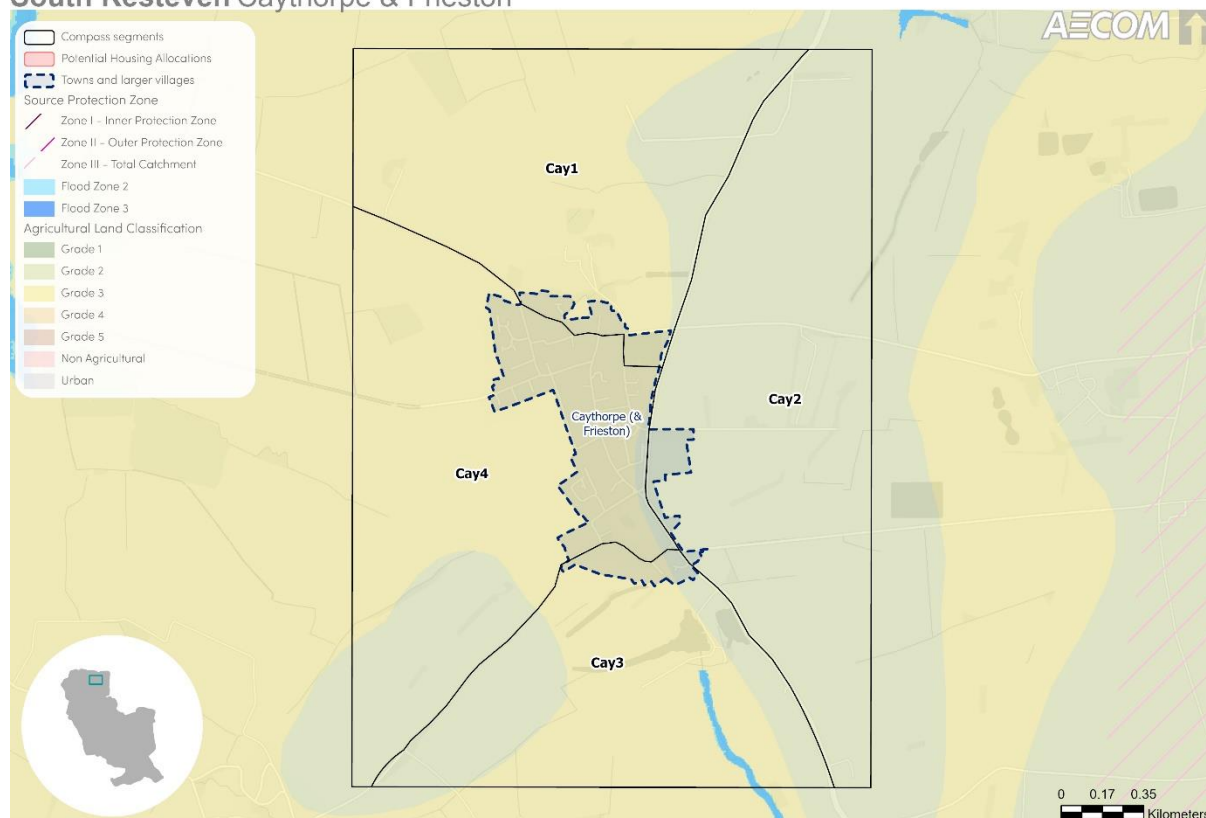
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## South Kesteven Caythorpe & Frieston



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## South Kesteven Caythorpe & Frieston



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## Caythorpe & Frieston broad area assessment

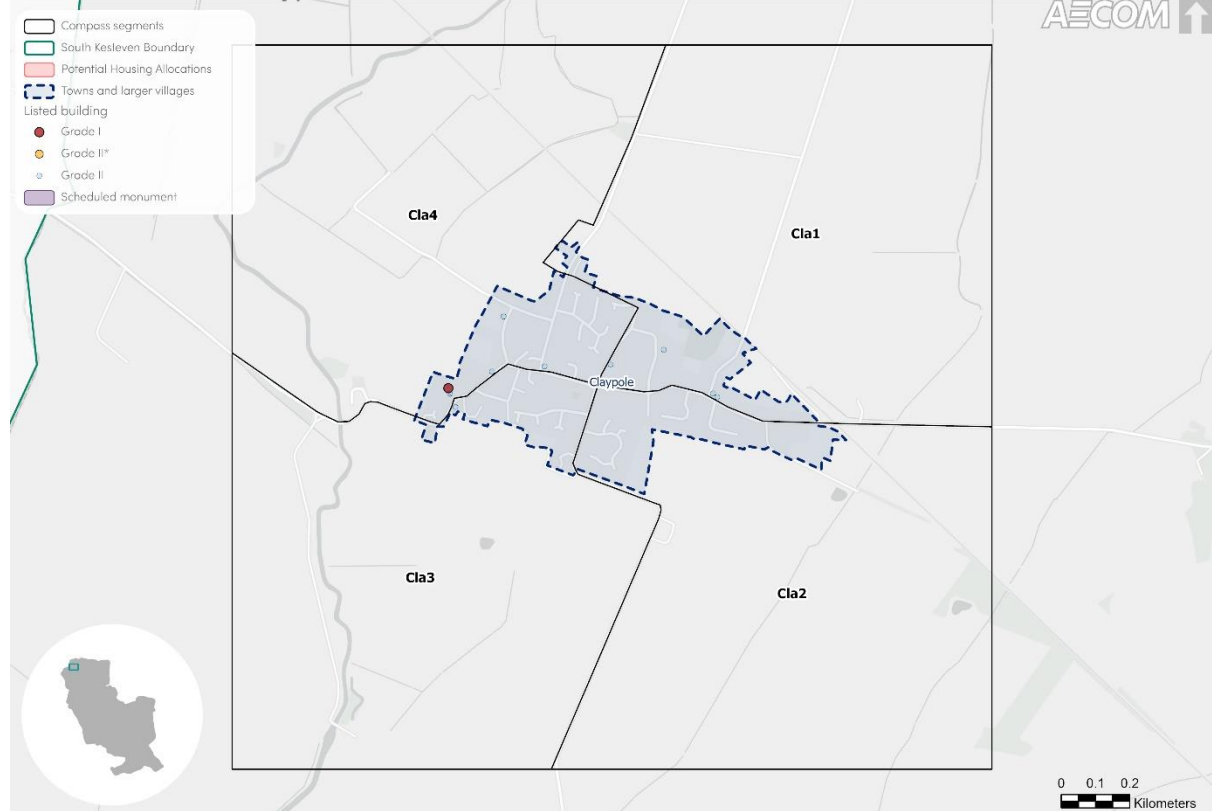
Area	Key constraints in area	Sustainability themes for which constraints exist
Cay1	<p>There are three small patches of Deciduous Woodland BAP Priority Habitat located in Cay1 located near to Gorse Farm (north-west) and Caythorpe Hall (south-east). There are ten listed buildings of historical significance located in the built-up part southern section of Cay1, including one Grade I, eight Grade II and one Grade II*. Additionally, in the southern section of Cay1 there is a section of the Caythorpe Conservation Area.</p> <p>Cay1 lies on the boundary between the Trent and Belvoir and Southern Lincolnshire Edge Landscape Character Areas (based on the most recent LCA undertaken in 2007). These character areas have been recognised as being of medium and medium-high risk from residential developments respectively.</p> <p>There is a mix of Grade 2 and Grade 3 Agricultural Land located outside of the built-up part of Cay1, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken.. Grade 2 land is classified as being the Best and Most Versatile and is dominant in the south-eastern section of Cay1.</p> <p>There are isolated sections of Cay1 located in areas at high risk of surface water flooding: one in the south near to Hall Farm</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>



Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>and the other extending west out of the eastern boundary (near to The Elms).</p>	
Cay2	<p>At the central-eastern boundary of Cay2 there is a Site of Wildlife Interest. With regards to the historic environment, there is a Grade II listed building (4 and 6 Lincoln Road) on the eastern boundary of Cay2 near to Frieston. Cay2 lies on the boundary between the Trent and Belvoir and Southern Lincolnshire Edge Landscape Character Areas. These character areas have been recognised as being of medium and medium-high risk from residential developments respectively.</p> <p>Land in Cay2 is classified as being Grade 2 Agricultural Land, however the exact location of this land has not yet been determined as no recent land classification is available for the area. This land is bordered by Grade 3 Agricultural Land extending out of the boundaries of Cay2. The central-western section of Cay2 contains areas of medium and high risk to surface water flooding.</p>	Biodiversity; Historic Environment; Landscape; Soil; Water
Cay3	<p>There is a small patch of Deciduous Woodland BAP Priority Habitat located in the northern section of Cay3 near to Manor Farm.</p> <p>In regards to the historic environment, at the northern tip of Cay3 and located close to Hough Road there are 9 Grade II listed buildings (Trap House, Frieston House, Craggs Cottages, The Old Place, Garden House at Frieston House, Denver House, 24 and 25 Hough Road, Grotto at Frieston House and Frieston Hall). Furthermore, a section of Caythorpe Conservation Area encompasses these listed buildings.</p> <p>Cay3 lies on the boundary between the Trent and Belvoir and Southern Lincolnshire Edge Landscape Character Areas. These character areas have been recognised as being of medium and medium-high risk from residential developments respectively.</p> <p>Land is classified as Grade 3 Agricultural Land, however it is not possible to distinguish between Grade 3a land and Grade 3b land.</p> <p>All land up to 25-50m surrounding the reservoir just north of Lakeside Farm is located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. Additionally, all land up to 25-50m either side of the dismantled railway is also located in Flood Zone 3. Furthermore, the land surrounding both Lakeside Farm and the dismantled railway is also at high risk from surface water flooding.</p>	Biodiversity; Historic Environment; Landscape; Soil; Water
Cay4	<p>There is an isolated small patch of Traditional Orchard BAP Priority Habitat (approximately 0.2ha) located to the east of Frieston Old Hall.</p> <p>There are 13 listed buildings of historical significance within the built-up part of Cay4, including twelve Grade II and one Grade II*. On the southern boundary of Cay4 is a section of Caythorpe</p>	Biodiversity; Historic Environment; Landscape; Soil

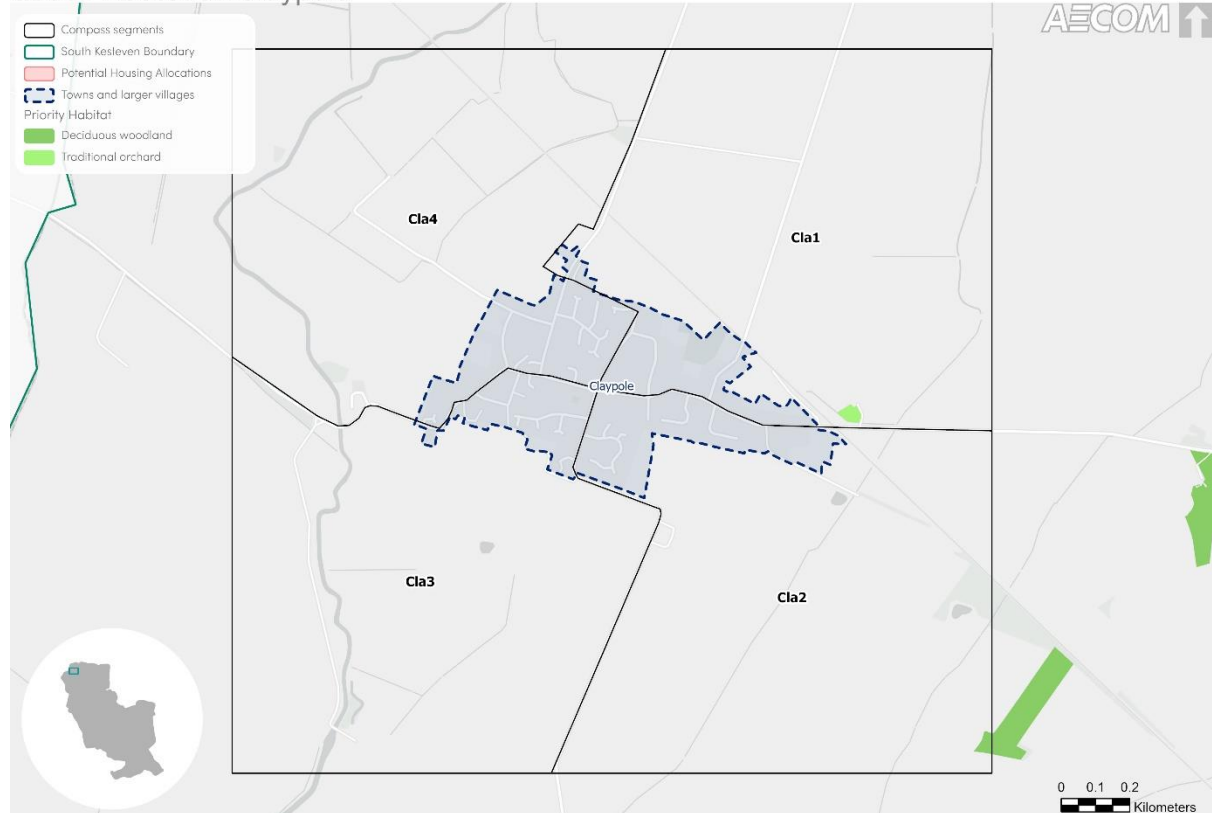
Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>Conservation Area, with further sections encompassing land between Back Lane, High Street and Old Lincoln Road.</p> <p>Cay4 lies on the boundary between the Trent and Belvoir and Southern Lincolnshire Edge Landscape Character Areas. These CAs have been recognised as being of medium and medium-high risk from residential developments respectively.</p> <p>There is a mix of Grade 2 and Grade 3 Agricultural Land located outside of the built-up part of Cay4, however, it is not possible to differentiate between Grade 3a land and Grade 3b land. Grade 2 land is classified as being the Best and Most Versatile and is dominant in the south-western corner of Cay4.</p>	

## South Kesteven Claypole



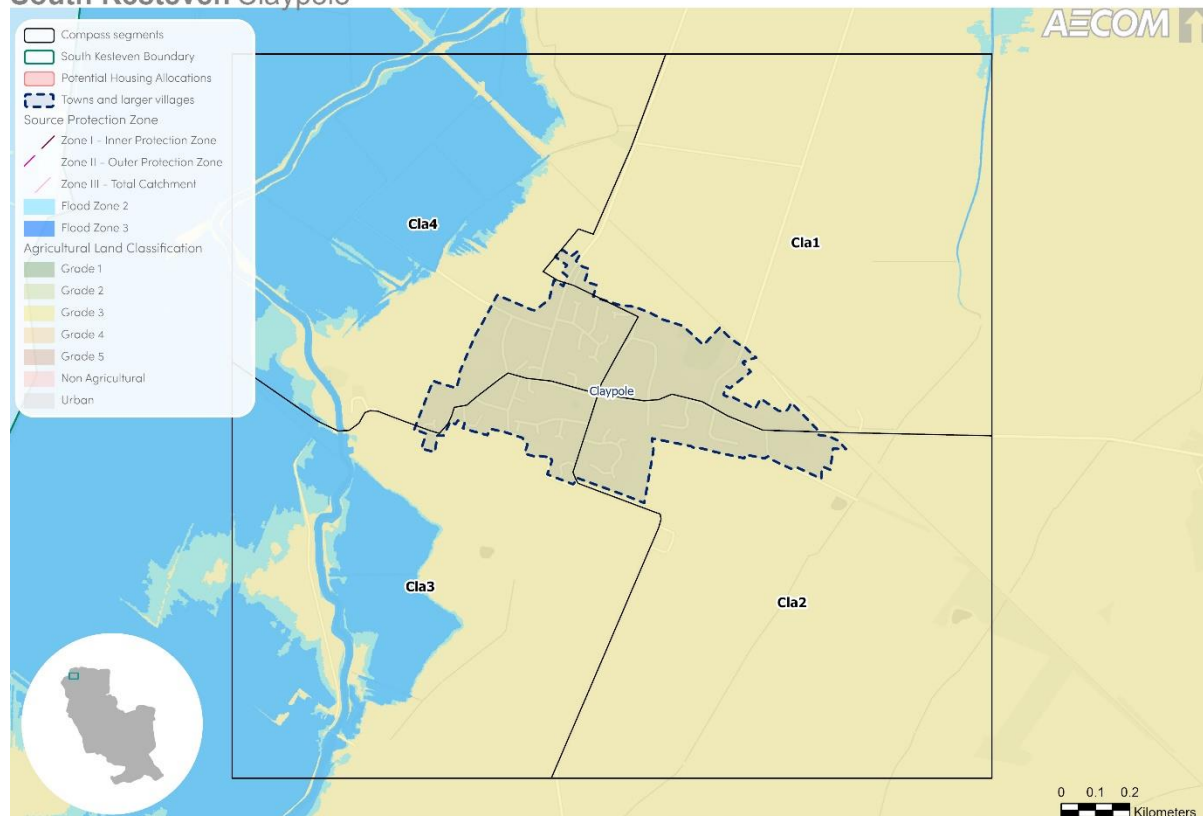
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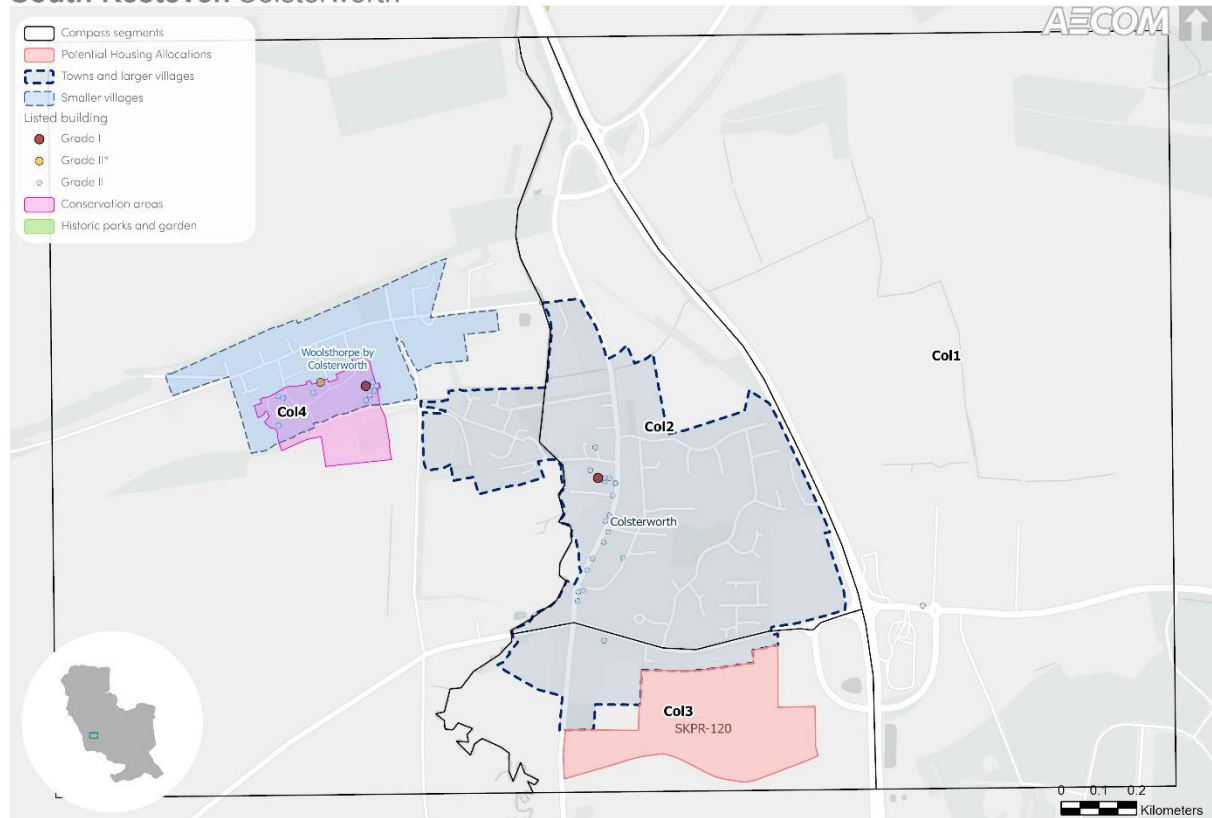
## Claypole broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
Cla1	<p>There is a small area of traditional orchard BAP Priority Habitat to the south of Cla1. There are four Grade II listed buildings within the built-up part of the area (The Old Rectory, The Paddocks and attached outbuilding, Station Farmhouse and attached cottage, and Barn to rear of station farmhouse). The whole of the Claypole area is within the Trent and Belvoir Vales National Character Area.</p> <p>The area in Cla1 which is not classified as priority habitats is classified Grade 3 Agricultural Land, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken. There is a small area to the north, adjacent to the western boundary, which is located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.</p>	Biodiversity; Historic Environment; Climate Change; Landscape; Soils; Water



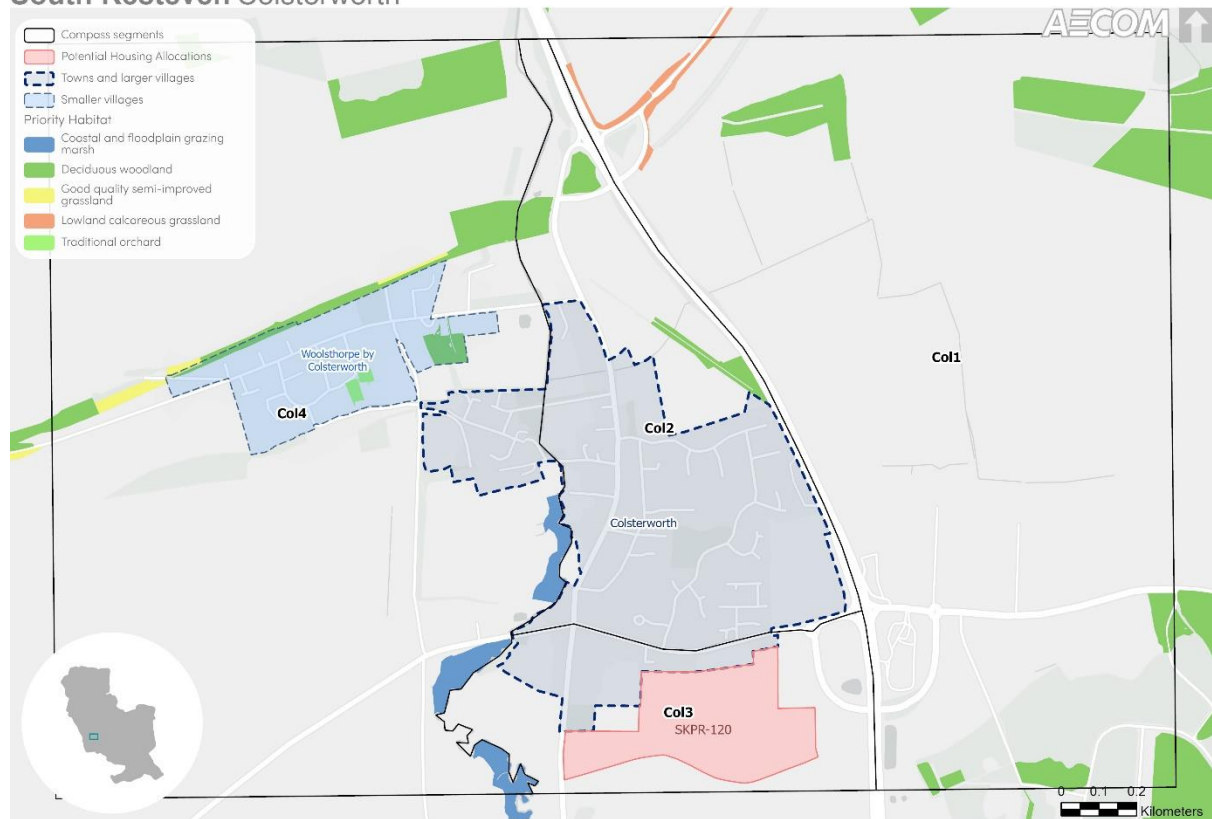
Area	Key constraints in area	Sustainability themes for which constraints exist
Cla2	<p>There is a small area of BAP Priority Habitat deciduous woodland to the southeast of Cla2. The whole of the Claypole area is within the Trent and Belvoir Vales National Character Area. The area in Cla2 which is not classified as priority habitats is classified Grade 3 Agricultural Land, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken.</p>	<p>Biodiversity; Landscape; Soils</p>
Cla3	<p>Cla3 has one Grade II listed building, the Church View Cottages, in the built-up part of the area, located in the north. The whole of the Claypole area is within the Trent and Belvoir Vales National Character Area. The area in Cla3 which is not classified as priority habitats is classified Grade 3 Agricultural Land, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken.</p> <p>To the west of the area, the majority of the area is within a flood risk area from the River Witham. The land adjacent to the river, which flows through the western boundary of the area, is located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. This land is also at high risk from surface water flooding.</p>	<p>Historic Environment; Landscape; Climate Change; Soils; Water</p>
Cla4	<p>There are five listed buildings in this area, with four being Grade II and one being Grade I, the Church of St. Peter, listed as a parish church from the 14th Century. The whole of the Claypole area is within the Trent and Belvoir Vales National Character Area. The area in Cla4 which is not classified as priority habitats is classified Grade 3 Agricultural Land, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken.</p> <p>The River Witham flows through the north and west of this area, meaning that around half of the area is at flood risk. The land adjacent to the river, which flows through the western boundary of the area, is located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. This land is also at high risk from surface water flooding.</p>	<p>Historic Environment; Landscape; Climate Change; Soils; Water</p>

## South Kesteven Colsterworth



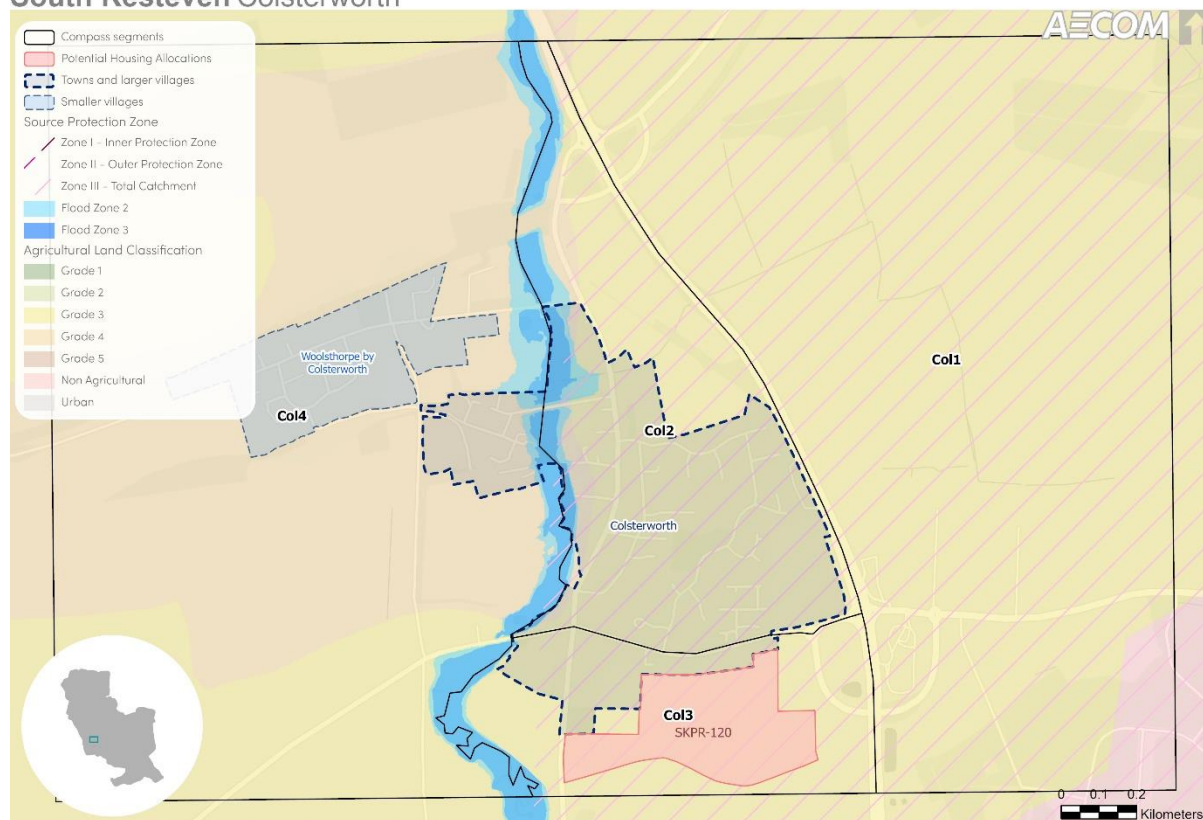
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## Colsterworth broad area assessment

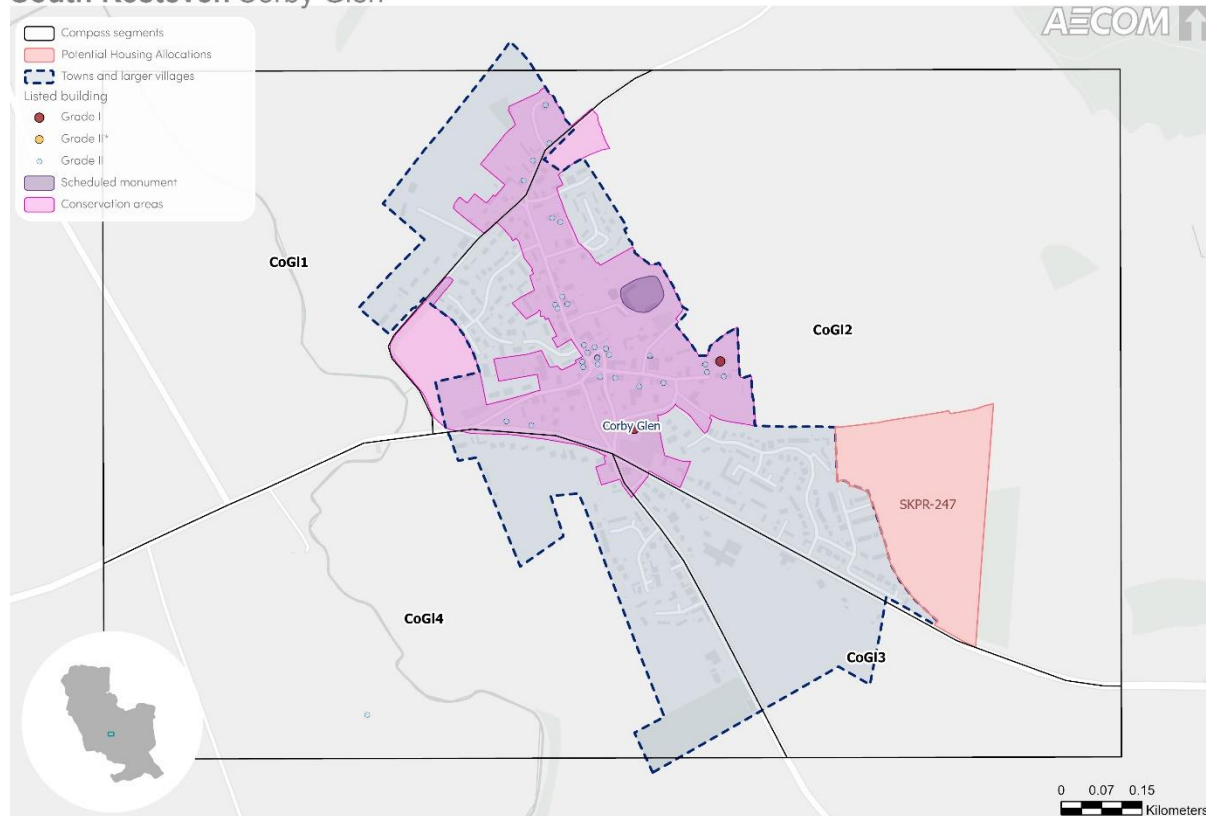
Area	Key constraints in area	Sustainability themes for which constraints exist
Col 1	<p>Twyford Forest is an Ancient &amp; Semi Natural Woodland located towards the southern extent of Col 1. This forest is also located within in a Site of Wildlife Interest. Towards the northern extent of Col 1 there are patches of Deciduous Woodland BAP Priority Habitat and Easton Wood Ancient Replanted Woodland.</p> <p>In regard to the historic environment, there is a Grade II listed building (Milestone) towards the southwestern boundary of Col 1, 10 yards east of the junction with A151.</p> <p>Col 1 is located in the Kesteven Uplands Landscape Character Area (based on the most recent LCA undertaken in 2007). This character area is recognised as being of medium-high sensitivity from residential developments.</p> <p>Land within Col 1 which is not classified as priority habitats is classified Grade 3 Agricultural Land, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken.</p> <p>Furthermore, all land within Col 1 is located in a Groundwater Source Protection Zone 3 (Total Catchment).</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
Col 2	<p>In regard to the historic environment, there are 19 listed buildings located on or near to High Street and Bridge End, including one Grade I and 18 Grade II.</p> <p>Col 2 is located in the Kesteven Uplands Landscape Character Area. This character area is recognised as being of medium-high sensitivity from residential developments.</p> <p>Land within Col 2 outside of the built-up part of the area is mostly Grade 3 Agricultural Land, with Grade 4 Agricultural Land located to the west of High Street and Bridge End.</p> <p>The River Witham flows along the western boundary of Col 3, with all adjacent land (approximately 75m from the river) located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. This land is also at high risk from surface water flooding. Furthermore, all land within Col 2 is located in a Groundwater Source Protection Zone 3 (Total Catchment).</p>	Historic Environment; Landscape; Soil; Water
Col 3	<p>In the built-up part of Col 3 there is one Grade II listed building of historical significance (10 Bourne Road). Col 3 is located in the Kesteven Uplands Landscape Character Area. This character area is recognised as being of medium-high sensitivity from residential developments. The land within Col 3 is mostly Grade 3 Agricultural Land, with patches of Grade 4 Agricultural Land located towards the northern extent of the area.</p> <p>The River Witham flows along the western boundary of Col 3, with all adjacent land (approximately 75m from the river) located in Flood Zone 3. This land is also at high risk from surface water flooding. Furthermore, all land within Col 3 is located in a Groundwater Source Protection Zone 3 (Total Catchment).</p>	Historic Environment; Landscape; Soil; Water
Col 4	<p>There is a Site of Wildlife Interest in the northern section of Col4 (beyond the urbanised area). Additionally, there are isolated patches of Deciduous Woodland BAP Priority Habitat also located in the northern section of Col4.</p> <p>There are 13 listed buildings of historical significance within Col4, including one Grade I, eleven Grade II and one Grade II*. Also, Woolsthorpe by Colsterworth Conservation Area is located in the central section of Col 4, encompassing approximately 75% of the urbanised area in Col 4. Additionally, Woolsthorpe Manor is recognised as the birthplace of Sir Isaac Newton and is a National Trust property.</p> <p>Col 4 is located in the Kesteven Uplands Landscape Character Area. This character area is recognised as being of medium-high sensitivity from residential developments.</p> <p>The majority of land surrounding the built-up part of Col 4 is classified as Grade 4 Agricultural Land. There is likely to be Grade 3 Agricultural Land in the northeastern section of Col4. The River Witham flows along the eastern boundary of Col 4, with all land up to approximately 75m either side of the river located in Flood Zone 3. Additionally, this land is at high risk from surface</p>	Biodiversity; Historic Environment; Landscape; Soil; Water

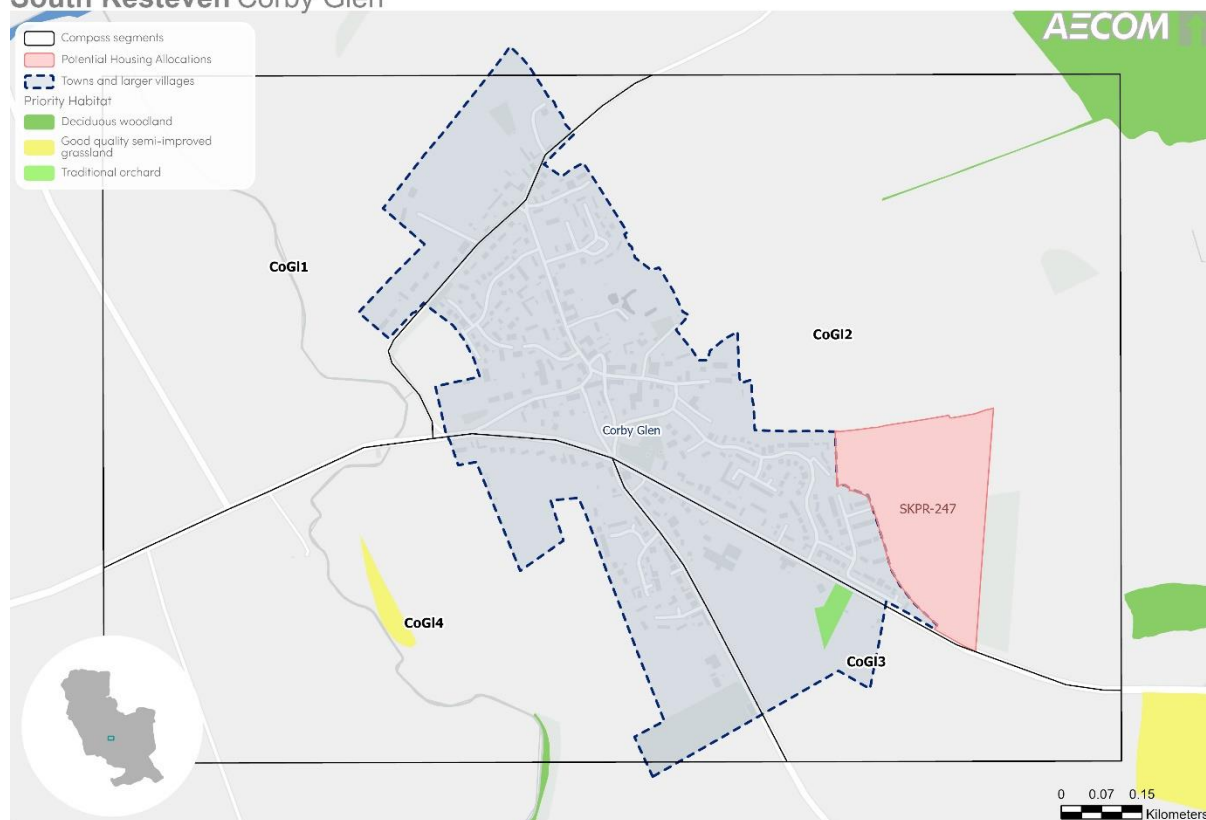


Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>water flooding.</p> <p><i>The village of Woolsthorpe by Colsterworth is located in Col4, approximately 300m from the north-western corner of the village of Colsterworth. This presents a constraint to development as it is classified as a smaller settlement where development would not generally be allowed. Woolsthorpe by Colsterworth is approximately 300m from the north-western corner of Colsterworth, separated by corridor of agricultural land (and Old Post Lane) and accessible via Woolsthorpe Road.</i></p>	

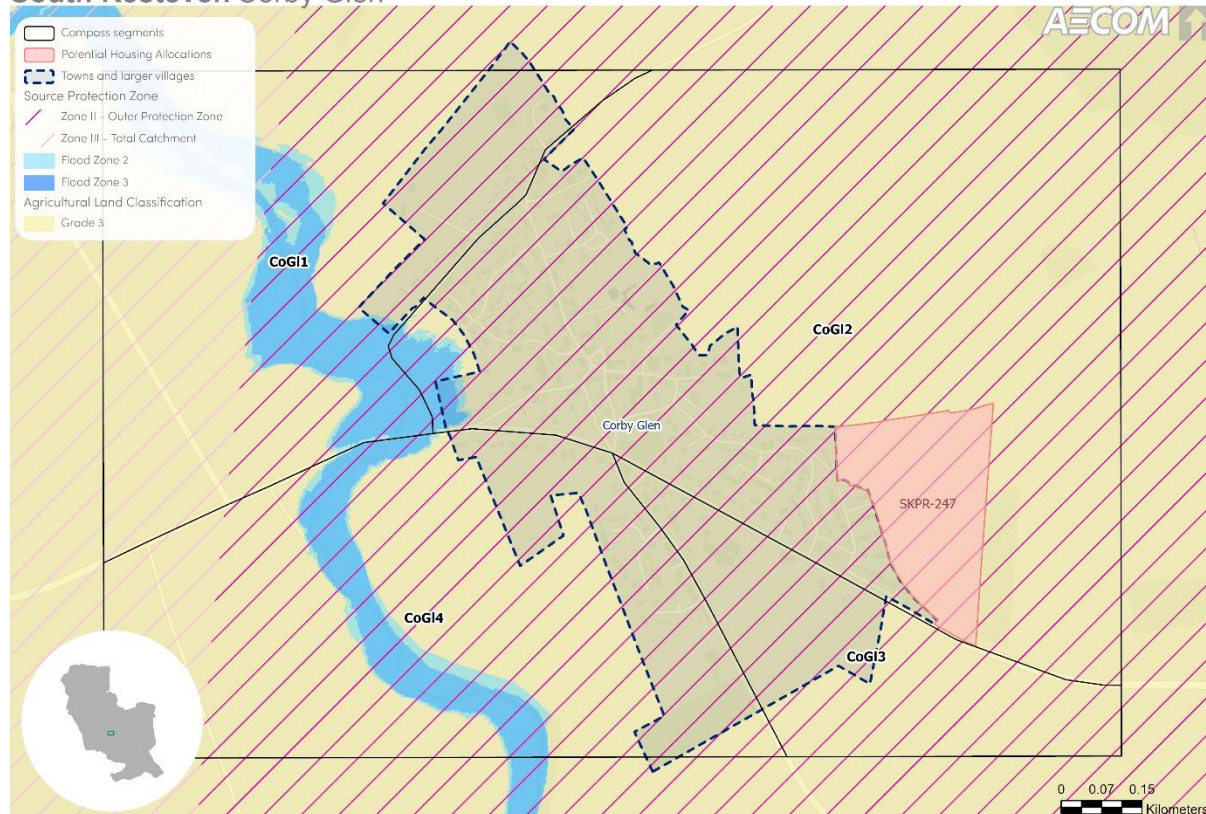
## South Kesteven Corby Glen



## South Kesteven Corby Glen



## South Kesteven Corby Glen



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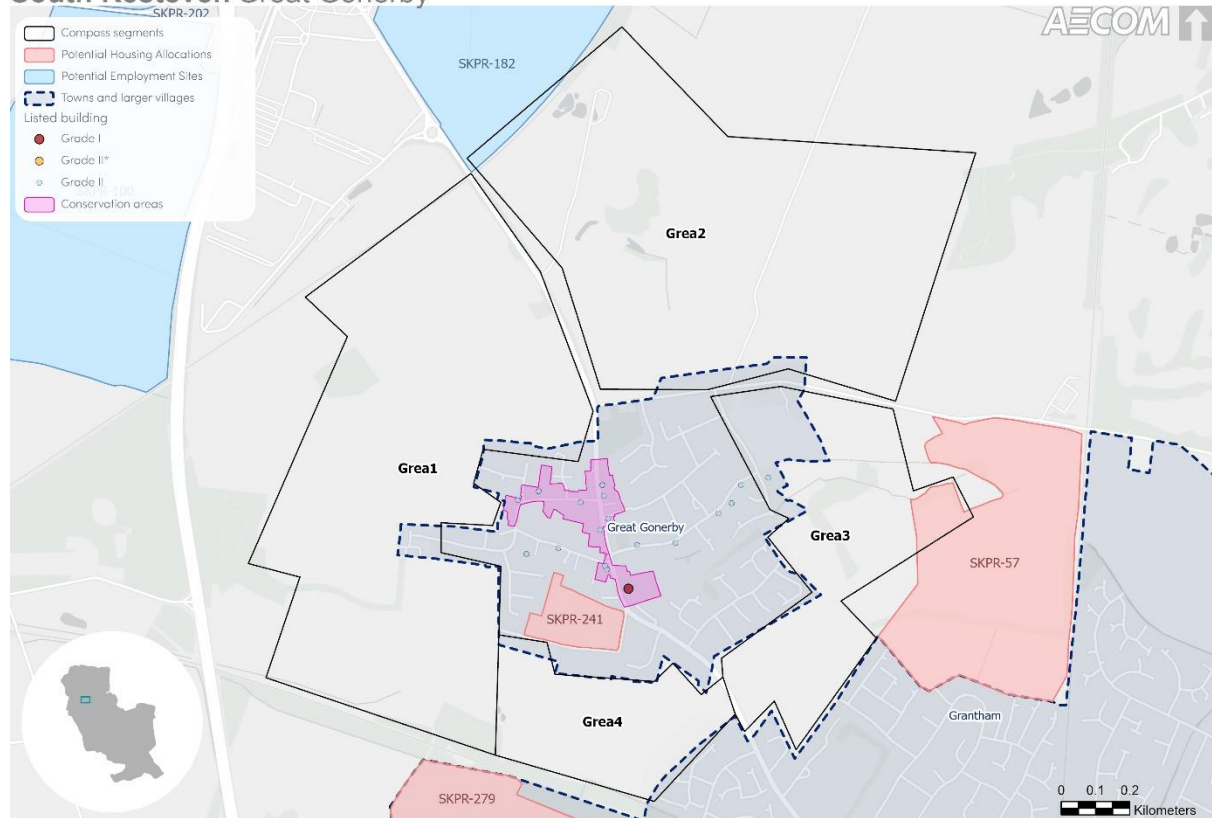
## Corby Glen broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
CoGI1	<p>There are four Grade II listed buildings of historical significance located in CoGI1, all of which lie on or are close to Irnham Road. These include: The Mount, 1 Irnham Road, Harwoods Builders and Barn at the Mount. Additionally, the northern tip of the Colby Glen Conservation Area is present in the northeastern corner of CoGI1. CoGI1 is located in the Kesteven Uplands Landscape Character Area (based on the most recent LCA for South Kesteven undertaken in 2007). This character area is of medium-high sensitivity to residential developments.</p> <p>Outside of the built-up part of CoGI1, the rest of the area is covered by Grade 3 agricultural land; however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken. Land adjacent to the West Glen River (approximately 50m either side) is located in a Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.</p> <p>Furthermore, the entirety of CoGI1 is in a Groundwater Source Protection Zone 3. Additionally, there are areas of medium and high risk of surface water flooding on land extending</p>	Historic Environment; Landscape; Soil; Water

Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>approximately 100m either side of the West Glen River. Approximately 75% of CoGI1 is located in a Groundwater Source Protection Zone 3 (Total Catchment), with the remaining 25% (the northeastern area) located in Zone 2 (Outer Zone).</p>	
CoGI2	<p>In regard to the historic environment, there are 26 listed buildings located in the built-up part of CoGI2, including two Grade I and 24 Grade II. Additionally, three Scheduled Monuments are located in CoGI2, including Corby Moated Mound (to the left of High Street), Remains of Medieval Gatehouse and Corby Glen Market Cross (the latter two both located just north of Church Street). The Colby Glen Conservation Area encompasses the built-up part of CoGI2. CoGI2 is located in the Kesteven Uplands Landscape Character Area. This character area is of medium-high sensitivity to residential developments.</p> <p>Outside of the built-up part of CoGI2, the rest of the area is covered by Grade 3 agricultural land; however, it is not possible to differentiate between Grade 3a land and Grade 3b land. There is a high risk of surface water flooding in the southeastern corner of CoGI2, with Tanners Lane and land west of the High Street and south of Pridmore Road also at high risk. Additionally, CoGI2 is contained within a Groundwater Source Protection Zone 2 (Outer Zone), defined by a 400-day travel time from a point below the water table and having a minimum radius of 250-500m around the source, depending on the size of abstraction.</p>	Historic Environment; Landscape; Soil; Water
CoGI3	<p>There is a 0.4ha patch of Traditional Orchard BAP Priority Habitat located in the northwestern corner of CoGI3.</p> <p>CoGI3 is located in the Kesteven Uplands Landscape Character Area. This character area is of medium-high sensitivity to residential developments. Outside of the built-up part of CoGI3, the rest of the area is covered by Grade 3 agricultural land; however, it is not possible to differentiate between Grade 3a land and Grade 3b land. CoGI3 is located in a Groundwater Source Protection Zone 2 (Outer Zone).</p>	Biodiversity; Landscape; Soil; Water
CoGI4	<p>There is a 0.4ha patch of Deciduous Woodland BAP Priority Habitat in the south of CoGI4, with a patch of good quality semi-improved grassland located approximately 100m east of the Sewage Works. CoGI4 is located in the Kesteven Uplands Landscape Character Area. This character area is of medium-high sensitivity to residential developments.</p> <p>Outside of the built-up part of CoGI2, the rest of the area is covered by Grade 3 agricultural land; however, it is not possible to differentiate between Grade 3a land and Grade 3b land. Land adjacent to the West Glen River (approximately 50m either side) is located in Flood Zone 3. Additionally, there are areas of medium and high risk of surface water flooding on land extending approximately 100m either side of the West Glen River. Furthermore, approximately 85% of CoGI4 is located in a Groundwater Source Protection Zone 2 (Outer Zone), with the remaining 15% located in a Zone 3 (Total Catchment).</p>	Biodiversity; Landscape; Soil; Water

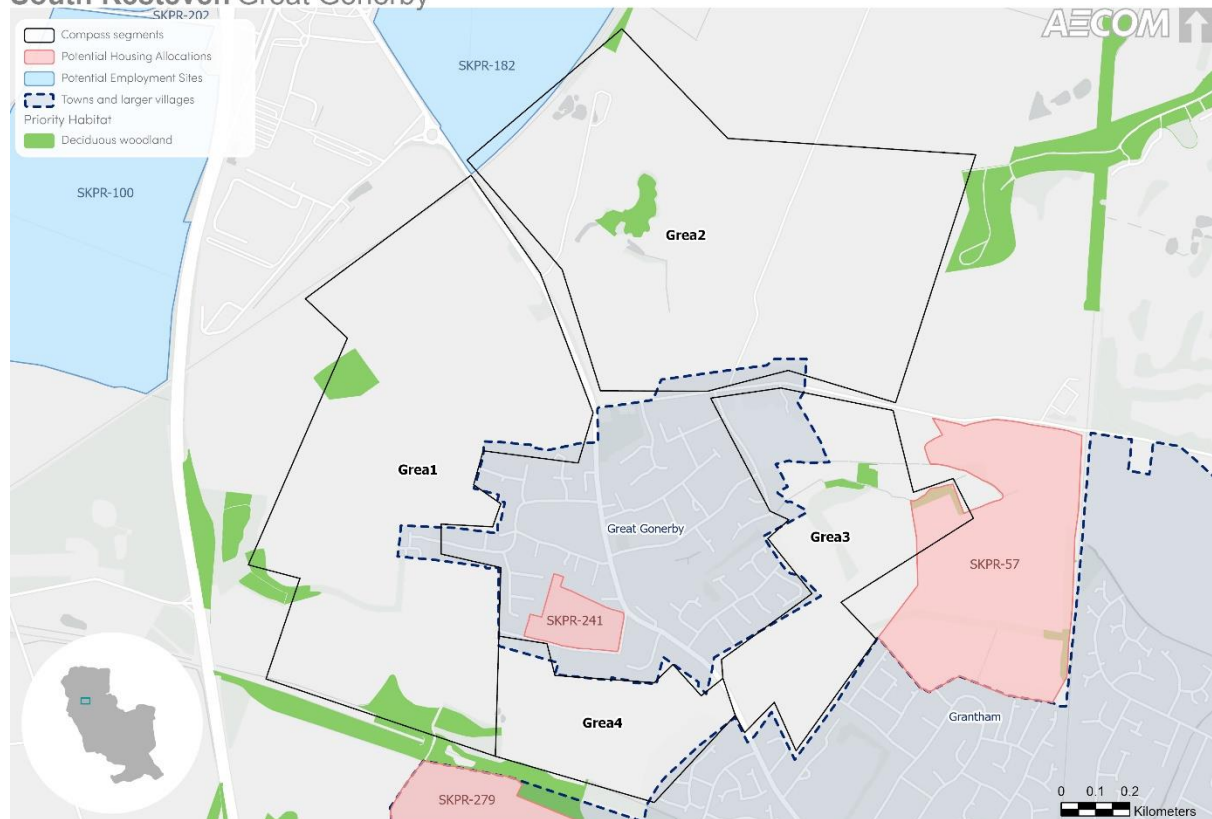


## South Kesteven Great Gonerby



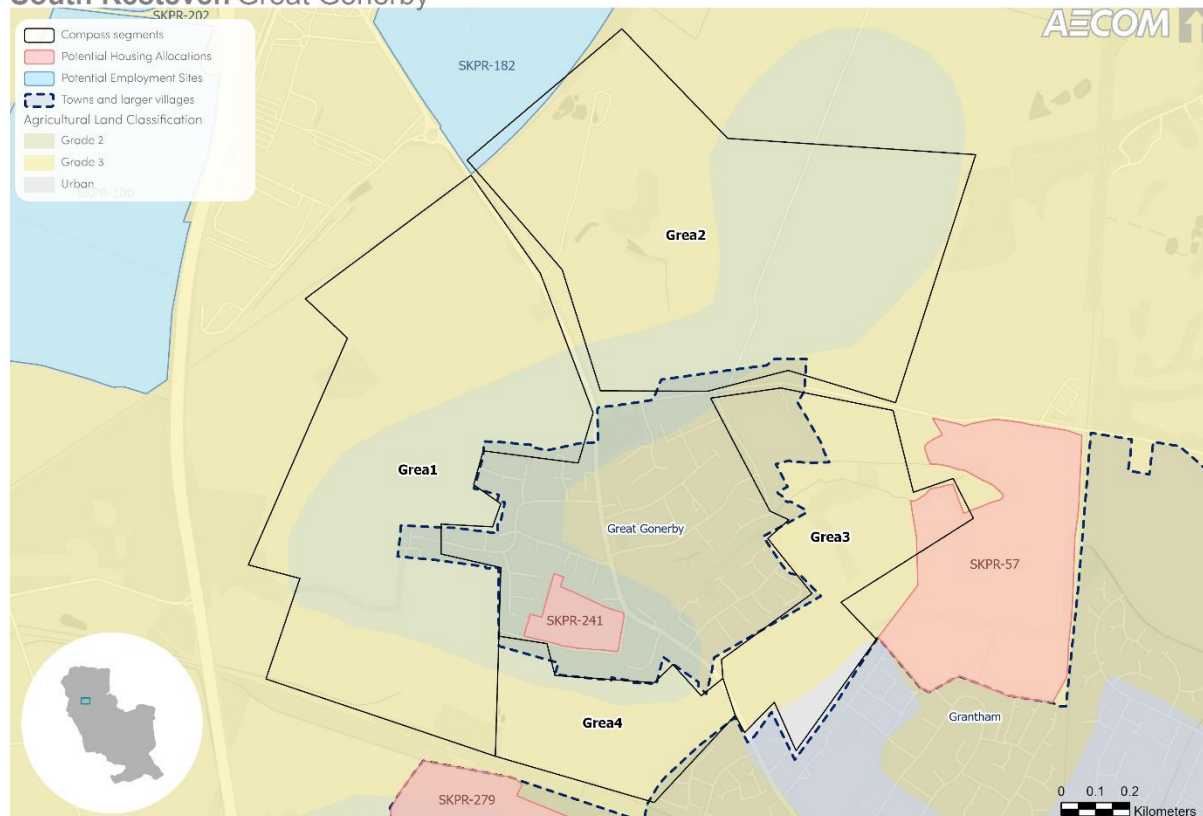
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## South Kesteven Great Gonerby



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## South Kesteven Great Gonerby



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## Great Gonerby broad area assessment

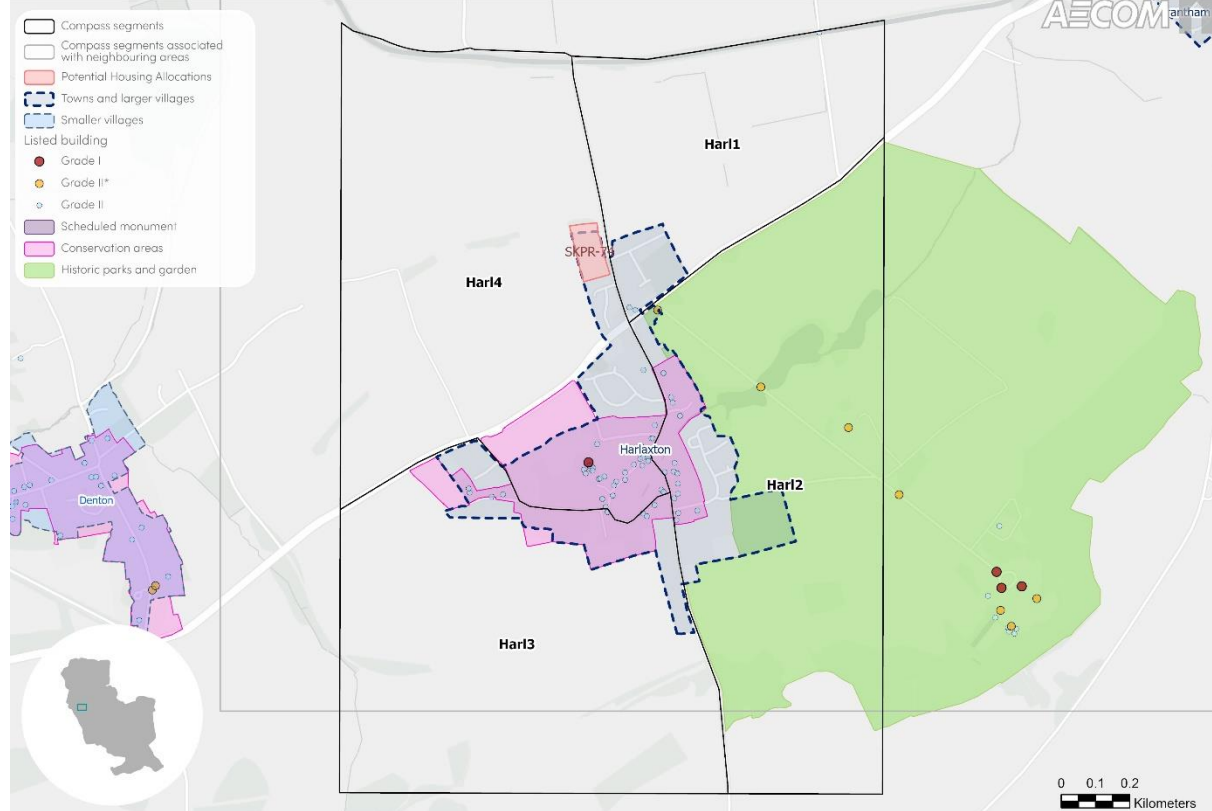
*Great Gonerby is entirely within the Grantham broad area of Gra4, due to Great Gonerby's proximity to Grantham. Further information can be found on the Grantham broad areas within the section on Grantham above.*

Area	Key constraints in area	Sustainability themes for which constraints exist
Grea1	<p>There is network of Deciduous Woodland BAP Priority Habitat patches extending from the southeastern corner to the central western boundary of Grea1, with the patches along the southern boundary bordering the railway line.</p> <p>Approximately 50m outside of the eastern boundary of Grea1 there are two Grade II listed buildings of historical significance. Additionally, a section of the Great Gonerby Conservation Area is directly outside of the eastern boundary of Grea1.</p> <p>The entirety of Grea1 is located in the Grantham Scarps and Valleys Landscape Character Area, based on the most recent LCA undertaken in 2007. This section of the character area is recognised as being of high sensitivity to residential developments.</p> <p>The majority of land within Grea1 is classified as Grade 2 Agricultural Land (Best and Most Versatile for agricultural purposes). The far north and southern sections of Grea1 are</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Population and Community</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
	classified as Grade 3 Agricultural Land, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken.	
Grea2	<p>In the northwestern section of Grea2 there are two isolated patches of Deciduous Woodland BAP Priority Habitat (approximately 1.8ha in total).</p> <p>The entirety of Grea2 is located in the Grantham Scarps and Valleys Landscape Character Area. The western section of the character area is recognised as being of high sensitivity to residential developments, with the eastern section of medium-high sensitivity.</p> <p>Land in the southeastern section of Grea2 is classified as Grade 2 Agricultural Land (Best and Most Versatile). The rest of the land within Grea2 is classified as Grade 3 Agricultural Land, however it is not possible to distinguish between Grade 3a and Grade 3b land as no recent land classification has been determined.</p>	Biodiversity; Landscape; Soil; Population and Community
Grea3	<p>In the northwestern section of Grea2 there are two isolated patches of Deciduous Woodland BAP Priority Habitat (approximately 0.9ha in total). There are four Grade II listed buildings of historical significance approximately 50m outside the western boundary of Grea3 (near to Long Street).</p> <p>The entirety of Grea2 is located within the Grantham Scarps and Valleys Landscape Character Area. The northern section of the character area is recognised as being of medium-high sensitivity to residential developments, with the southwestern section of high sensitivity. Land within Grea3 is classified as Grade 3 Agricultural Land; however, it is not possible to distinguish between Grade 3a and 3b land as no recent land classification has been undertaken. In the northern section of Grea3, land is at medium-high risk of surface water flooding.</p>	Biodiversity; Historic Environment; Landscape; Soil; Population and Community
Grea4	<p>There is a corridor of Deciduous Woodland BAP Priority Habitat extending along the southern boundary of Grea4 (adjacent to Gonerby Tunnel). In regard to the historic environment, there are four listed buildings of interest located approximately 100-150m outside of the northern boundary of Grea4 (one Grade I and three Grade II buildings).</p> <p>The whole of Grea1 is located in the Grantham Scarps and Valleys Landscape Character Area. This section of the character area is recognised as being of high sensitivity to residential developments. Land within Grea3 is classified as Grade 3 Agricultural Land, however it is not possible to distinguish between Grade 3a and 3b land as there has been no recent land classification has been undertaken.</p>	Biodiversity; Historic Environment; Landscape; Soil; Population and Community

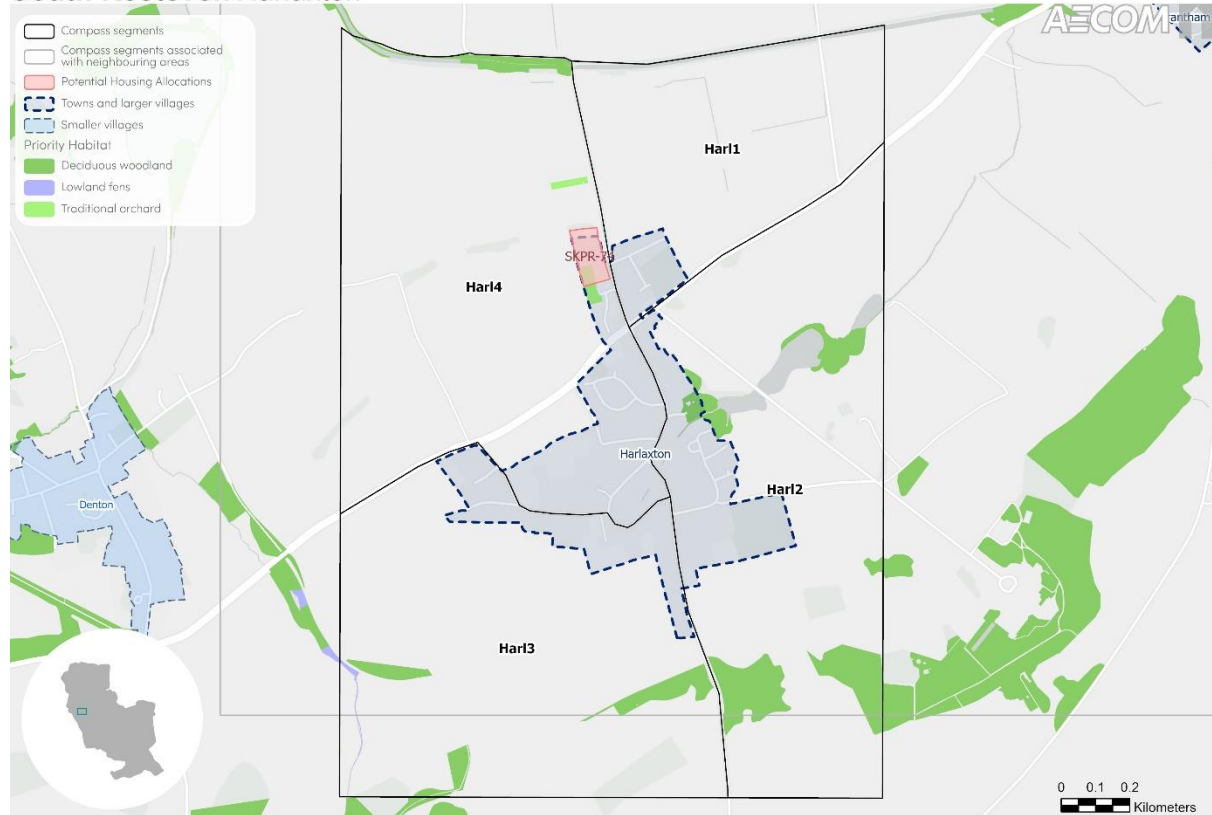


## South Kesteven Harlaxton



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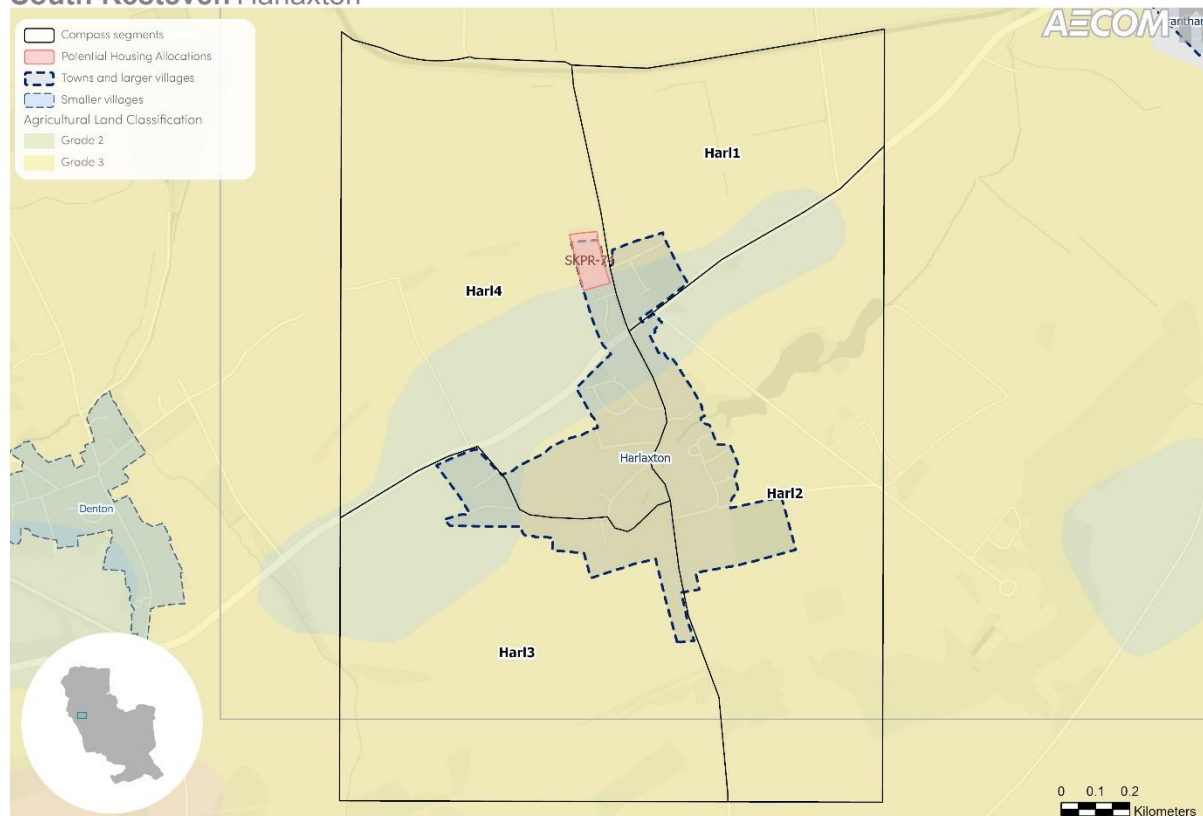
## South Kesteven Harlaxton



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## Harlaxton broad area assessment

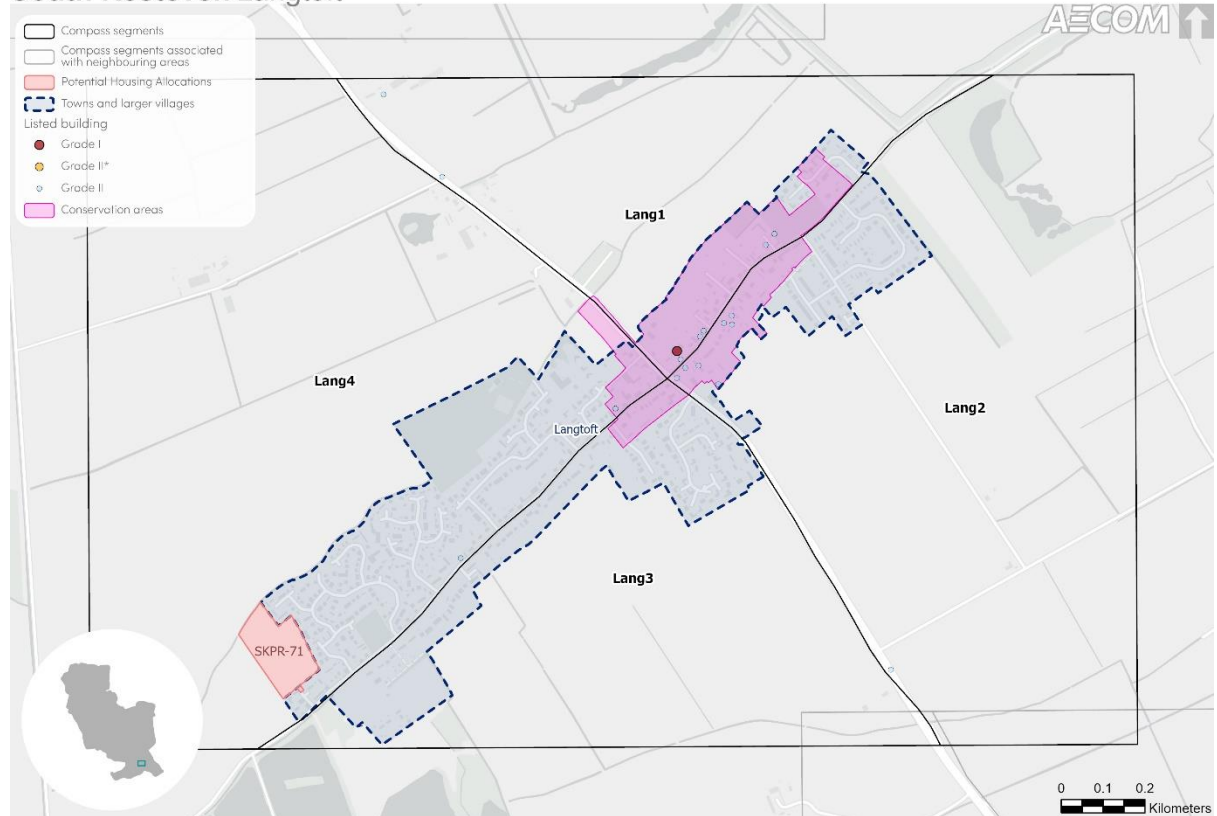
*Harlaxton is almost entirely within the Grantham broad area of Gra3, due to Harlaxton's proximity to Grantham. Further information can be found on the Grantham broad areas within the section on Grantham above.*

Area	Key constraints in area	Sustainability themes for which constraints exist
Harl1	<p>There are two Grade II listed buildings of historical significance in the southwestern corner of Harl1: Gregory Arms Public House and the Stable Block 10m north of the Gregory Arms Public House.</p> <p>Harl1 is located on the boundary of Denton Harlaxton Bowl and Kesteven Uplands Landscape Character Areas (as determined in the most recent LCA undertaken in 2007). These character areas are of high and medium-high sensitivity respectively to residential developments.</p> <p>All land which is not built-up in Harl1 is classified as Grade 3 Agricultural Land, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken.</p>	Historic Environment; Landscape; Soil

Area	Key constraints in area	Sustainability themes for which constraints exist
Harl2	<p>The northern section of Harl2 is dominated by Wood-Pasture and Parkland BAP Priority Habitat, with a corridor of Deciduous Woodland BAP Priority Habitat bordering the southern boundary of the Parkland. Additionally, Harlaxton Wood is an Ancient Replanted Woodland at the eastern edge of this woodland corridor.</p> <p>With regards to the historic environment, the area is heavily constrained by historic environment designations. In this context there are 17 listed buildings located in the northwestern section of Harl2, including thirteen Grade II and four Grade II*. A section of the Harlaxton Conservation Area is located around the built-up part of Harl2. The Grade II* Registered Park and Garden associated with Harlaxton Manor is located in northern part of Harl2.</p> <p>Harl2 is located on the boundary of Denton Harlaxton Bowl and Kesteven Uplands Landscape Character Areas. These character areas are of high and medium-high sensitivity respectively to residential developments.</p> <p>Land in Harl2 is classified as Grade 3 Agricultural Land.</p> <p>All land approximately 50m surrounding the reservoir (in the central section of Harl2 west of the Sewage Works and next to the built-up part) is either at medium or high risk from surface water flooding.</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>
Harl3	<p>In the central section of Harl3 (in the east and west) there are two patches of Deciduous Woodland BAP Priority Habitat.</p> <p>There are seven Grade II listed buildings in the built-up part of Harl3, including: Manor Crest and the Water Pump and Trough 2m north of the Crest, Cherry Tree Cottage and the Boundary Wall, Horseshoe Cottage, Tudor Cottage and the Boundary Wall near Rectory Lane. Additionally, a section of the Harlaxton Conservation Area is located around the built-up part of Harl3. Furthermore, the Harlaxton Village Cross is a Scheduled Monument located on the corner of Church Street and High Street. Harl3 is located on the boundary of Denton Harlaxton Bowl and Kesteven Uplands Landscape Character Areas. These character areas are of high and medium-high sensitivity respectively to residential developments.</p> <p>There is a Mineral Consultation Area located in all of Harl3 excluding the built-up part in the far north.</p> <p>The majority of Harl3 is classified as Grade 3 Agricultural Land. There is a patch of Grade 2 Agricultural Land towards the northwestern corner of Harl3, with this land recognised as being the Best and Most Valuable land for agricultural use.</p>	<p>Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soil</p>
Harl4	<p>Located along the eastern boundary of Harl4 (The Drift) are two small patches of Traditional Orchard BAP Priority Habitat (approximately 0.5ha in total). In regard to the historic environment, there are 36 listed buildings in the built up part of</p>	<p>Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soil</p>

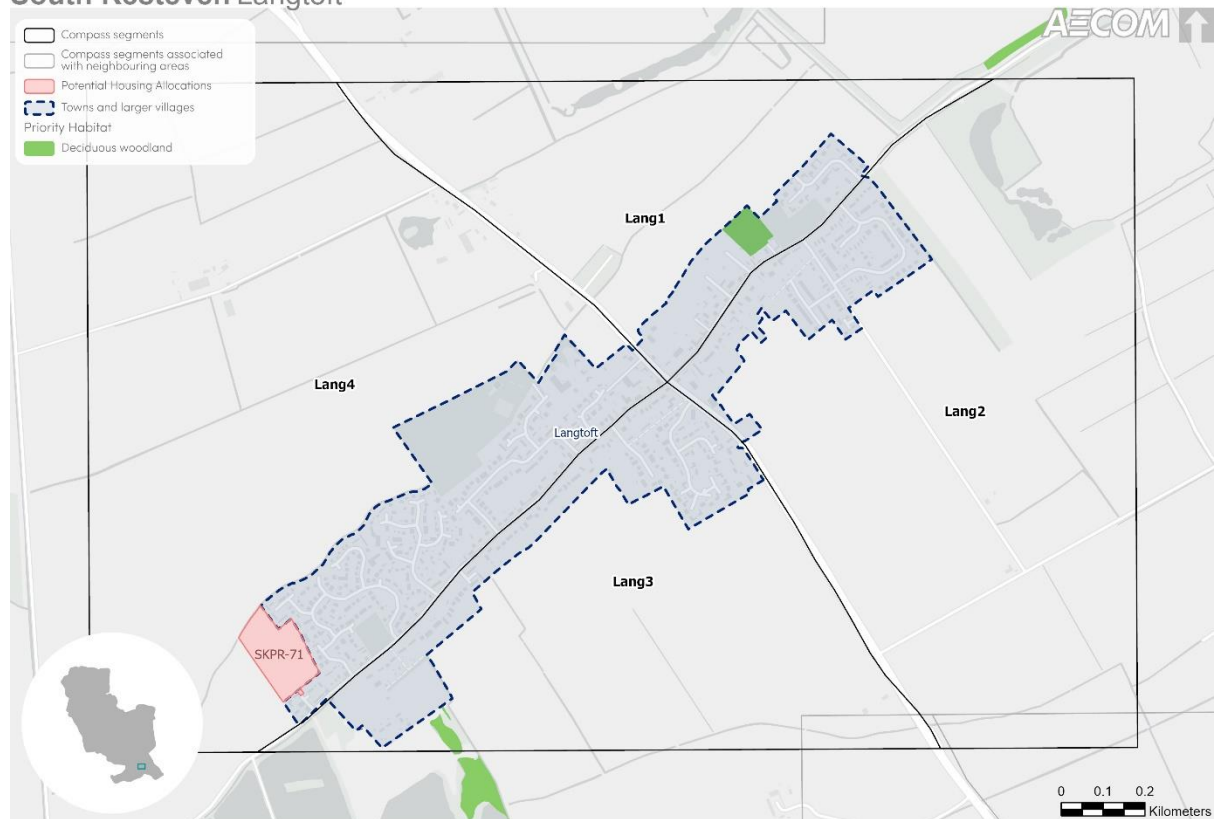
Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>Harl4, including one Grade 1 and 35 Grade II. The majority of the Harlaxton Conservation Area is located in the southeastern section of Harl4.</p> <p>Harl4 is located on the boundary of Denton Harlaxton Bowl and Kesteven Uplands Landscape Character. These character areas are of high and medium- high sensitivity respectively to residential developments.</p> <p>The northern extent of the Mineral Consultation Area is located in the south- western corner of Harl4. The majority of non-urbanised land in Harl4 is classified as Grade 3 Agricultural Land. There is a patch of Grade 2 Agricultural Land towards the southeastern corner of Harl4.</p>	

## South Kesteven Langtoft



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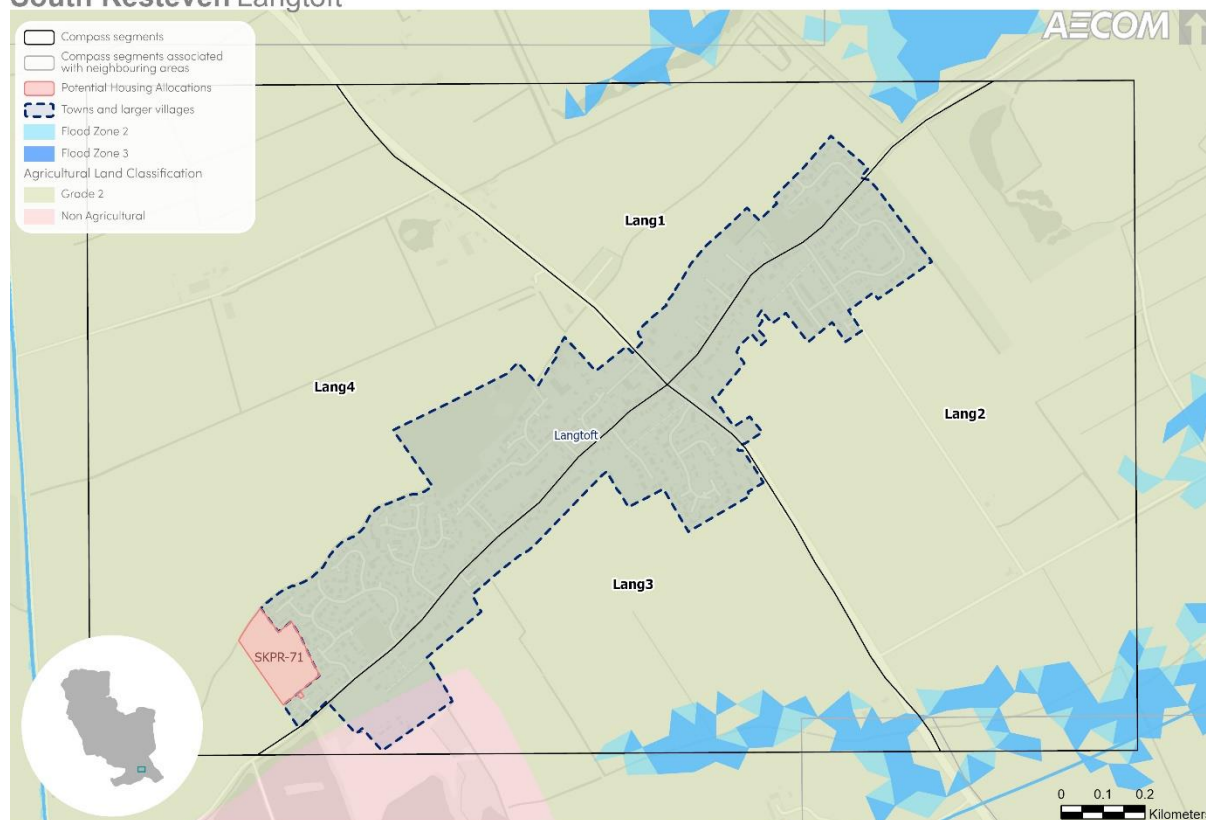
## South Kesteven Langtoft



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## South Kesteven Langtoft



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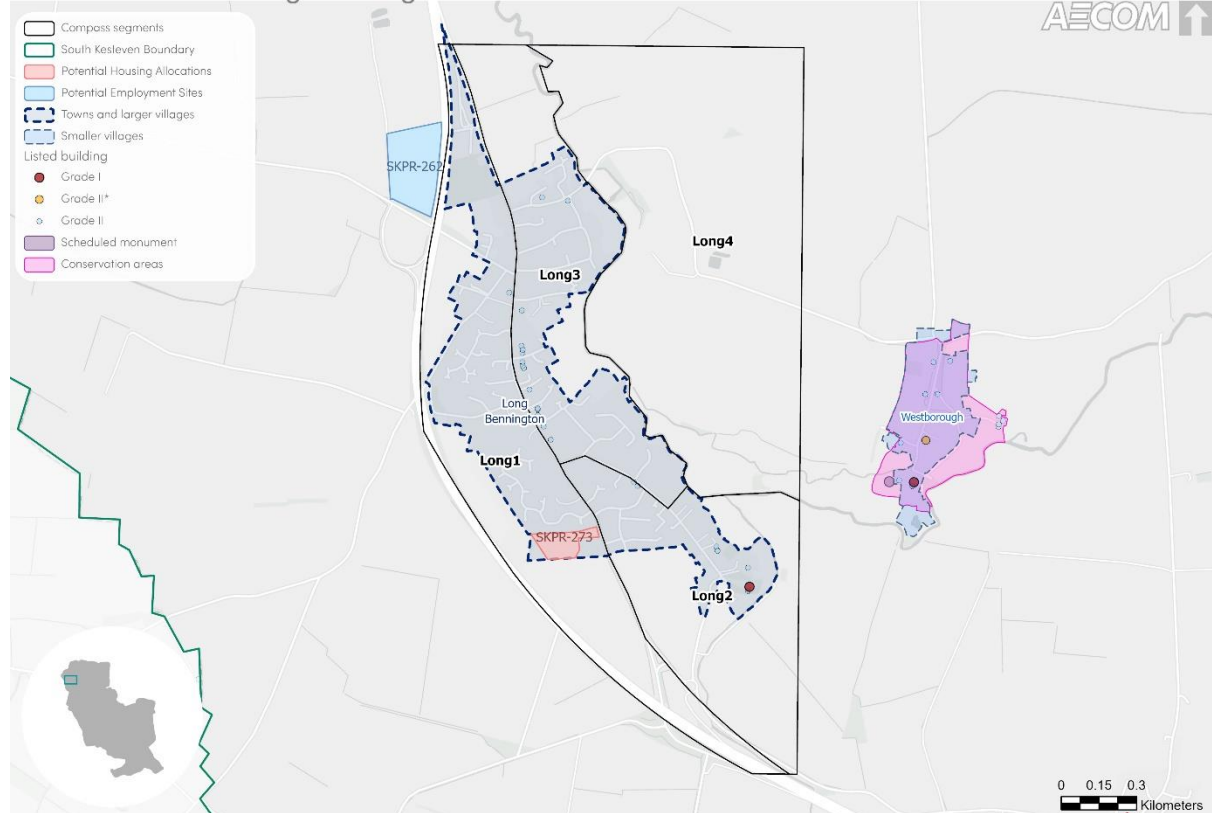
## Langtoft broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
Lang1	<p>There is a patch of Deciduous Woodland BAP Priority Habitat (approximately 0.7ha) located directly south of Langtoft Hall and bordering East End.</p> <p>In the northwestern corner of Lang1, the Windmill at Mill Farm is recognised as a Grade II listed building of historical significance. Additionally, there is one Grade I and five more Grade II listed buildings along or close to East End. Furthermore, Langtoft Conservation Area is in the built-up part of Lang1. Lang1 is located in The Fens Landscape Character Area (based on the most recent LCA undertaken in 2007). This character area is of low-medium sensitivity to residential developments.</p> <p>There is a Mineral Consultation Area located covering the south eastern corner of Lang1.</p> <p>Land within Lang1 is classified as Grade 2 Agricultural Land, which is recognised as being the Best and Most Versatile Land for agricultural use, however the exact location of this land has not yet been determined as no recent land classification is available for the area.</p> <p>In regard to the water environment, land in the northeastern</p>	<p>Biodiversity; Historic Environment; Minerals and Geodiversity; Soil; Water</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>corner of Lang1 (near to Park Farm Cottage) is located in Flood Zone 2, showing that the area could be flooded from a river by a flood that has a 0.1% (1 in 1000) or greater chance of happening each year. There is a medium of risk of fluvial flooding on this land.</p>	
Lang2	<p>In regard to the historic environment, there are seven Grade II listed buildings of significance in the northwestern corner of Lang2 (Gees Farmhouse and the Stable Blocks to the south west and west of the Farmhouse, Waggon and Horses, Church Farmhouse and the Barn at Church Farm and the Pigeoncote to Church Farm). Additionally, Langtoft Conservation Area surrounds part of Lang2.</p> <p>Lang2 is located in The Fens Landscape Character Area. This character area is of low-medium sensitivity to residential developments.</p> <p>In the northeastern section of Lang2, there is a section of a Mineral Consultation Area. Land within Lang2 is classified as Grade 2 Agricultural Land, which is recognised as being the Best and Most Versatile Land for agricultural use. There is land in the south of the area that is located in Flood Zone 2, showing that the area could be flooded from a river by a flood that has a 0.1% (1 in 1000) or greater chance of happening each year. There is a medium of risk of fluvial flooding on this land.</p>	Historic Environment; Minerals and Geodiversity; Soil
Lang3	<p>Approximately 250m southwest of Lang3 is Langtoft Gravel Pits SSSI (also recognised under the Water Framework Directive), a complex of flooded sand and gravel pits containing a fine example of a marl community (plant communities characteristic of calcareous, eutrophic water). It is currently in Unfavourable-Declining condition based on the most recent assessment in 2011. Nevertheless, the southern section of Lang3 is in the Impact Risk Zone attached to the SSSI (for residential developments of 100 units or more and residential developments of 50 or more houses outside existing settlements/urban area).</p> <p>In regards to the historic environment, there are three Grade II listed buildings along the eastern and western boundaries of Lang3 (adjacent to Peterborough Road and West End).</p> <p>Lang3 is located in The Fens Landscape Character Area. This character area is of low-medium sensitivity to residential developments.</p> <p>Land within Lang3 is classified as Grade 2 Agricultural Land, which is recognised as being the Best and Most Versatile Land for agricultural use. There is other land primarily in non-agricultural use in the southwestern corner of Lang3, encompassing a Mineral Consultation Area. There is land in the southeast of the area that is located in Flood Zone 2, showing that the area could be flooded from a river by a flood that has a 0.1% (1 in 1000) or greater chance of happening each year. There is a medium of risk of fluvial flooding on this land.</p>	Biodiversity; Historic Environment; Soil

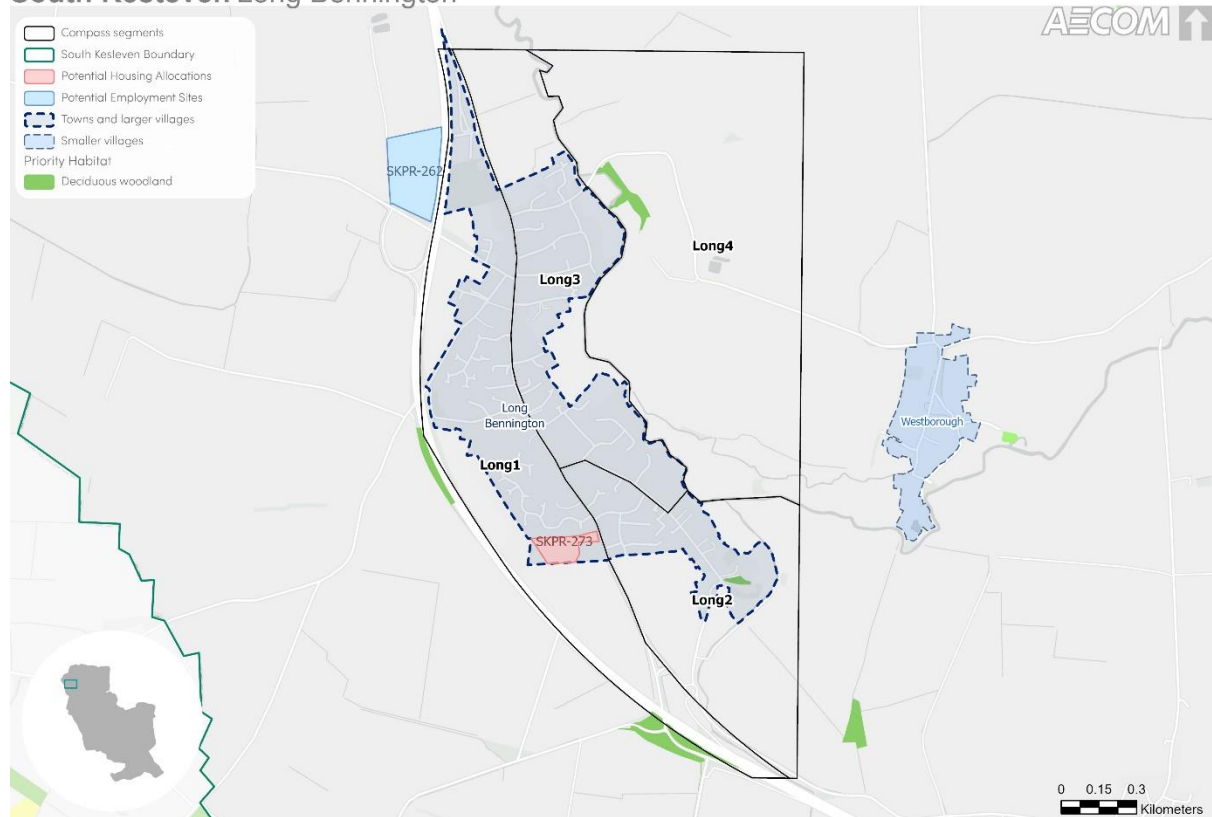
Area	Key constraints in area	Sustainability themes for which constraints exist
Lang4	<p>The southern section of Lang4 is in the Impact Risk Zone attached to the Langtoft Gravel Pits SSSI (for residential developments of 100 units or more and residential developments of 50 or more houses outside existing settlements/urban area).</p> <p>There is a Grade II listed building of historical significance (Mile Post South of Mill Farm) at the centre of the northeastern boundary of Lang4. Additionally, in the northeastern corner of Lang4 (adjacent to Bourne Road) there is a small section of Langtoft Conservation Area.</p> <p>Lang4 is located in The Fens Landscape Character Area. This character area is of low-medium sensitivity to residential developments.</p> <p>Land within Lang4 is classified as Grade 2 Agricultural Land, which is recognised as being the Best and Most Versatile Land for agricultural use.</p>	<p>Biodiversity; Historic Environment; Soil</p>

## South Kesteven Long Bennington



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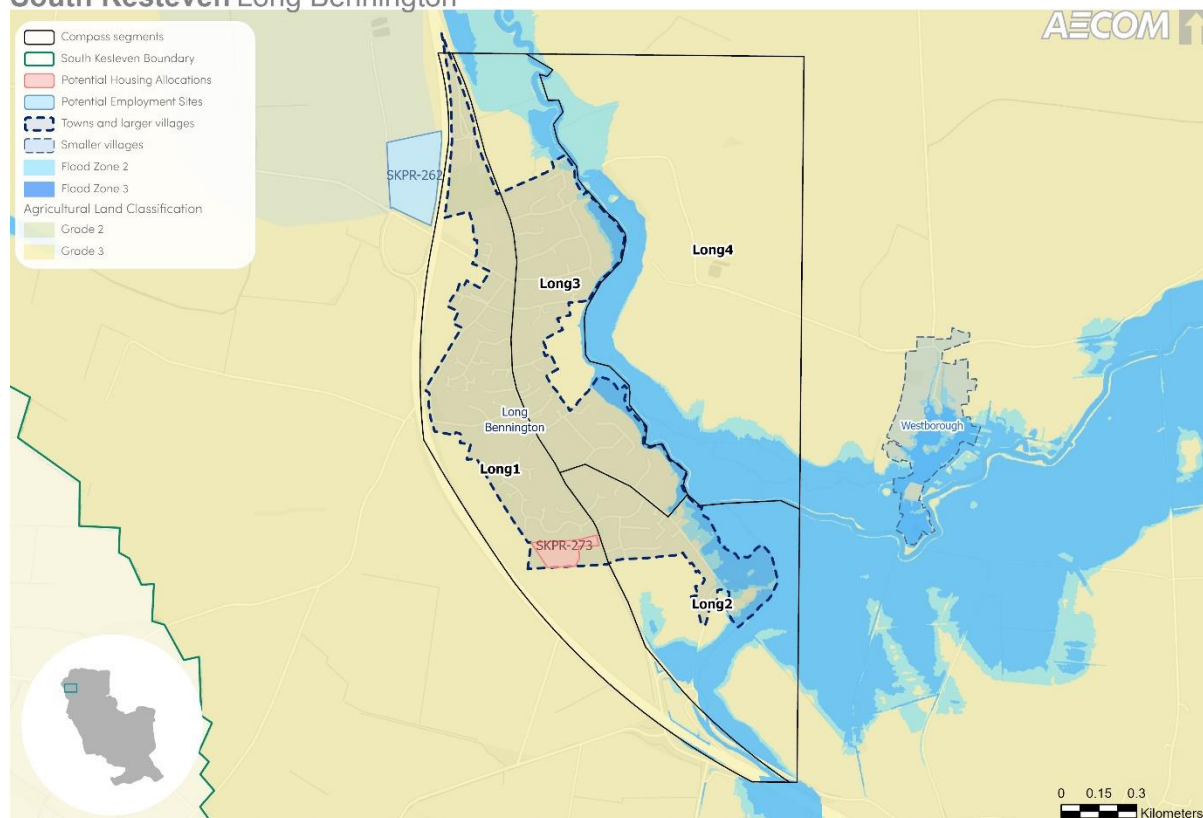
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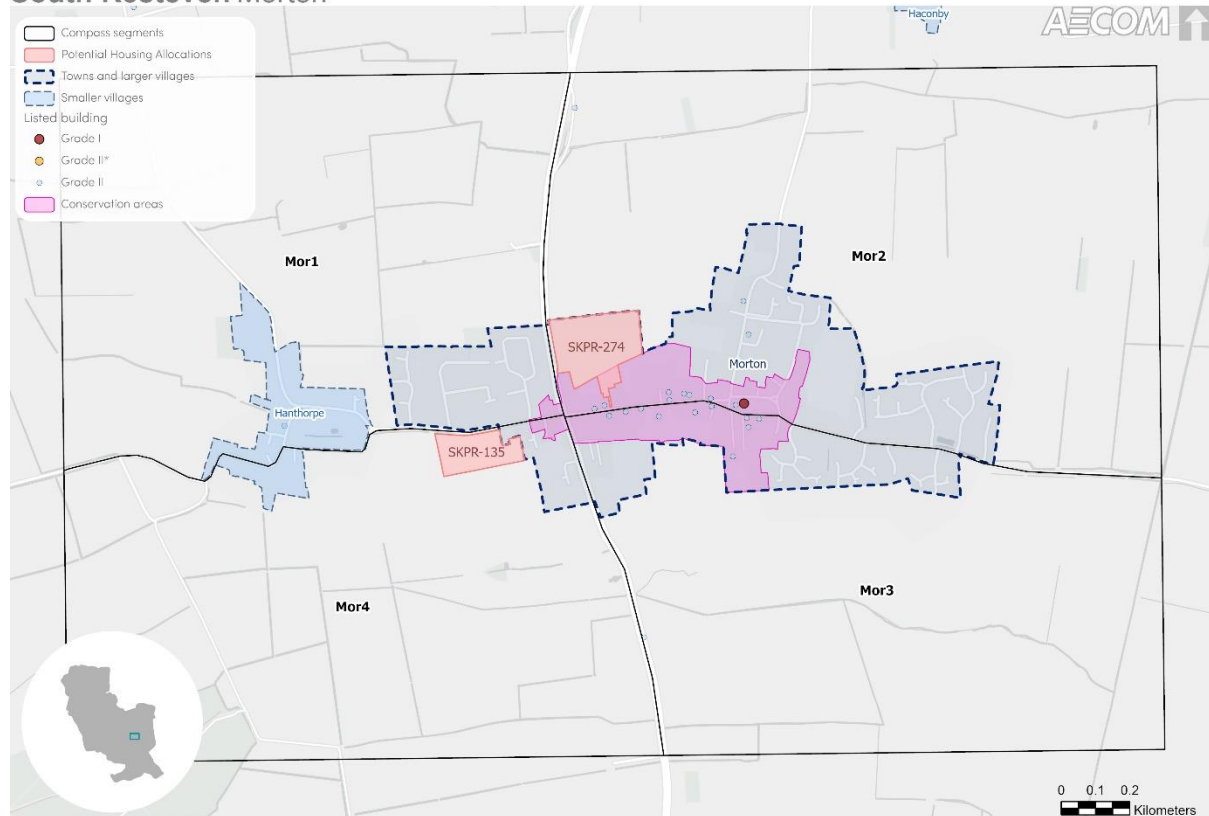
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## Long Bennington broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
Long1	<p>In regard to the historic environment, the Grade I listed Lilac Cottage is located next to Costa Row in the northern section of Long1.</p> <p>Long1 is located in the Trent and Belvoir Vale Landscape Character Area (based on the most recent LCA for South Kesteven undertaken in 2007). This character area is recognised as being of medium sensitivity to residential developments.</p> <p>All land within Long1 is classified as Grade 3 Agricultural Land, however it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken. There is a section of Grade 2 Agricultural Land (Best and Most Versatile) to the north west of the A1 (just outside of the Long1 western boundary),</p> <p>In regards to the water environment, land towards the eastern corner of Long1 (adjacent to Great North Road) and at the northern tip of Long1 (adjacent to Valley Lane) is considered at high risk from surface water flooding.</p>	Historic Environment; Landscape; Soil; Water

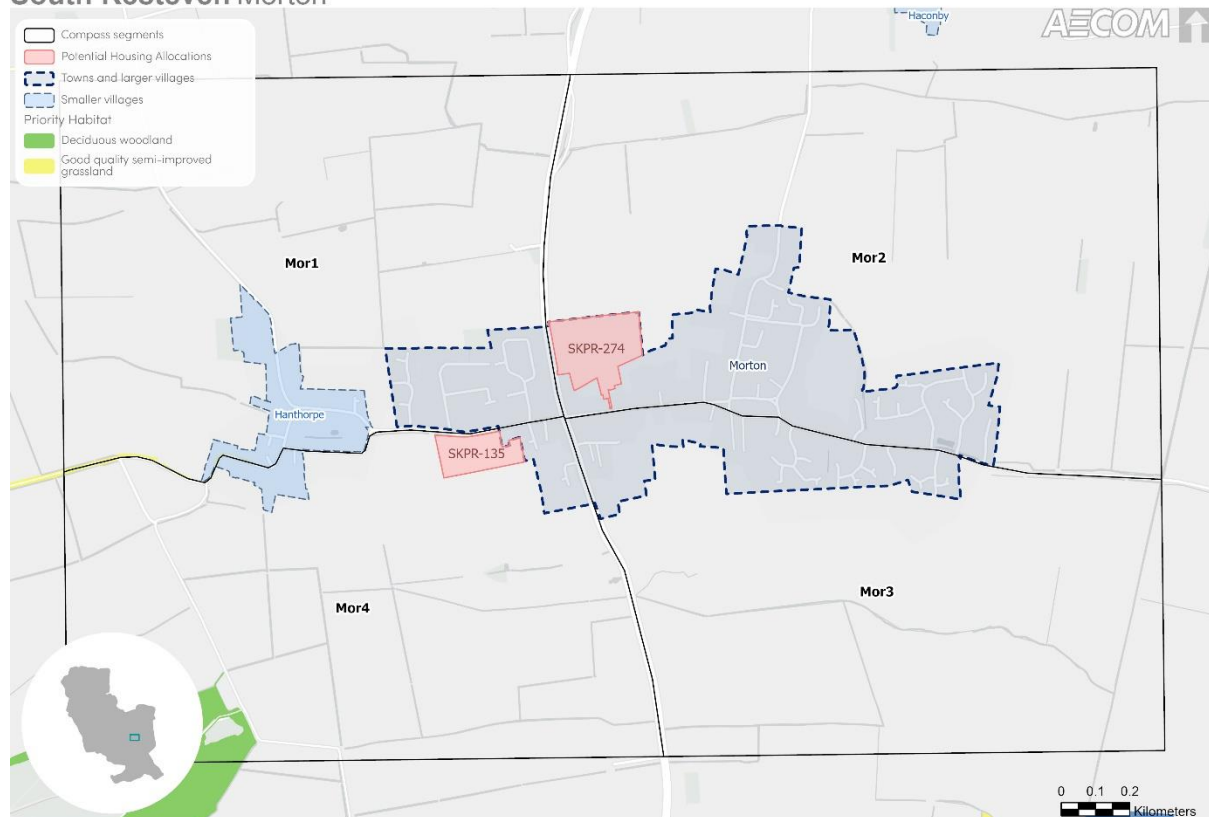
Area	Key constraints in area	Sustainability themes for which constraints exist
Long2	<p>Towards the south of Long2, directly east of Priory Farm, there is an isolated patch of Deciduous Woodland BAP Priority Habitat (approximately 0.4ha). There are seven listed buildings of historic significance in Long2, all located near to Church Street and including the Grade 1 (Church of St Swithin) and six Grade II listed buildings (Priory House and Outbuildings, 46 and 48 Church Street and the Cross 5m to the south of the Church of St Swithin).</p> <p>Long2 is located in the Trent and Belvoir Vale Landscape Character Area. This character area is recognised as being of medium sensitivity to residential developments. All land within Long2 is classified as Grade 3 Agricultural Land; however, it is not possible to differentiate between Grade 3a land and Grade 3b land. In regard to the water environment, the northeastern section of Long2 (bordered by the River Witham) is located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. This land is considered as being of high risk to fluvial flooding. Additionally, land north of Priory Farm is at medium risk from surface water flooding, with land adjacent to the Ease Drain at high risk.</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>
Long3	<p>In the northwestern section of Long3, there is a patch of Deciduous Woodland BAP Priority Habitat (approximately 1.5ha in size).</p> <p>There are 17 Grade II listed buildings located along the western boundary of Long3 (adjacent to Great North Road). Long3 is located in the Trent and Belvoir Vale Landscape Character Area. This character area is recognised as being of medium sensitivity to residential developments. All land within Long3 is classified as Grade 3 Agricultural Land; however it is not possible to differentiate between Grade 3a land and Grade 3b land.</p> <p>The River Witham flows along the eastern boundary of Long3, with all land within an approximate 50m radius from the river located in Flood Zone 3 and at high risk from fluvial flooding. Additionally, parts of the built-up part of the northern section of Long3 (encompassing Wheatsheaf Lane, Welbourne's Lane and Winter's Lane) is considered at high risk to surface water flooding.</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>
Long4	<p>Approximately 200m east of the southern section of Long4 (near to Westborough) there is the Saucer Barrow Scheduled Monument and a cluster of Grade I, II and II* listed buildings. Long4 is located in the Trent and Belvoir Vale Landscape Character. This character area is recognised as being of medium sensitivity to residential developments.</p> <p>All land within Long4 is classified as Grade 3 Agricultural Land; however, it is not possible to differentiate between Grade 3a land and Grade 3b land.</p> <p>The River Witham flows along the western boundary of Long4, with all lands extending up to 100-300m north/north-east of the river located in Flood Zone 3 and at high risk from fluvial flooding.</p>	<p>Historic Environment; Landscape; Soil; Water</p>

## South Kesteven Morton



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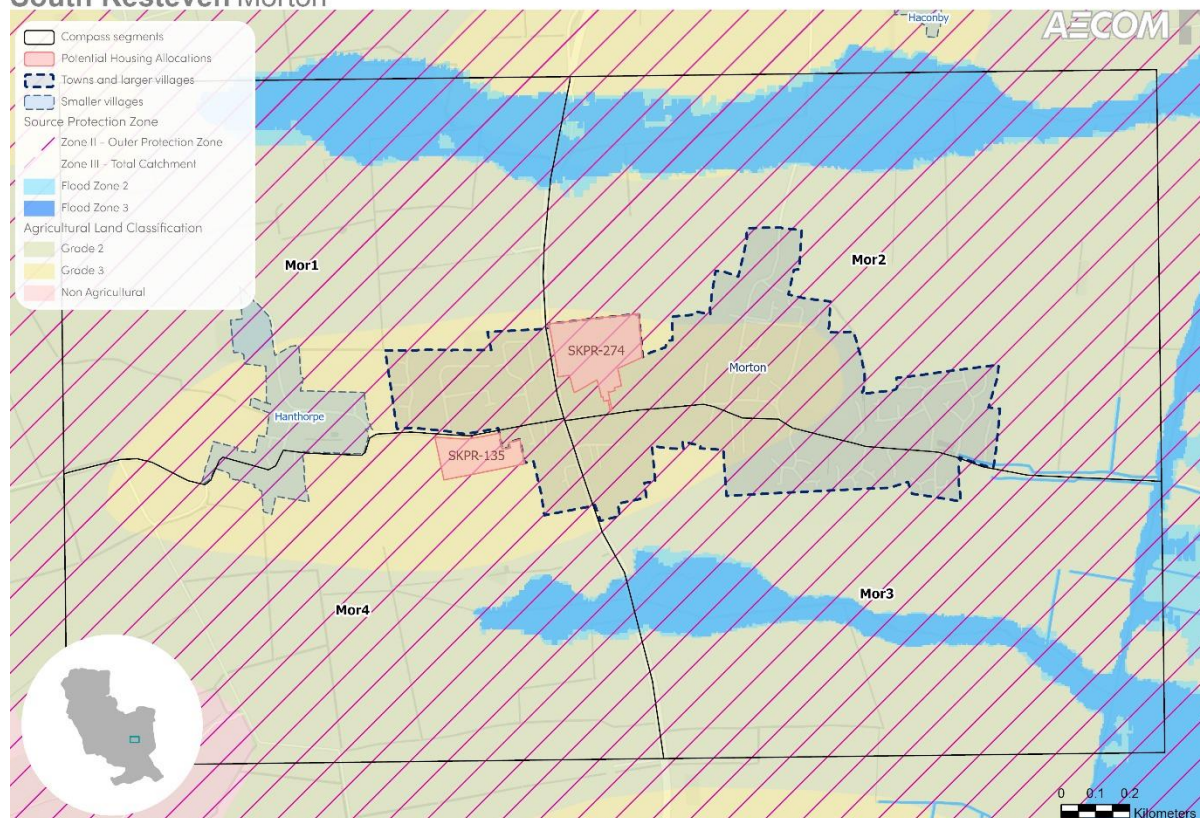
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## Morton broad area assessment

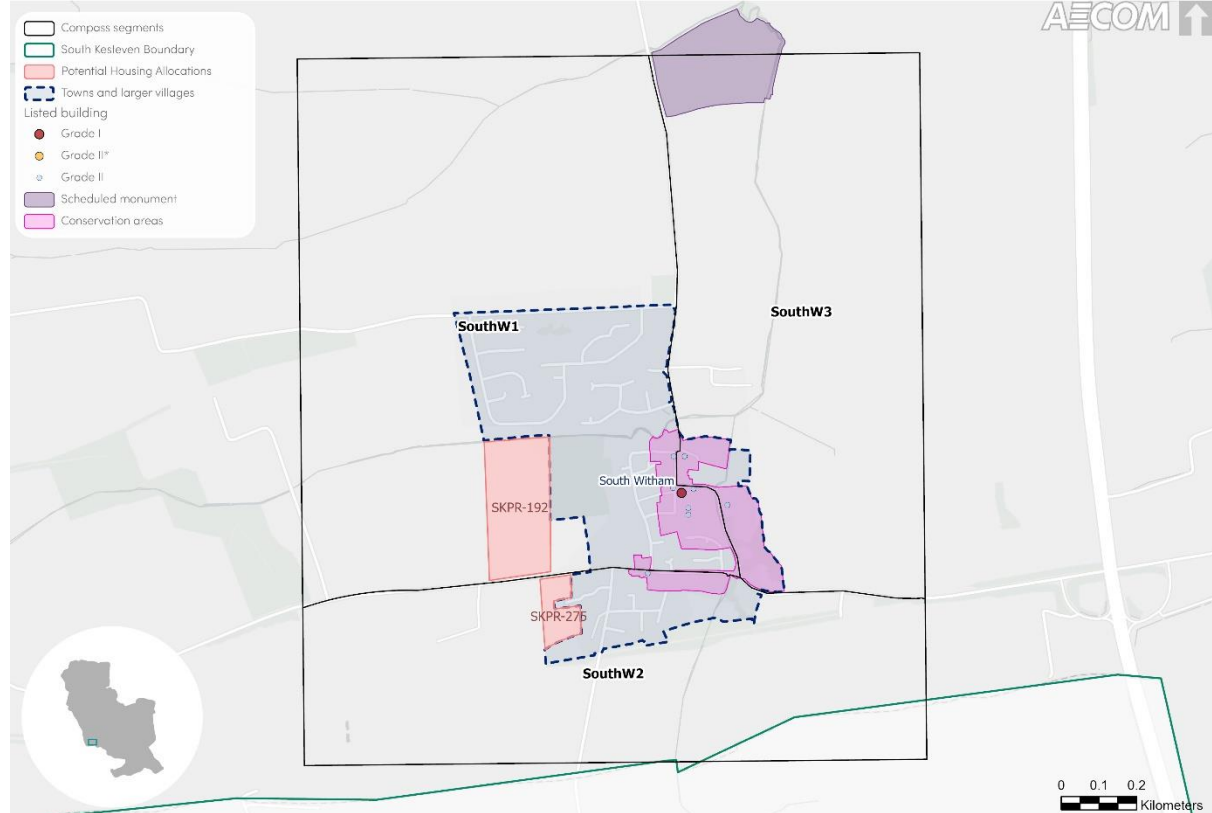
Area	Key constraints in area	Sustainability themes for which constraints exist
Mor1	<p>Towards the northern extent of Mor1, the land is situated within an Impact Risk Zone for the Dunsby Wood SSSI (All planning applications for residential developments of 100 units or more and rural residential developments of 50 or more houses outside existing settlements/urban areas must be assessed).</p> <p>In regard to the historic environment, there are two Grade II listed buildings in the south eastern section of the built up part of Mor1 (near to The Grove), including Grove House and Harby House. Additionally, the southeastern corner of Mor1 (between the junction of Hanthorpe Road and Folkingham Road) contains a small section of the Morton Conservation Area.</p> <p>Mor1 is located in the Fen Margin Landscape Character area (based on the most recent LCA undertaken in 2007) and is recognised as a character area of low-medium sensitivity to residential developments. It is close to the boundary of the Kesteven Uplands Landscape Character Area, which is of medium-high sensitivity.</p> <p>Land is classified as the following: Grade 3 Agricultural Land in the south- eastern section of Mor1 (approximately 25%), however it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile</p>	Biodiversity; Historic Environment; Landscape; Soil; Water



Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken; Grade 2 Agricultural Land (Best and Most Versatile) in the remaining 75%.</p> <p>In regard to the water environment, the north eastern section of Mor1 is located within Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. This section is also at high risk from surface water flooding, along with the roads in the built-up part of Mor1.</p> <p>Furthermore, the entirety of Mor4 is located in a Groundwater Source Protection Zone 2 (Outer Zone), defined by a 400-day travel time from a point below the water table and having a minimum radius of 250-500m around the source, depending on the size of abstraction.</p> <p><i>The majority of the village of Hanthorpe is located above the central-southern boundary of Mor1, separated from the village of Morton by approximately 100m of agricultural land and accessed via Hanthorpe Road. This presents a constraint to development as Hanthorpe is classified as a smaller settlement where development would not generally be allowed.</i></p>	
Mor2	<p>The far northwestern corner of Mor2 lies within an Impact Risk Zone for Dunsby Wood SSSI (All planning applications for residential developments of 100 units or more and rural residential developments of 50 or more houses outside existing settlements/urban areas must be assessed).</p> <p>There are eight listed buildings of historical interest located in Mor2, 7 of which are located along the southern boundary (next to the High Street and Station Road) with another located towards the northwestern corner. These include one Grade I and seven Grade II. Furthermore, approximately 65% of the built-up part of Mor2 is located within the Morton Conservation Area boundary. Mor2 is located in the Fen Margin Landscape Character area and is recognised as a character area of low-medium sensitivity to residential developments.</p> <p>Land is classified as the following: Grade 3 Agricultural Land in the south- western section of Mor2 (approximately 25%), Grade 2 Agricultural Land in the remaining 75%.</p> <p>In regard to the water environment, land in the northern section of Mor2 is located in Flood Risk Zone3. This section is also at high risk from surface water flooding, along with the roads in the built-up part of Mor2. Furthermore, the entirety of Mor2 is located in Groundwater Source Protection Zone 2 (Outer Zone).</p>	Biodiversity; Historic Environment; Soil; Water
Mor3	<p>In regard to the historic environment, there are 14 Grade II listed buildings located in the urbanised section of Mor3. Furthermore, the urbanised area towards the northwestern corner of Mor3 contains a section of the Morton Conservation Area. Mor3 is located in the Fen Margin Landscape Character</p>	Historic Environment; Soil; Water

Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>area based on the most recent LCA undertaken in 2007 and is recognised as a character area of low-medium sensitivity to residential developments. Land which is not urbanised is classified as the following: Grade 3 Agricultural Land in the north-western section of Mor2 (approximately 20%), Grade 2 Agricultural Land in the remaining 80%.</p> <p>A drain navigating east of Car Dyke (a ditch running along the western edge of the Fens in eastern England) moves through the central section of Mor3, with the adjacent land (approximately up to 100m either side of the drain) located in Flood Zone 3. This section is also at high risk from surface water flooding.</p> <p>Furthermore, the entirety of Mor3 is located in Groundwater Source Protection Zone 2 (Outer Zone).</p>	
Mor4	<p>Approximately 50m outside the southwestern boundary of Mor4 is located Bourne/Fox/Pillow Woods, classified as Ancient &amp; Semi-Natural Woodland and Ancient Replanted Woodland.</p> <p>There is a Grade II listed Milestone along Bourne Road towards the southeastern extent of Mor4. Additionally, the northeastern corner of Mor4 (adjacent to Hanthorpe Road) comprises a small section of Morton Conservation Area. Mor4 is located in the Fen Margin Landscape Character area and is recognised as a character area of low-medium sensitivity to residential developments. It is close to the boundary of the Kesteven Uplands Landscape Character Area, which is of medium-high sensitivity.</p> <p>Land is classified as the following: Grade 3 Agricultural Land in the north-eastern section of Mor2 (approximately 35%), Grade 2 Agricultural Land in the remaining 65%.</p> <p>The north eastern section of Mor4 (towards Bunkers Hill Farm) is located in Flood Zone 3. This section is also at high risk from surface water flooding, along with land extending into the northwestern section of Mor4. Furthermore, the entirety of Mor4 is located in a Groundwater Source Protection Zone 2.</p> <p><i>The southern tip of the village of Hanthorpe is located at the central-northern boundary of Mor4, separated from the village of Morton by approximately 100m of agricultural land and accessed via Hanthorpe Road. This presents a constraint to development as Hanthorpe is classified as a smaller settlement where development would not generally be allowed.</i></p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>

## South Kesteven South Witham



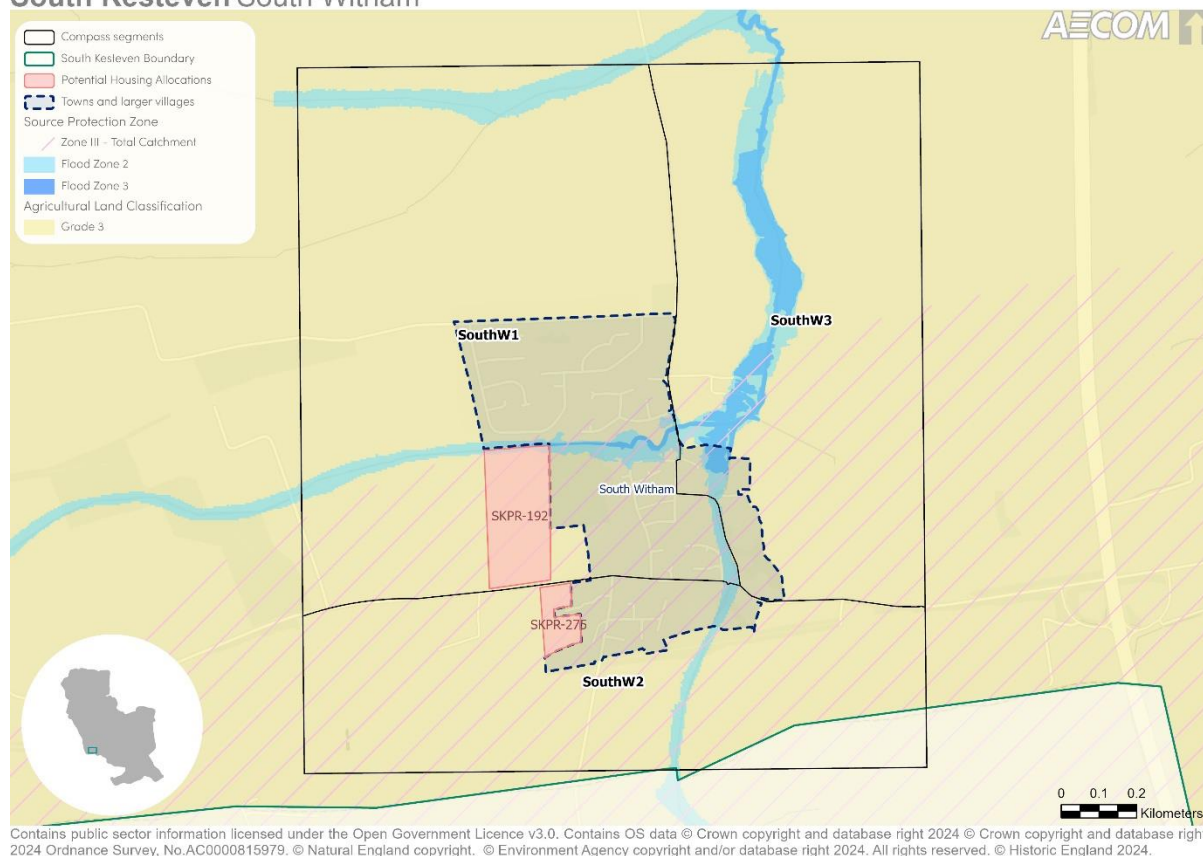
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## South Kesteven South Witham



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## South Kesteven South Witham



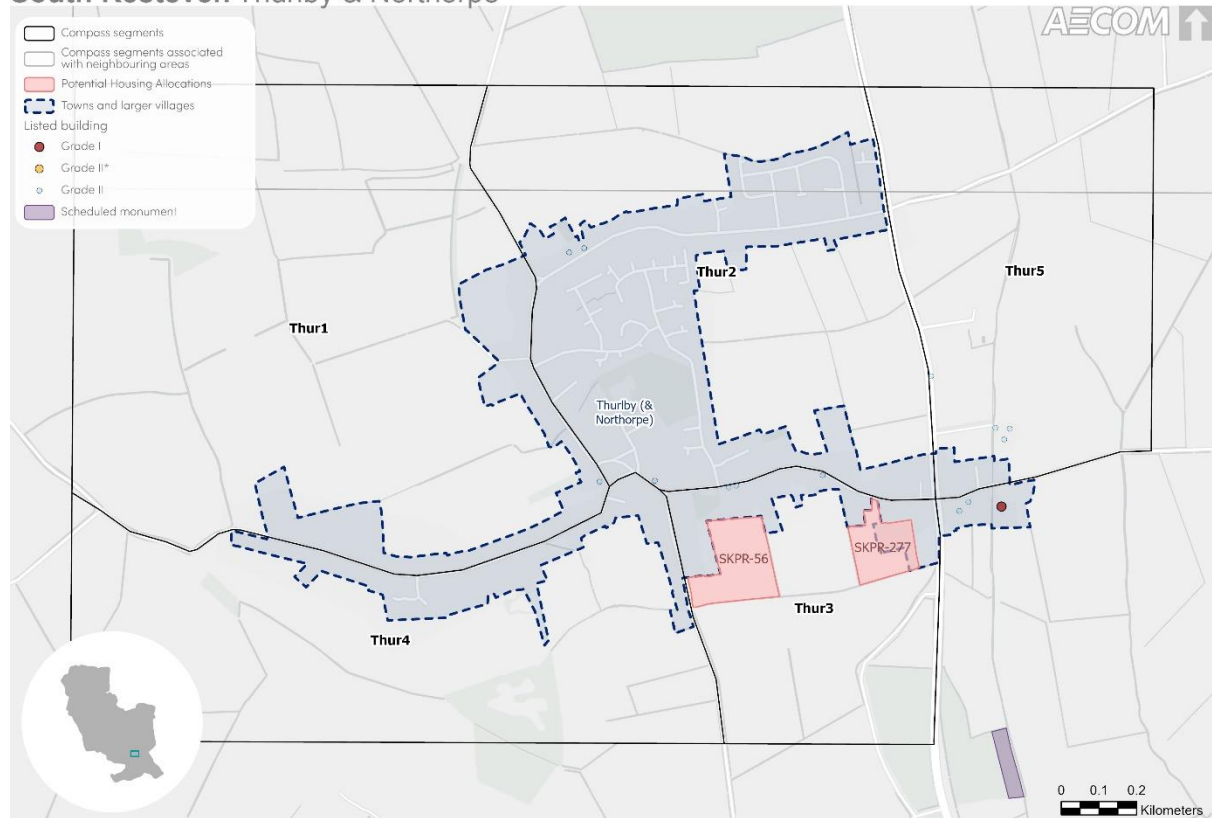
## South Witham broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
SouthW1	<p>There are six listed buildings of historical significance located in the southeastern corner of SouthW1, including one Grade I (Church of St John The Baptist) and five Grade II listed buildings (2 Church Street, The Angel Inn, Coverley House, Barn at Coverley House and Priory Farmhouse). Additionally, the southeastern corner of SouthW1 contains a section of the South Witham Conservation Area.</p> <p>SouthW1 is located on the western boundary of the Kesteven Uplands Landscape Character Area, based on the most recent LCA undertaken in 2007. This character area has been identified as being of medium-high risk from residential developments.</p> <p>Land within SouthW1 is classified as Grade 3 Agricultural Land, however it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken.</p> <p>The River Witham flows across the southern third of SouthW1, and directly through the built-up part of the area. Land</p>	Historic Environment; Landscape; Soil; Water



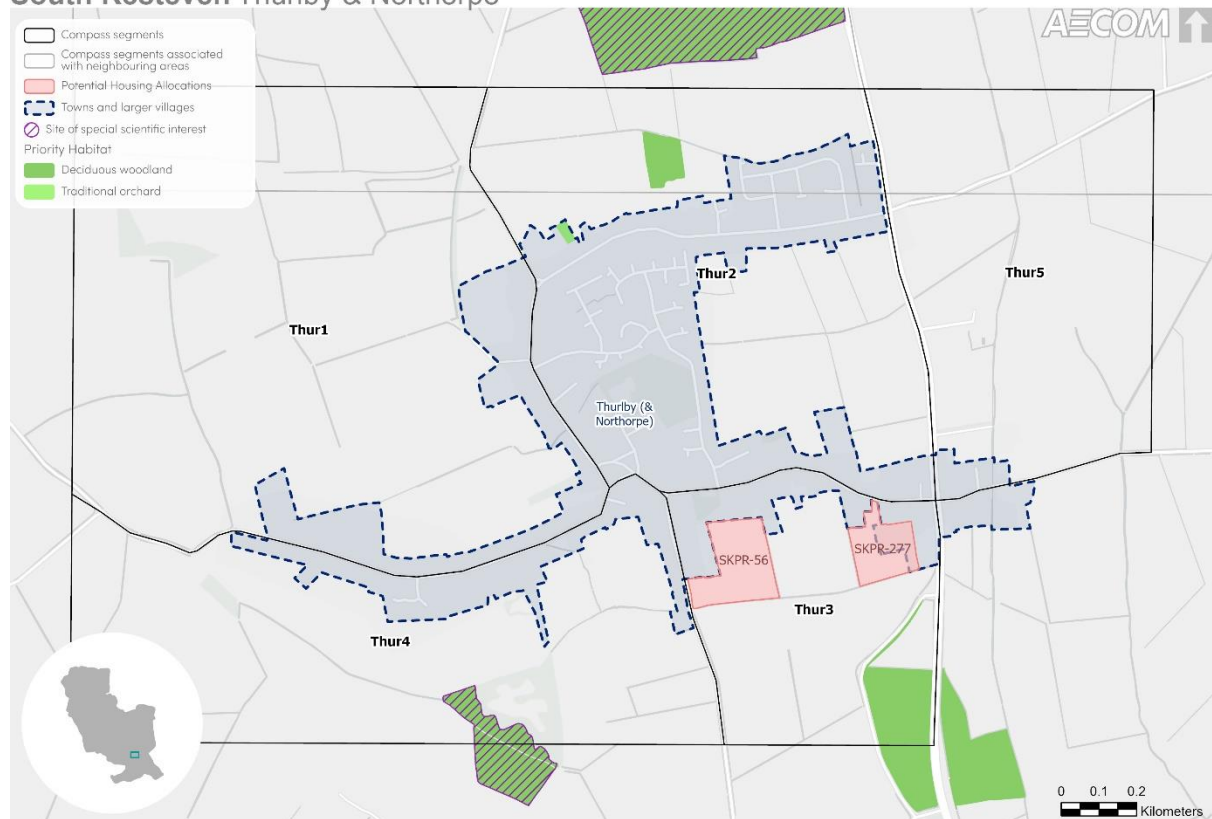
Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>approximately 50m either side of the river is located in Flood Zone 3 (showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year) and has a medium-high flood risk. This land is also at high risk of surface water flooding.</p>	
SouthW2	<p>There are patches of Deciduous Woodland BAP Priority Habitat and good quality semi-improved grassland (non-priority) located on the dismantled railway (northern section of SouthW2). Additionally, this railway has been identified as a Site of Wildlife Interest in the South Kesteven District Council Local Development Framework 2010. The South Witham Quarry RIGS also sits within SouthW2, making up about a quarter of the broad area to the northwest. This is a disused quarry of limestone.</p> <p>The built-up part the area directly adjacent to High Street (northern section of SouthW2) contains a section of the South Witham Conservation Area. There is also a Grade II listed building located in the Conservation Area boundary (39 and 41 High Street). SouthW2 is located on the western boundary of the Kesteven Uplands Landscape Character Area. This character area has been identified as being of medium-high risk from residential developments. The section of land between Mill Lane and Thistleton Lane (southwestern area) of SouthW2 is designated as a Mineral Consultation Area.</p> <p>Land within SouthW2 which is not urbanised or otherwise covered by habitat is classified as Grade 3 Agricultural Land; however, it is not possible to differentiate between Grade 3a land and Grade 3b land. With regards to flood risk, land running parallel to Thistleton Lane (approximately 200m east of the lane and approximately 50-100m in diameter) is located in Flood Zone 3. This land is also at high risk from surface water flooding. Further, SouthW2 is almost entirely within the Groundwater Source Protection Zone 3, Total Catchment.</p>	<p>Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soil; Water;</p>
SouthW3	<p>In regard to the historic environment, there are two Grade II listed buildings in the built-up part of SouthW3 (Church Street and the Tanyard Farmhouse and Barn). Also, in the far northwestern corner of SouthW3 there are the 'Remains of Knights Templar preceptory, watermill and fishponds' which have been designated as a Scheduled Monument. Additionally, the southwestern corner of SouthW3 contains a section of the South Witham Conservation Area.</p> <p>SouthW1 is located on the western boundary of the Kesteven Uplands Landscape Character Area. This character area has been identified as being of medium-high risk from residential developments. Land within SouthW2 which is not built-up is classified as Grade 3 Agricultural Land, however it is not possible to differentiate between Grade 3a land and Grade 3b land. In regard to the water environment, all land located approximately 50m either side of the River Witham is located in Flood Zones 2 and 3. This land is also at high risk from surface water flooding. The southern half of SouthW3 is within the Groundwater Source Protection Zone 3, Total Catchment.</p>	<p>Historic Environment; Landscape; Soil; Water</p>

## South Kesteven Thurlby & Northorpe



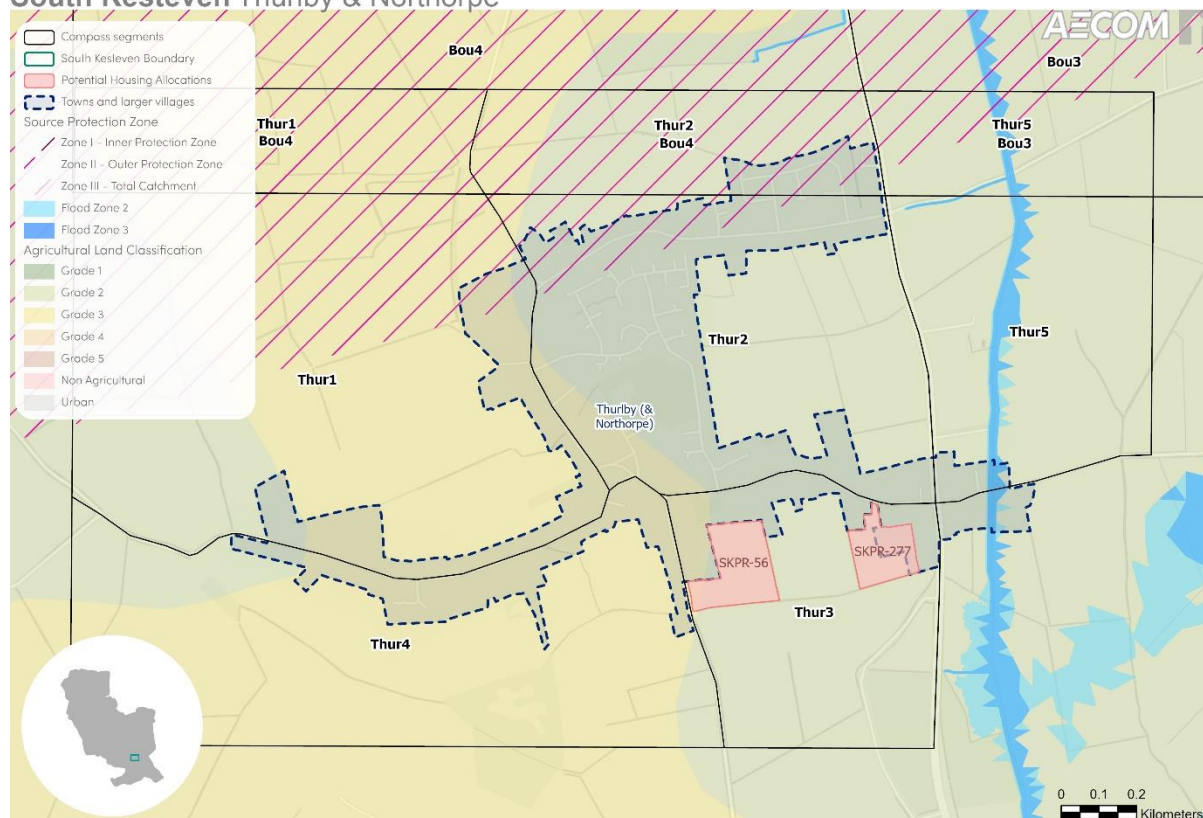
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## South Kesteven Thurlby & Northorpe



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## South Kesteven Thurlby & Northorpe



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## Thurlby & Northorpe broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
Thur1	<p>The whole of Thur1 is located within SSSI Impact Risk Zones. Any planning applications for residential developments of 100 units or more and any residential development of 50 or more houses outside existing settlements/urban areas will be assessed against the risk to the SSSIs in the surrounding area (Dole Wood SSSI and Math and Elsea Wood SSSI). Ivy House, a Grade II listed building of historical significance, is located in the southeastern corner of Thur1 on the boundary of Station Road.</p> <p>Thur1 is located on the boundary between the Fen Margin and the Kesteven Uplands Landscape Character Areas (based on the most recent LCA undertaken in 2007). The Kesteven Uplands Character Area is recognised as being of medium-high sensitivity from residential developments.</p> <p>The majority of land is classified as Grade 3 Agricultural Land, however, it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such), as no recent land classification has been undertaken. There are isolated patches of Grade 2 Agricultural Land in the southeast section of Thur1.</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>Land to the west of the dismantled railway (and surrounding the drainage channels) is considered at high risk to surface water flooding. Additionally, the northern half of Thur1 is located in a Groundwater Source Protection Zone 2 (Outer Zone).</p>	
Thur2	<p>Approximately 200m north of the northern boundary of Thur2 is the Math and Elsea Wood SSSI, with these adjoining Ancient Semi-Natural Woodlands supporting pedunculated oak-ash-wych elm woodland, now scarce in lowland Britain. Currently in Unfavourable-Recovering condition based on the most recent assessment in 2011, all planning applications within 50m of the SSSI (except householder applications) must be assessed. All land within Thur2 is located within an Impact Risk Zone attached to the SSSI for assessing planning applications for residential and rural residential developments. Furthermore, in the northern section of Thur2 there is a 0.2ha patch of Traditional Orchard BAP Priority Habitat and a 1.2ha patch of Deciduous Woodland BAP Priority Habitat.</p> <p>With regards to the historic environment, the Grade II listed '1 High Street' is located in the southwestern corner of Thur2. Furthermore, the Grade II listed 'Bindon House' is located in the northeastern section of Thur2.</p> <p>Thur2 is located in the Fen Margin Landscape Character Area. This character area is of low-medium sensitivity to residential developments.</p> <p>Land within Thur2 which is not built up is classified as Grade 2 Agricultural Land (Best and Most Versatile for agricultural use); however the exact location of this land has not yet been determined as no recent land classification is available for the area.</p> <p>From a flood risk perspective, land adjacent to the two drainage channels running east to west through the central and northern section of Thur2 is identified as being of high risk to surface water flooding. Additionally, the northern section of Thur2 is located in Groundwater Source Protection Zone 2 (Outer Zone).</p>	Biodiversity; Historic Environment; Soil; Water
Thur3	<p>The whole of Thur3 is located in SSSI Impact Risk Zones. Any planning applications for residential developments of 100 units or more and any residential development of 50 or more houses outside existing settlements/urban areas will be assessed against the risk to the SSSIs in the surrounding area (Dole Wood SSSI and Baston and Thurlby Fens SSSI).</p> <p>To the north of Thur3 and running parallel to High Street, there are three Grade II listed buildings of historical significance including Wayside, 18 High Street and 20 High Street.</p> <p>Thur3 is located in the Fen Margin Landscape Character Area. This character area is of low-medium sensitivity to residential developments.</p> <p>Land within Thur2 which is not urbanised is classified as Grade 2 Agricultural Land; however the exact location of this land has</p>	Biodiversity; Historic Environment; Soil; Water



Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>not yet been determined as no recent land classification is available for the area.</p> <p>In regards to the water environment, land in the north eastern corner of Thur3 (surrounding Parkwood House and directly westward along the drain) is at high risk from surface water flooding.</p>	
Thur4	<p>The eastern section of Thur4 contains Dole Wood SSSI (also a LWS and part of the site is a Local Nature Reserve), designated because 'its oak wood has a structure and biological diversity which clearly indicate its ancient origin'.</p> <p>Currently in Unfavourable-Recovering condition based on the most recent assessment in 2010, all planning applications within 50m of the SSSI (except householder applications) must be evaluated. All land within Thur4 is located within an Impact Risk Zone attached to the SSSI for all planning applications for residential and rural residential developments.</p> <p>Thur4 is located on the boundary between the Fen Margin and the Kesteven Uplands Landscape Character Areas. The Kesteven Uplands Character Area is recognised as being of medium-high sensitivity from residential developments.</p> <p>Land within Thur4 which is not within the built-up part of the area is classified as Grade 3 Agricultural Land; however, it is not possible to distinguish between Grade 3a and Grade 3b land as recent land classification has not been undertaken.</p> <p>In regard to flood risk, land surrounding the drainage channels in the northeastern section of Thur4 is recognised as being of medium-high risk from surface water flooding.</p>	Biodiversity; Landscape; Soil; Water
Thur5	<p>The whole of Thur5 is located within SSSI Impact Risk Zone boundaries. Any planning applications for residential developments of 100 units or more and any residential development of 50 or more houses outside existing settlements/urban areas will be assessed against the risk to the SSSIs in the surrounding area (Math and Elsea Wood SSSI and Baston and Thurlby Fens SSSI). Additionally, the Baston Fen SAC is located approximately 1km east of the eastern boundary of Thur5.</p> <p>In regard to the historic environment, towards the south eastern corner of Thur5 (i.e. the built-up part of the area located between Main Road and Church Street), there are four Grade II listed buildings (Manor House and the Barn at Manor House, Milestone near Thurlby Grange and the Small Barn and Granary to Thurlby Manor House). There are an additional three listed buildings directly south of Church Street, including one Grade I listed building (Church of St Martin) and two Grade II listed buildings (Park Farmhouse and the Farm Buildings). Furthermore, in the southwestern corner of Thur5, there is the nationally designated 'Earthworks of Car Dyke in Park Wood' Scheduled Monument.</p>	Biodiversity; Historic Environment; Soil; Water

Area	Key constraints in area	Sustainability themes for which constraints exist
	<p>Thur5 is located on the boundary between the Fen Margin and The Fens Landscape Character Areas. Both of these character areas are recognised as being of low-medium risk to residential developments. Land within Thur5 is classified as Grade 2 Agricultural Land, however the exact location of this land has not yet been determined as no recent land classification is available for the area.</p> <p>In relation to flood risk in the area, parts of the south western section of Thur5 (adjacent to Car Dyke, a Roman Canal) are located in Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. Furthermore, the land surrounding The Grange (in the northwestern section of Thur5) is located in Flood Zone 2, showing that the area could be flooded from a river by a flood that has a 0.1% (1 in 1000) or greater chance of happening each year. Additionally, the northern section of Thur5 is located within a Groundwater Source Protection Zone 2 (Outer Zone).</p>	

