

SA for the South Kesteven Local Plan 2011-36

SA Report: Technical Annex

June 2018

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
2	8 th June 2018	Consultation version	8 th June 2018	Nick Chisholm-Batten	Associate

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Part 1: Points of the compass appraisal

1. Points of the compass appraisal

To inform the development of the Local Plan, South Kesteven District Council (SKDC) is considering potential locations for allocating sites for housing, employment and mixed uses through the Local Plan.

To facilitate consideration of potential locations for site allocations, a number of 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 at various broad areas.

2. Settlements and areas considered

A range of broad areas have been proposed by SKDC for 19 settlements in the district. Loosely reflecting the various 'points of the compass', these broad areas consider potential locations for development in the vicinity of the following settlements:

- Bourne
- The Deepings
- Ancaster
- Barkston
- Barrowby
- Baston
- Billingborough
- Caythorpe & Frieston
- Colsterworth
- Corby Glen
- Folkingham
- Great Gonerby
- Harlaxton
- Langtoft
- Long Bennington
- Morton
- South Witham
- Thurlby & Northorpe

The maps presented in this appraisal highlight the locations and extents of the broad areas in each of the above settlements.

3. Approach to the appraisal and glossary of constraints

The appraisal evaluates the key environmental constraints present in each of the broad areas proposed, including those related to:

- Biodiversity;
- Historic Environment;
- Landscape quality;
- Agricultural land quality;
- Minerals and Geodiversity; and
- Flood risk¹ and Water Environment.

This appraisal has been undertaken by AECOM as an independent and objective desk-based assessment with reference to the following principal sources of information:

- MAGIC Interactive Mapping;²
- Environment Agency 'What's in your backyard' Interactive Mapping;³
- Natural England Regional Agricultural Land Classification Maps;⁴
- UK Government Webpage: Long term flood risk assessment for locations in England;⁵
- South Kesteven Landscape Character Assessment 2007;
- South Kesteven District Council: Conservation Area Appraisals;⁶ and
- South Kesteven District Council Local Development Framework 2010: Policies Map⁷

The table below provides a glossary of the constraints considered through this points of the compass appraisal.

¹ The flood risk mapping has recently been updated for the purposes of the SFRA. The information in this Technical Annex will therefore be updated for the next stage of consultation for the Local Plan, Regulation 19.

² DEFRA (2017): 'MAGIC Interactive Mapping', [online] available from <<http://www.magic.gov.uk/>> (last accessed: 16/01/17)

³ Environment Agency (2017): 'What's in your backyard, Interactive Mapping', [online] available from <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e> (last accessed: 16/01/17)

⁴ Natural England (2011): 'Agricultural Land Classification Map East Midlands Region', [online] available from <<http://publications.naturalengland.org.uk/publication/143027?category=5954148537204736>> (last accessed 16/01/17)

⁵ GOV.UK (2017): 'Long term flood risk assessment for locations in England', [online] available from <<https://flood-warning-information.service.gov.uk/long-term-flood-risk/>> (last accessed 16/01/17)

⁶ South Kesteven District Council (2017): 'Completed Conservation Area Appraisals', [online] available from <<http://www.southkesteven.gov.uk/index.aspx?articleid=9296>> (last accessed 16/01/17)

⁷ South Kesteven District Council (2017): 'Local Development Framework Policies Map', [online] available from <<http://www.southkesteven.gov.uk/index.aspx?articleid=8389>> (last accessed 16/01/17)

Table 3.1: Glossary of constraints

Term	Description
Agricultural Land Classification	The Agricultural Land Classification 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' (BMV) land.
Biodiversity Action Plan (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 Zones 2 and 3	Flood Zones 2 and 3 are deemed to be areas at risk of flooding. Flood Zone 2 comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%). Flood Zone 3 comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) Flood Zones are used to apply the sequential test, which seeks to steer new development to areas with the lowest probability of flooding.
Listed Buildings	Buildings of special architectural or historic interest listed by the Secretary of State for Culture, Media and Sport on the advice of English Heritage. Buildings are graded to indicate their relative importance. To include: Grade I: A listed building of exceptional interest. Grade II*: Particularly significant buildings of more than local interest. Grade II: Buildings of special architectural or historic interest.
Groundwater Source Protection Zones	A defined area within which groundwater is extracted for potable water supply. The area is defined by the Environment Agency on the basis of the length of time taken for groundwater to migrate from the potable source. There is also a designation for Groundwater Source Protection Zones that apply to sub-surface activity only.
Landscape Character Area	Distinctive areas of unique character, with associated descriptions and identification of key characteristics. They are identified during the Landscape Character Assessment process.
Landscape Character Assessment	Landscape character assessment (LCA) is the process of identifying and describing variation in character of the landscape. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.
Local Wildlife Site (LWS)	Exceptional areas of land which are special and often secret spaces which have a huge part to play in the natural green fabric of our towns and countryside. They make up a web of stepping stones and corridors for wildlife, forming key components of ecological networks.

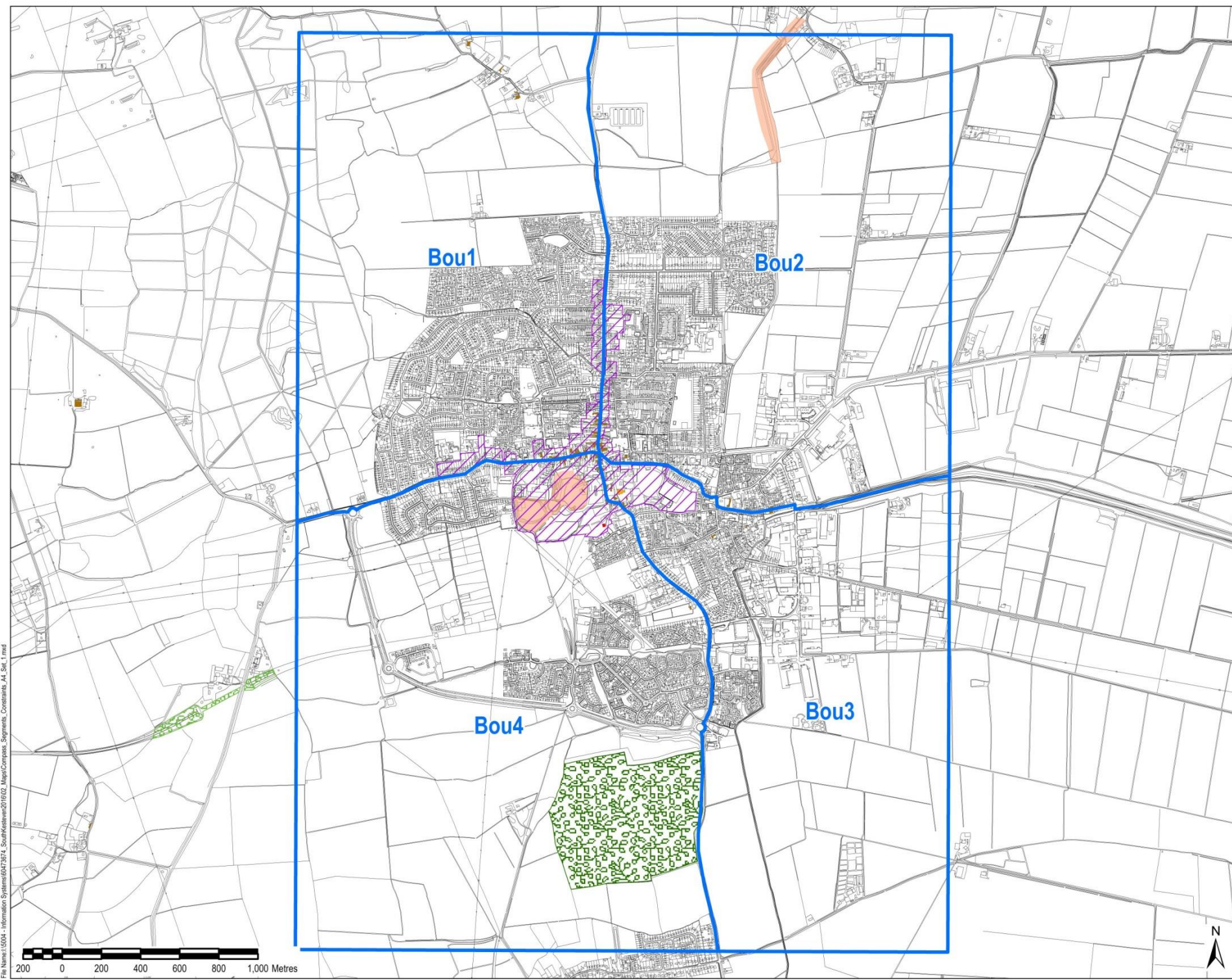
Term	Description
Natura 2000 sites	A network of nature protection areas in the territory of the European Union. It is made up of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated respectively under the Habitats Directive and Birds Directive.
Registered Park and Garden	The English Heritage '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 (SSSI)	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 Zone	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.
Special Areas of Conservation (SAC)	Special Areas of Conservation. SACs are strictly protected sites designated the EC Habitats Directive. Article 3 of the Habitats Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). Sites proposed for selection are proposed by the statutory nature conservation agencies, co-ordinated through JNCC.
Surface Water Flood Zone	Surface water flood zones denote the risk from surface water from the impact of heavy rainfall.

4. Findings of the points of the compass appraisal

This chapter provides the following for each of the 19 settlements:

- Environmental and heritage constraints maps;
- Flooding and groundwater constraints maps; and
- An analysis of the constraints present in each of the settlement's broad areas⁸.

⁸ The SA process for the Local Plan 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.



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- LEGEND**
- Compass Segment
 - Conservation Area
 - Listed Building
 - Grade I
 - Grade II*
 - Grade II
 - Record of Scheduled Monument
 - Local Wildlife Site
 - Site of Special Scientific Interest (SSSI)

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Client **SOUTH KESTEVEN DISTRICT COUNCIL**

Project Title **SA FOR THE SOUTH KESTEVEN LOCAL PLAN**

Drawing Title **POINTS OF THE COMPASS APPRAISAL: BOURNE 1**

Drawn	Checked	Approved	Date
SJ	BB	NCB	20/02/2017
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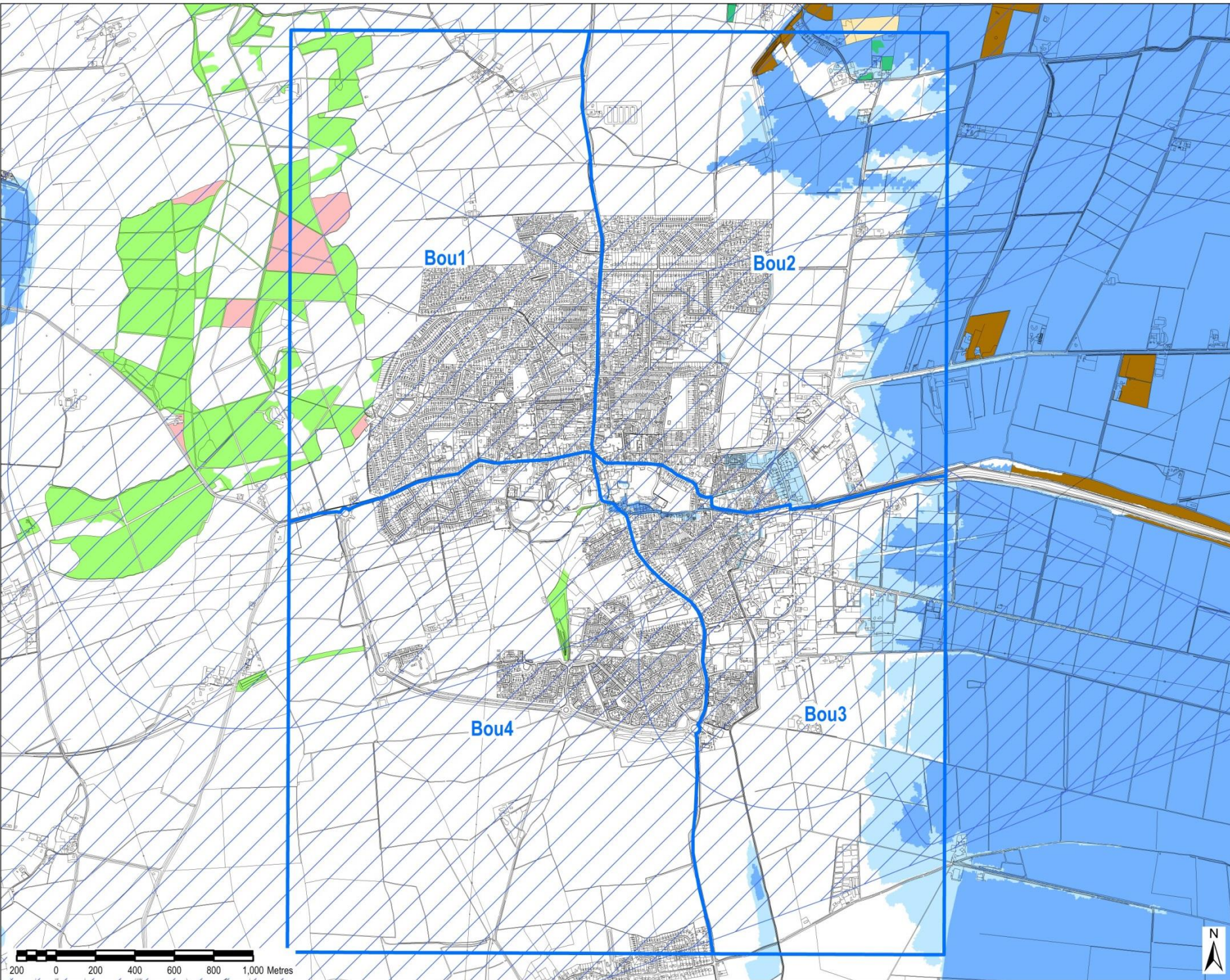
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LEGEND

- Compass Segment
- Ground Source Protection Zones
- Coastal And Floodplain Grazing Marsh
- Deciduous Woodland
- Good Quality Semi-Improved Grassland
- No Main Habitat But Additional Habitats Present
- Traditional Orchard
- Flood Risk Zone 3
- Flood Risk Zone 2



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Area	Bourne: Key constraints	SA 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 north western section of Bou1 contains part of Bourne/Fox/Pillow Woods which is Ancient Replanted Woodland.</p> <p>There are 16 Grade II listed buildings in the south eastern 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 south eastern corner of Bou1 contains a section of the Bourne Town Centre Conservation Area (including West Road & 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 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>	Biodiversity; Historic Environment; Water
Bou2	<p>In the north eastern 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 south eastern 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 south western 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.</p> <p>Bordering the built up part of Bou2 are patches of Grade 2 and 3a Agricultural Land (Best and Most Versatile). Towards the north western 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 south western 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</p>	Biodiversity; Historic Environment; Soil; Water

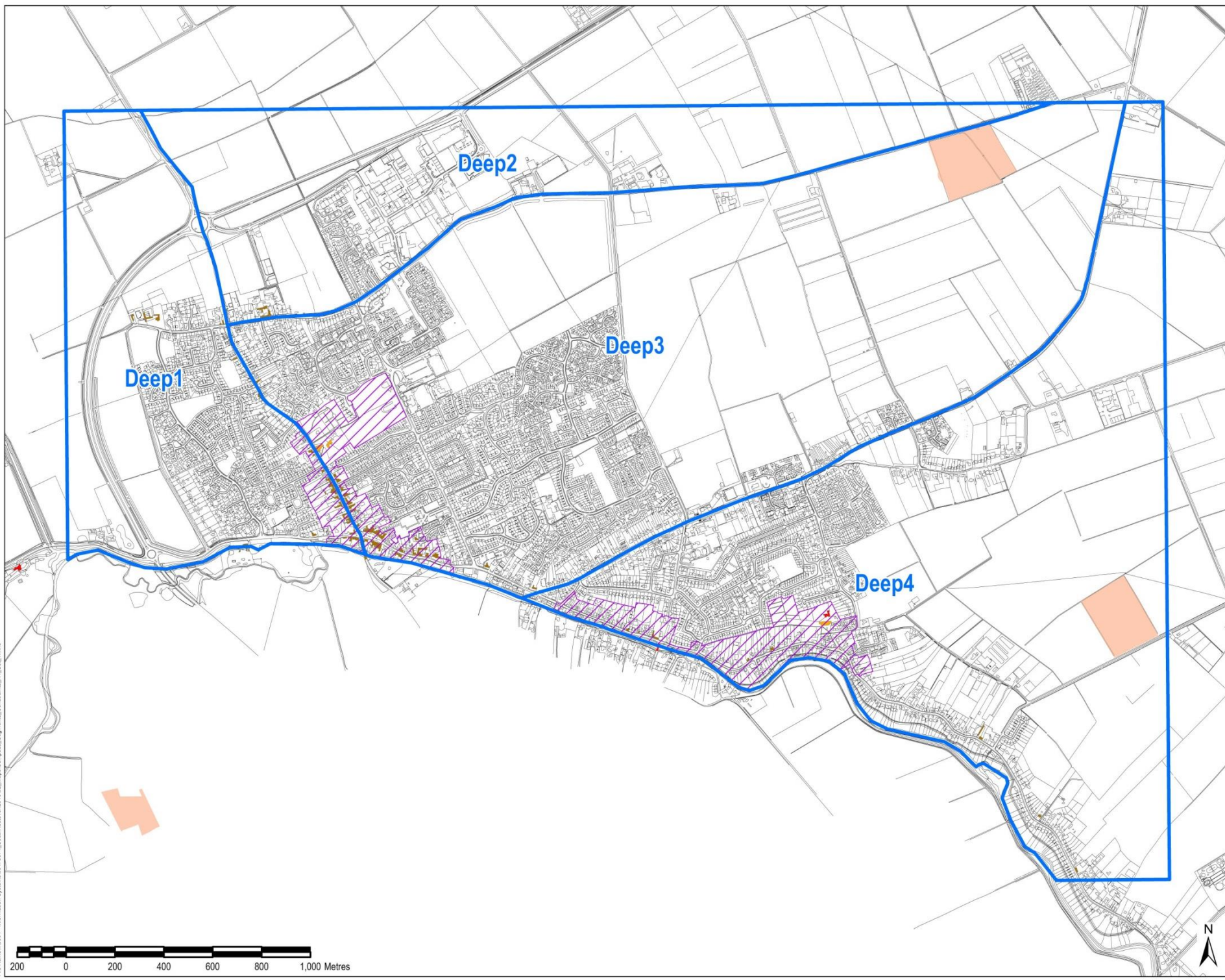
Area	Bourne: Key constraints	SA Themes for which constraints exist
	<p>adjacent to the drains extending east of Car Dyke (encompassing the built-up area and a stretch of land towards the northern section of Bou2).</p>	
Bou3	<p>Sections within Bou3 are located in the Impact Risk Zones attached to the Math and Elsea Wood SSSI. Furthermore, the south east corner of Bou3 is located within an Impact Risk Zone attached to Baston and Thurlby Fens SSSI, with any residential development of 100 or more houses outside the existing settlement/urban area needing to be assessed against the risks to the SSSI. Additionally, Baston Fen SAC is located approximately 2km beyond the south eastern boundary of Bou3. Additionally, there are two small patches of Deciduous Woodland BAP Priority Habitat in the south western section of Bou3.</p> <p>In regards to the historic environment, the urbanised section of Bou3 contains one Grade I and 13 Grade II listed buildings of significance. Additionally, the north western corner of Bou3 contains a section of the Bourne Town Centre Conservation Area.</p> <p>Bou3 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>At the western boundary of Bou3 (adjacent to Math and Elsea Wood SSSI) there is a patch of Grade 2 and 3a Agricultural Land (Best and Most Versatile). Extending eastwards from this patch towards the Effluent Treatment Works is a patch of Grade 3b Agricultural Land (not the Best and Most Versatile).</p> <p>Land extending approximately 500m beyond the eastern boundary of Bou3 is located at the edge of an extensive Flood Zone 3 covering the Bourne North Fen, Bourne South Fen and the Bourne Eau River. Land within this Flood Zone 3 is at medium risk of fluvial flooding. Additionally, approximately 80% of Bou3 is located within a Groundwater Source Protection Zone 1 (Inner Zone), with the south western 20% located in Zone 2 (Outer Zone). Furthermore, the greatest risk of surface water flooding is in the central-western urbanised area of Bou3, west of the roundabout on Bourne Road.</p>	<p>Biodiversity; Historic Environment; Soil; Water</p>
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> <p>In regards to the historic environment, the urbanised area along the north</p>	<p>Biodiversity; Historic Environment; Soil; Water</p>

Area	Bourne: Key constraints	SA Themes for which constraints exist
	<p>eastern boundary of Bou4 contains 25 Grade II and one Grade II* listed buildings. Additionally, the north eastern 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 regards 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>	

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LEGEND

- Compass Segment
- Conservation Area
- Listed Building
- Grade I
- Grade II*
- Grade II
- Record of Scheduled Monument



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Drawing Title **POINTS OF THE COMPASS APPRAISAL: THE DEEPINGS 1**

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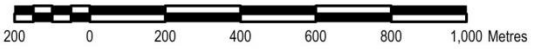
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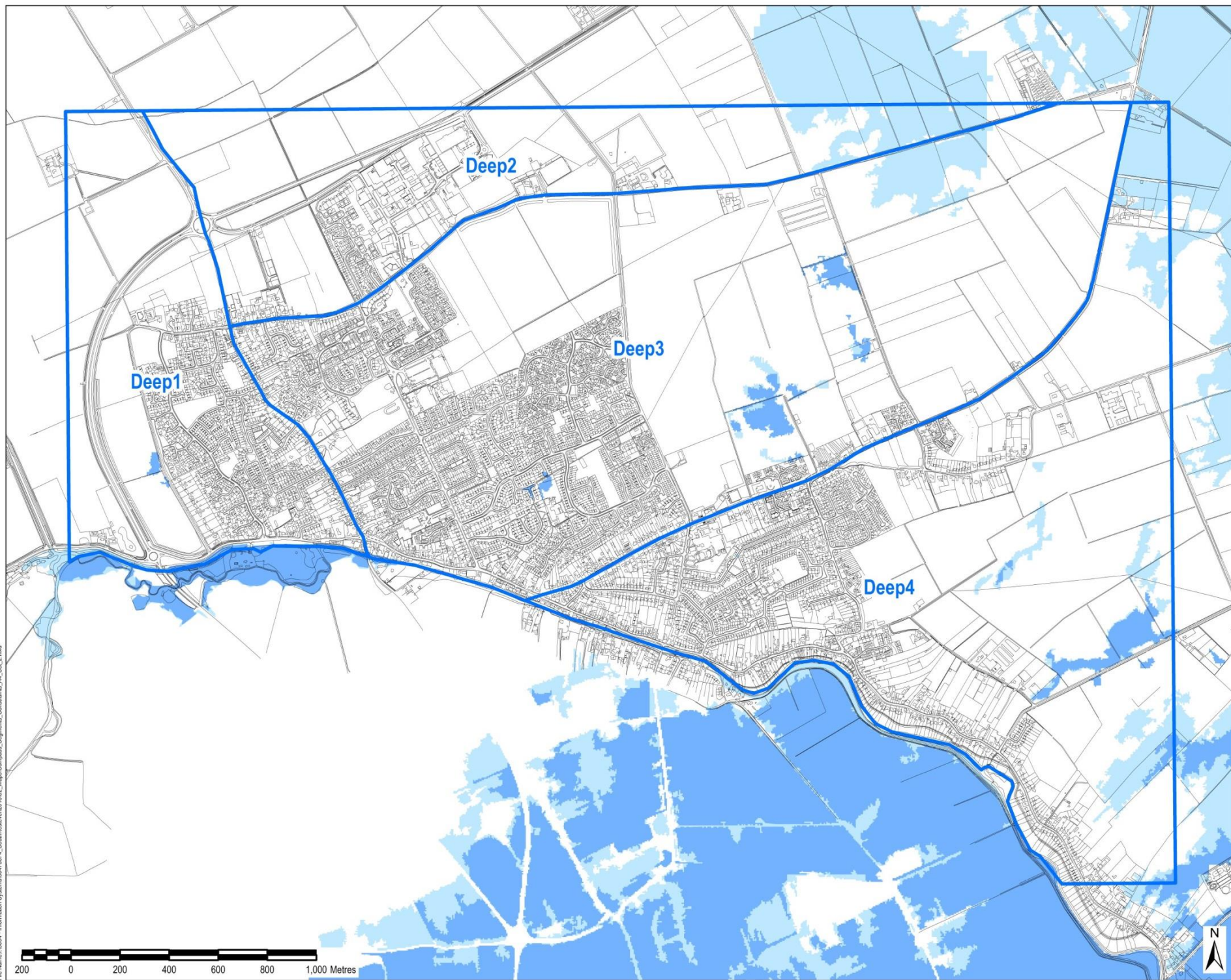
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LEGEND

-  Compass Segment
-  Flood Risk Zone 3
-  Flood Risk Zone 2



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FIGURE X

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Area	The Deepings: Key constraints	SA 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 south west of the boundary of Deep1 is Barnack Hills & 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 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.</p> <p>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 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>	Biodiversity; Historic Environment; Water
Deep2	<p>The north eastern 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 regards to the historic environment, there are two Grade II listed buildings in the south western corner of Deep2, including Towngate Farmhouse, Farmbuildings, Wall and Railings, and the two Barns and Outbuilding at Towngate Farm.</p> <p>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 north eastern section of Deep3 contains an Iron Age</p>	Biodiversity; Historic Environment; Soil; Water

Area	The Deepings: Key constraints	SA Themes for which constraints exist
	<p>and Roman Settlement which is a Scheduled Monument. Additionally, along the southern half of the western boundary there is a section of the 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 The Deepings Conservation Area contains patches of Grade 2 and Grade 3a Agricultural Land (Best and Most Versatile).</p> <p>A section of Linch Field in the south eastern 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>	
<p>Deep4</p>	<p>In the north western section of Deep4 (next to Frognall) there is a patch of Deciduous Woodland BAP Priority Habitat and a patch of Traditional Orchard BAP Priority Habitat (both approximately 0.6ha). Additionally, land which extends just beyond the south western corner of Deep4 contains patches of Coastal and Floodplain Grazing Marsh BAP Priority Habitat.</p> <p>In regards to the historic environment, there are 21 listed buildings along the southern boundary of Deep4, including two Grade I, 16 Grade II and three Grade II* listed buildings. Also, Deeping Gate Bridge is a Scheduled Monument located in the south western corner of Deep4, with two additional Scheduled Monuments outside of the eastern boundary of Deep4 in Deeping St James. Additionally, there is a section of The Deepings Conservation area along the southern boundary of Deep4.</p> <p>Deep4 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 southern boundary of Deep4 runs parallel to the River Welland. The area of land directly outside of this boundary is located in Flood Zone 3 and is of medium risk to fluvial flooding. Additionally, small patches of land in the urbanised section of Deep4 are at medium to high risk of surface water flooding.</p>	<p>Biodiversity; Historic Environment; Water</p>

LEGEND

-  Compass Segment
-  Conservation Area
- Listed Building
 -  Grade I
 -  Grade II*
 -  Grade II
-  Record of Scheduled Monument
-  Local Wildlife Site
-  Site of Special Scientific Interest (SSSI)

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Purpose of Issue

DRAFT

Client

SOUTH KESTEVEN DISTRICT COUNCIL

Project Title

SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title

POINTS OF THE COMPASS APPRAISAL: ANCASTER 1

Drawn	Checked	Approved	Date
SJ	BB	NCB	20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

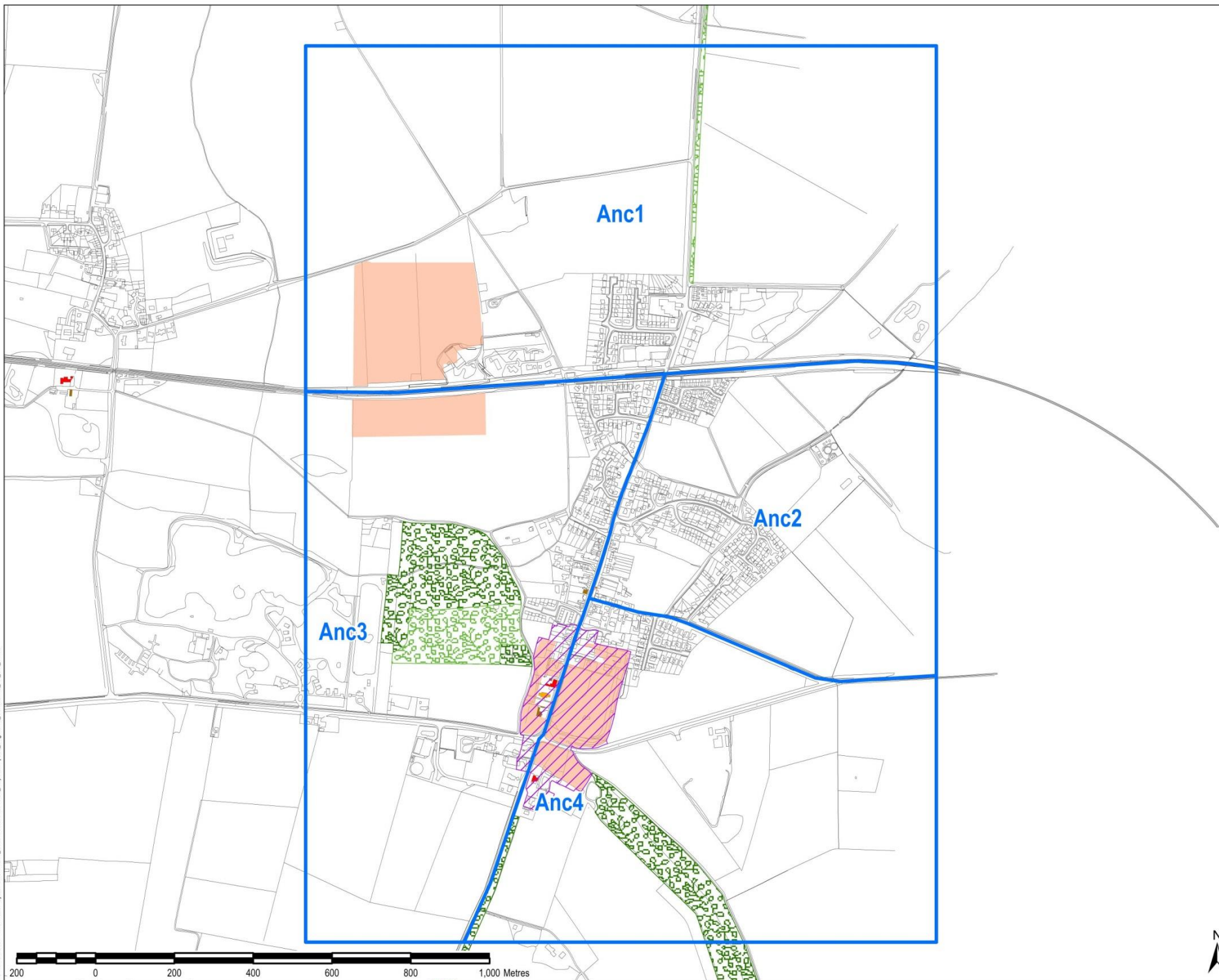
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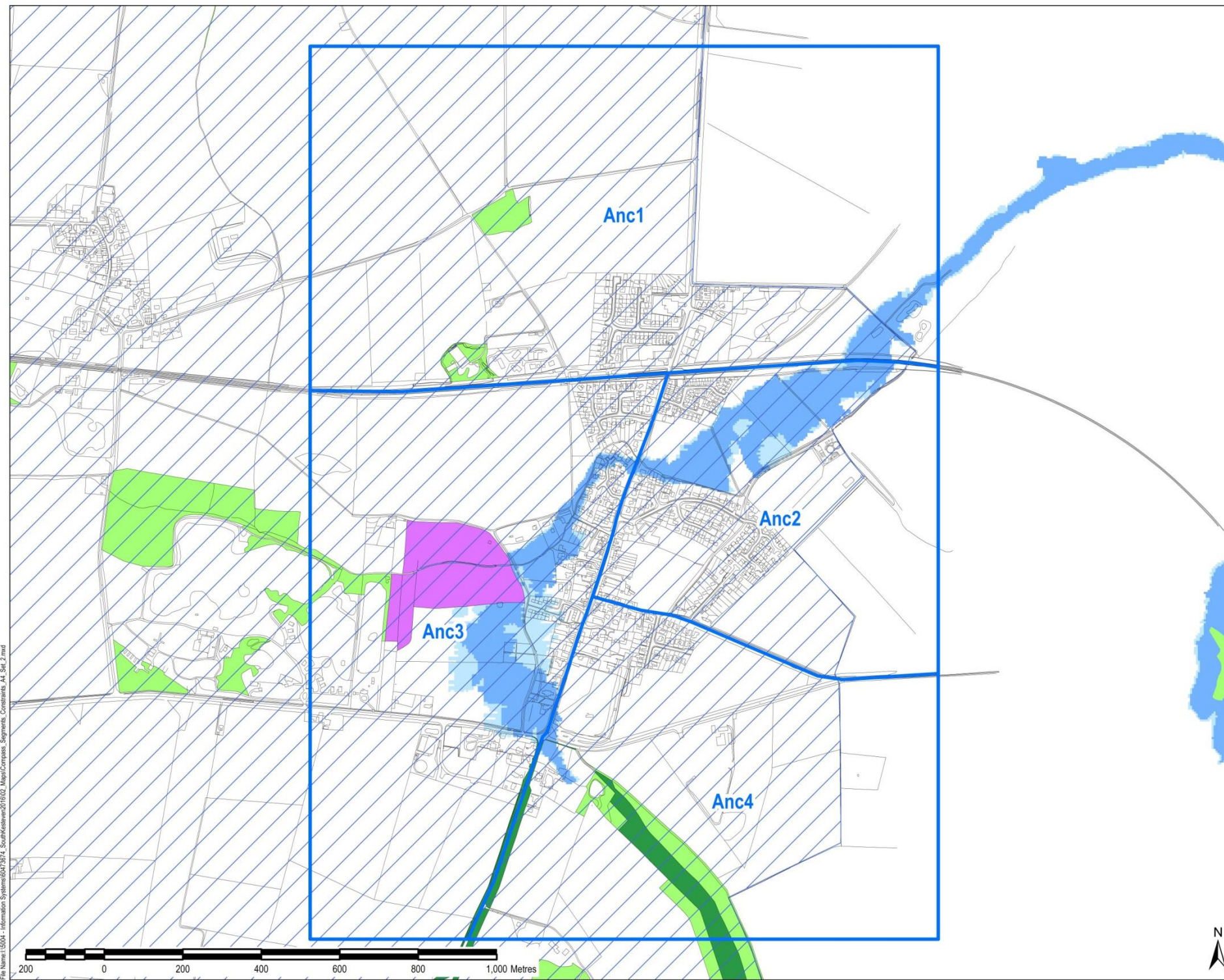
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LEGEND

- Compass Segment
- Ground Source Protection Zones
- Deciduous Woodland
- Lowland Calcareous Grassland
- Lowland Meadows
- Flood Risk Zone 3
- Flood Risk Zone 2

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Purpose of Issue
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SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: ANCASTER 2

Drawn SJ	Checked BB	Approved NCB	Date 20/01/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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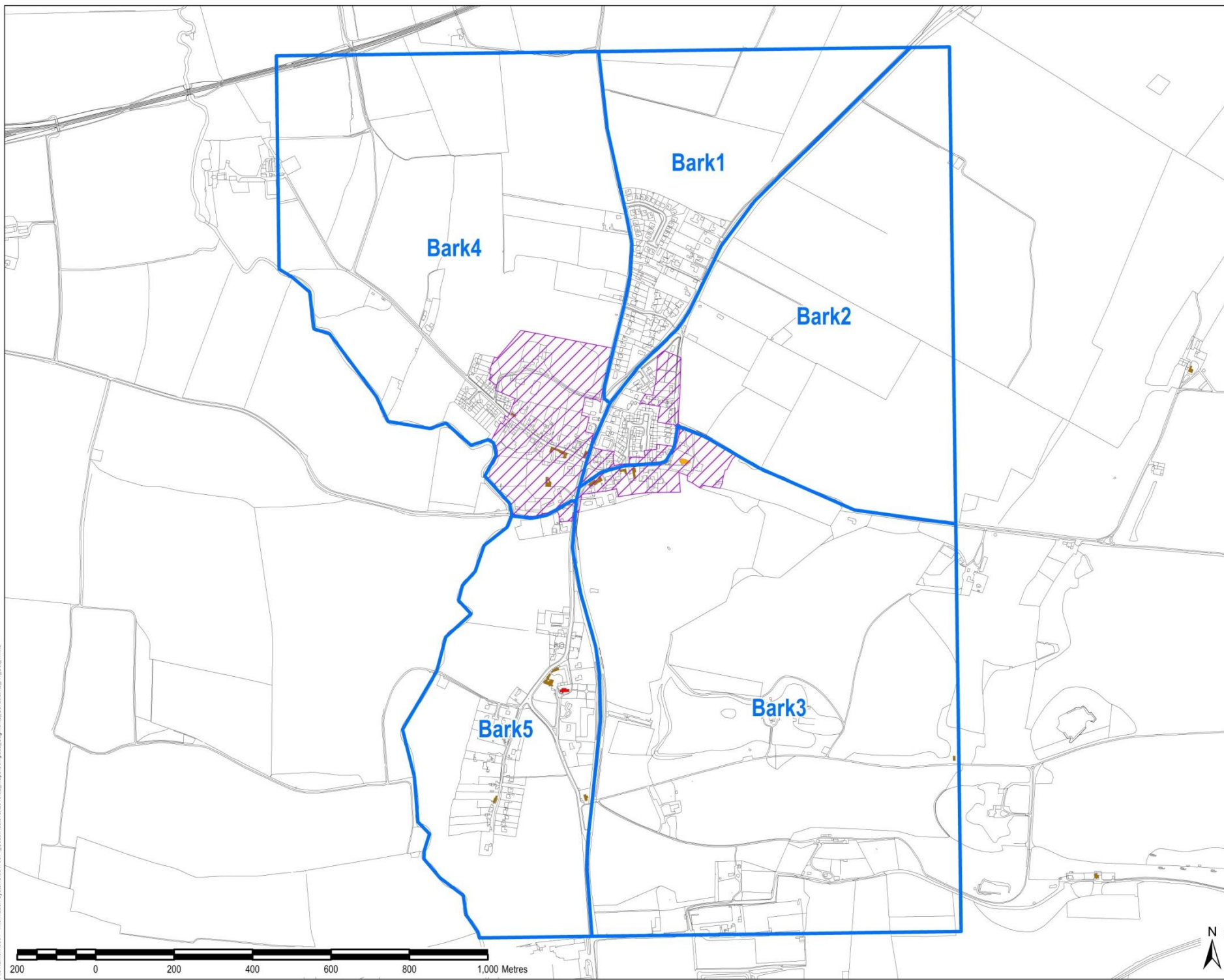
File Name: I:\004 - Information Systems\04173674_SouthKesteven2016\02_Maps\Compass_Segments_Constraints_A4_Spl_2.mxd

Area	Ancaster: Key constraints	SA 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).</p>	<p>Biodiversity; Landscape; Soils; Water</p>
Anc2	<p>In 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.</p> <p>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 or surface water flooding. Furthermore, the entirety of Anc2 is in Groundwater Source Protection Zone 3.</p>	<p>Historic Environment; Landscape; Soils; Water</p>
Anc3	<p>Towards the centre of Anc3 is Moor Closes SSSI (also a 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.</p> <p>There is a Mineral Consultation Area covering all of Anc3 south of Willoughby Road.</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</p>	<p>Biodiversity; Landscape; Minerals and Geodiversity; Historic Environment; Soils; Water</p>

Area	Ancaster: Key constraints	SA Themes for which constraints exist
	<p>(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>	
Anc4	<p>Towards the south-western corner of Anc4 is Ancaster Valley SSSI (also a 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.</p> <p>In regards 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.</p> <p>There is a Mineral Consultation Area covering all of Anc4 south of Sleaford Road.</p> <p>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.</p> <p>In regards 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>

LEGEND

- Compass Segment
- Conservation Area
- Listed Building
- Grade I
- Grade II*
- Grade II



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Purpose of Issue
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Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: BARKSTON 1

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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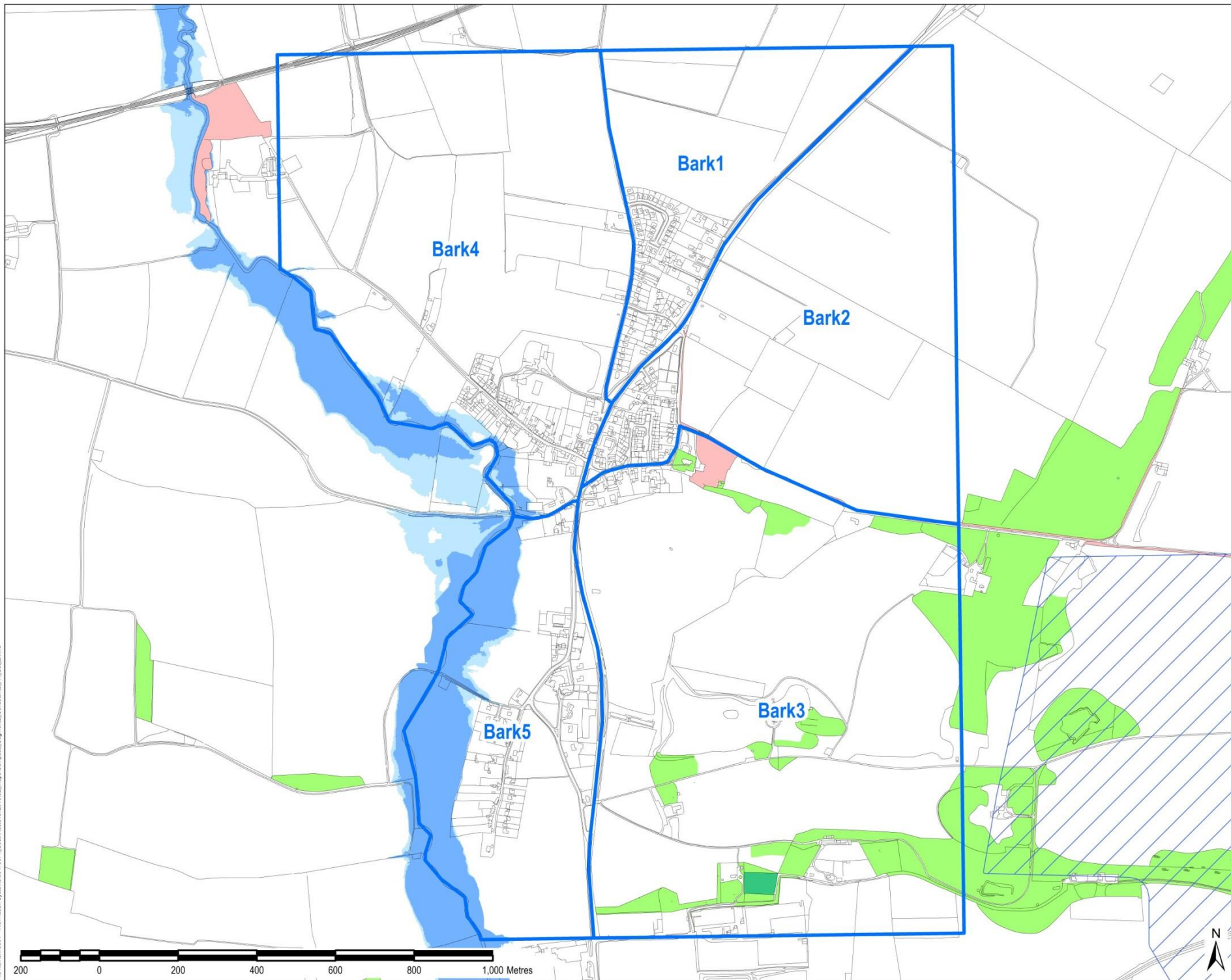


Drawing Number
FIGURE X

Rev
0

LEGEND

- Compass Segment
- Ground Source Protection Zones
- Deciduous Woodland
- No Main Habitat But Additional Habitats Present
- Traditional Orchard
- Flood Risk Zone 3
- Flood Risk Zone 2



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: BARKSTON 2

Drawn	Checked	Approved	Date
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AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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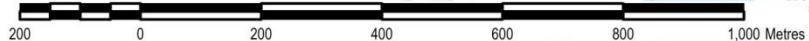
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Drawing Number
FIGURE X

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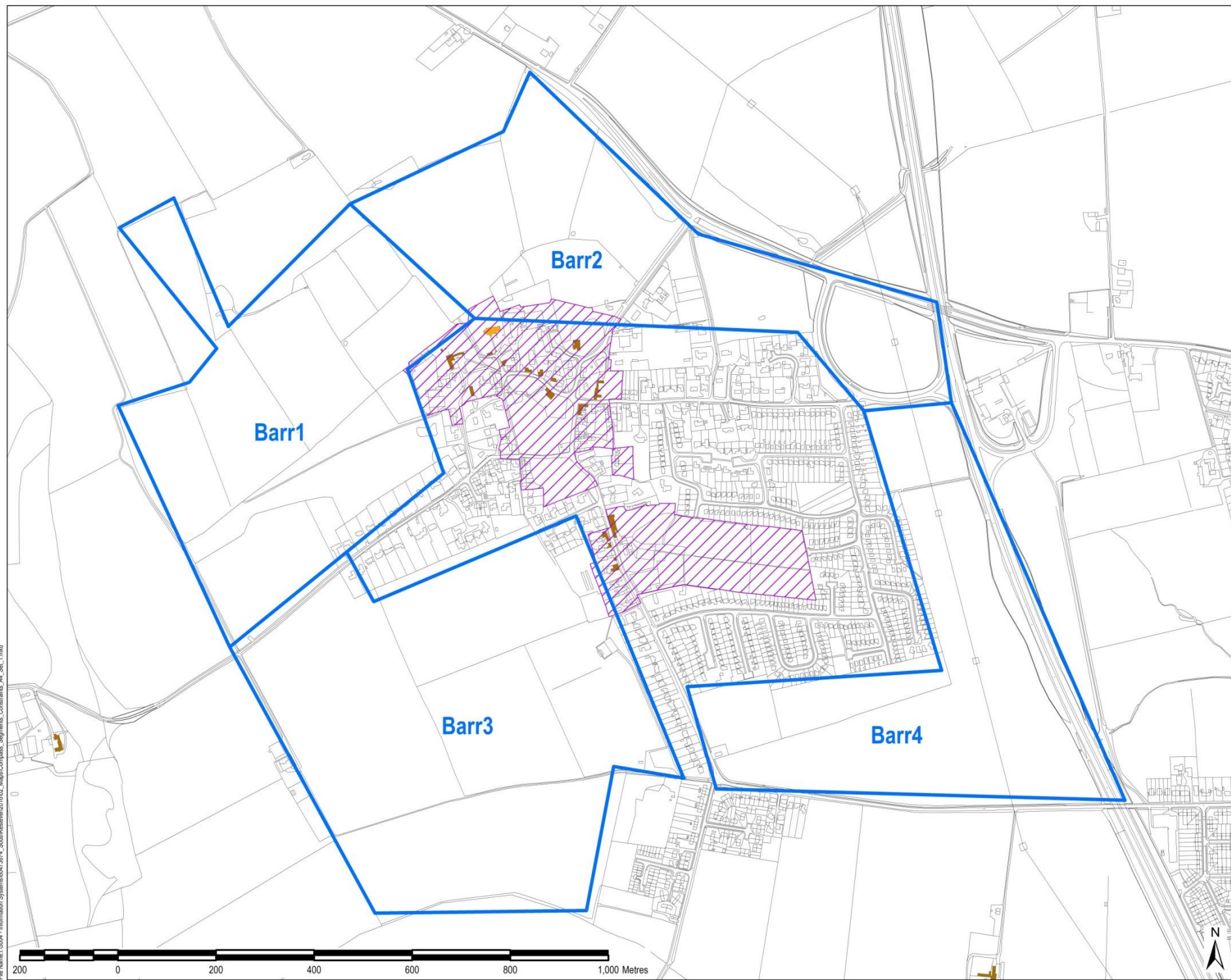
Area	Barkston: Key constraints	SA Themes for which constraints exist
Bark1	<p>Bark1 is located on the boundary of the Southern Lincolnshire Edge Landscape Character Area (based on the most recent LCA for South Kesteven undertaken in 2007). This character area is of medium-high sensitivity to residential 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 & Syston Conservation Area borders the south-western corner of Bark2 for approximately 350m.</p> <p>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
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 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 & 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.</p> <p>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).</p>	Biodiversity; Historical Environment; Landscape; Soil; Water
Bark4	<p>In regards 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 & Syston Conservation Area is located in the southern area of Bark4 and contains all of the mentioned listed</p>	Historical Environment; Landscape; Soil; Water

Area	Barkston: Key constraints	SA Themes for which constraints exist
	<p>buildings.</p> <p>BaS41 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.</p> <p>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>	
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 & Syston Conservation Area lies at the northern-eastern corner of Bark5.</p> <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.</i></p>	Historical Environment; Landscape; Soil; Water

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LEGEND

-  Compass Segment
-  Conservation Area
- Listed Building
-  Grade I
-  Grade II



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Client **SOUTH KESTEVEN DISTRICT COUNCIL**

Project Title **SA FOR THE SOUTH KESTEVEN LOCAL PLAN**

Drawing Title **POINTS OF THE COMPASS APPRAISAL: BARROWBY 1**

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:10,000	

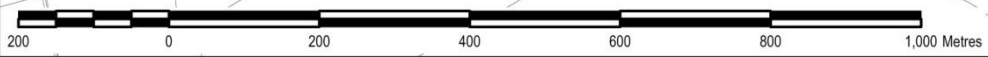
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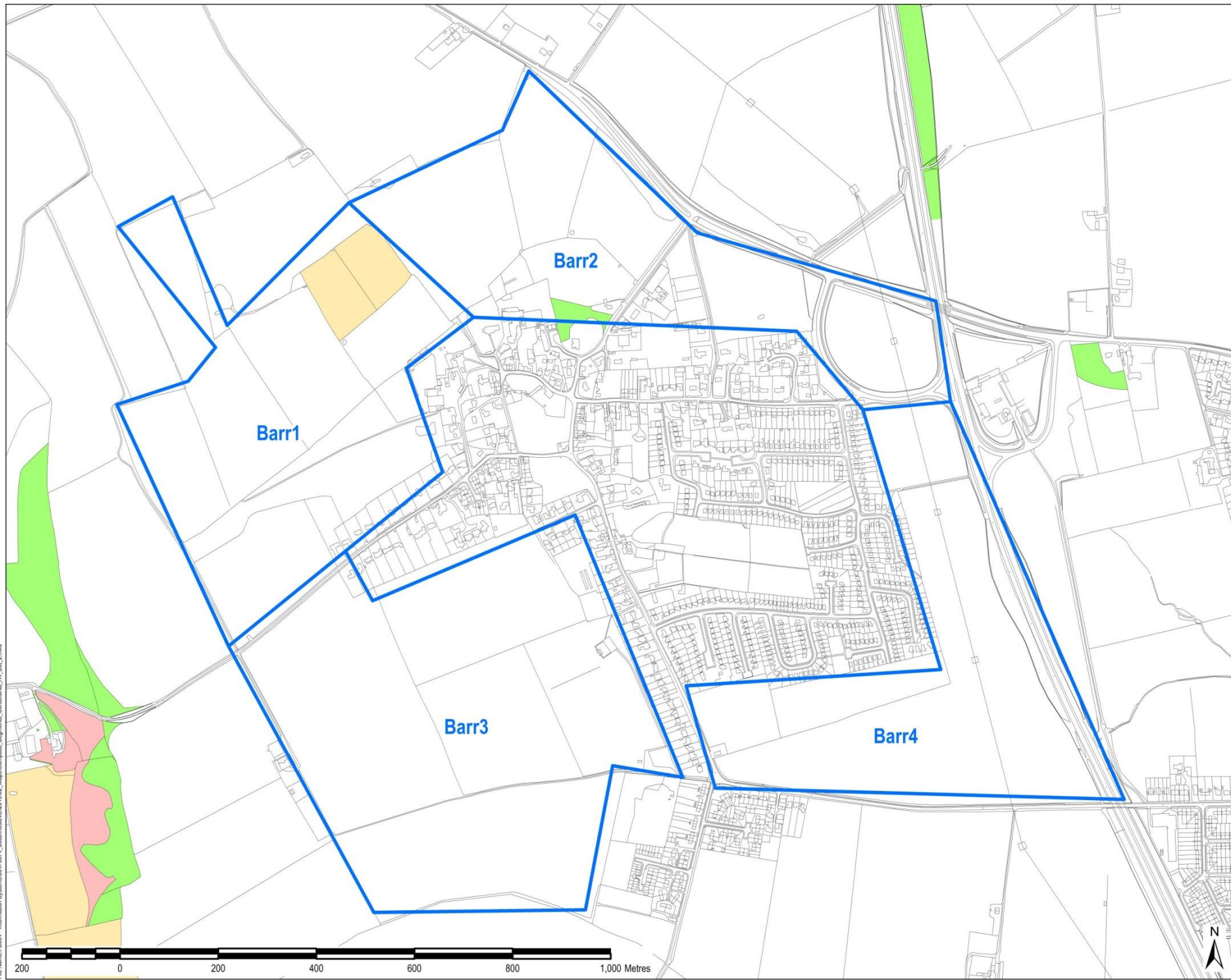
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LEGEND

- Compass Segment
- Deciduous Woodland
- Good Quality Semi-Improved Grassland
- No Main Habitat But Additional Habitats Present



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: BARROWBY 2

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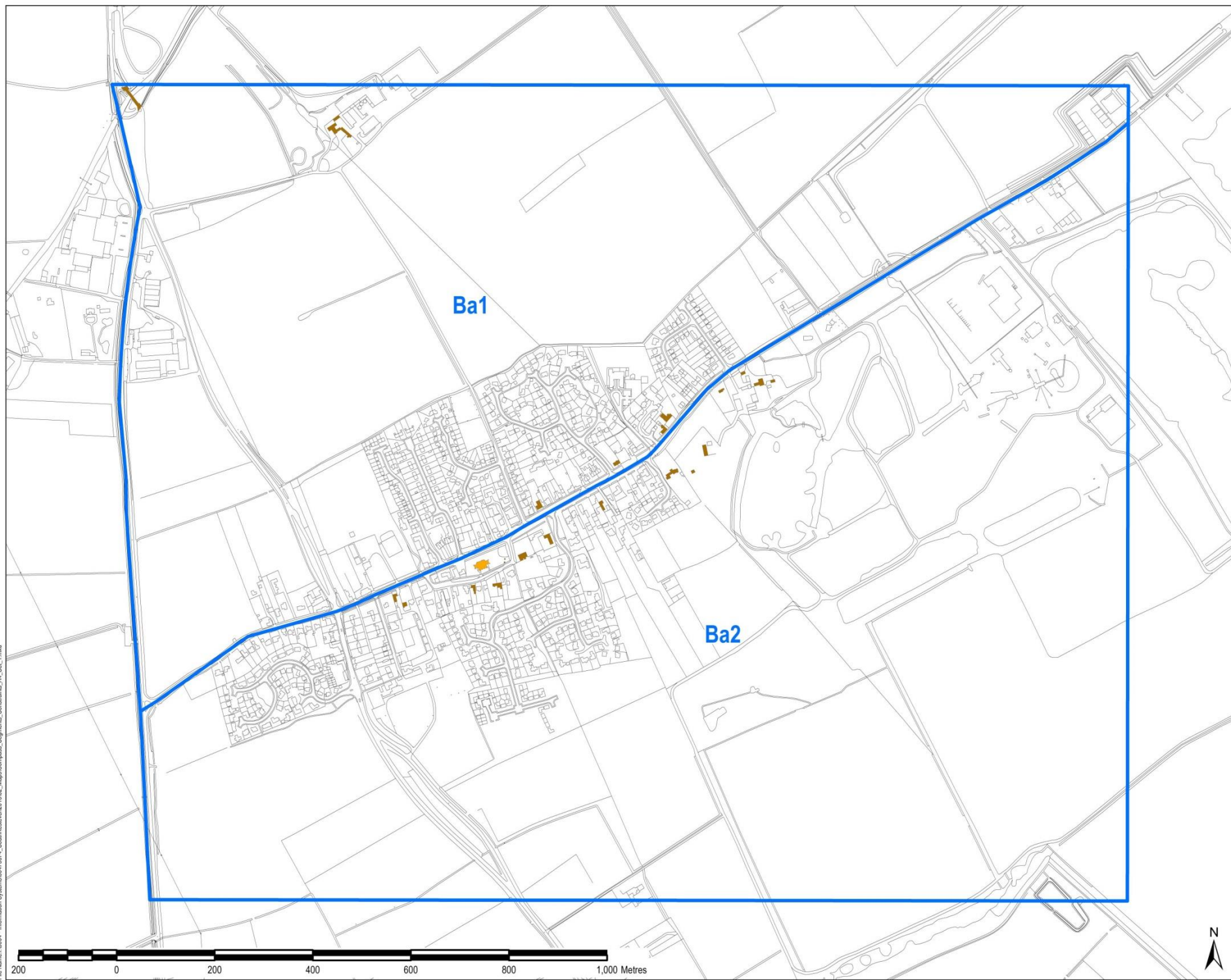
File Name: I:\004 - Information Systems\60473674_SouthKesteven\2016\02_Maps\Compass_Segments_Corstraints_A4_Sk_2.mxd

Area	Barrowby: Key constraints	SA Themes for which constraints exist
Barr1	<p>Approximately 500m south west of the Barr1 boundary there is a patch of Deciduous Woodland BAP Priority Habitat. Within the north eastern section of Barr1 there is a patch of Good Quality Semi-Improved Grassland (Non-Priority).</p> <p>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.</p> <p>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.</p>	Biodiversity; Historic Environment; Landscape
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 south western boundary of Barr2, in the built-up part of Barrowby.</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.</p> <p>In regards to the water environment, the south eastern corner of Barr2 is at high risk from surface water flooding.</p>	Biodiversity; Historic Environment; Landscape; Water
Barr3	<p>There is a cluster of 5 listed buildings just beyond the eastern boundary of Barr3, adjacent to Low Road.</p> <p>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.</p> <p>Land in the north eastern 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
Barr4	<p>Towards the central part of Barr4, along the western boundary, there is a section of the Barrowby Conservation Area.</p> <p>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).</p> <p>In regards to the water environment, the north eastern corner and the south eastern corner of Barr4 are at high risk from surface water flooding.</p>	Historic Environment; Landscape; Soil; Water

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LEGEND

-  Compass Segment
- Listed Building
 -  Grade I
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Project Title **SA FOR THE SOUTH KESTEVEN LOCAL PLAN**

Drawing Title **POINTS OF THE COMPASS APPRAISAL: BASTON 1**

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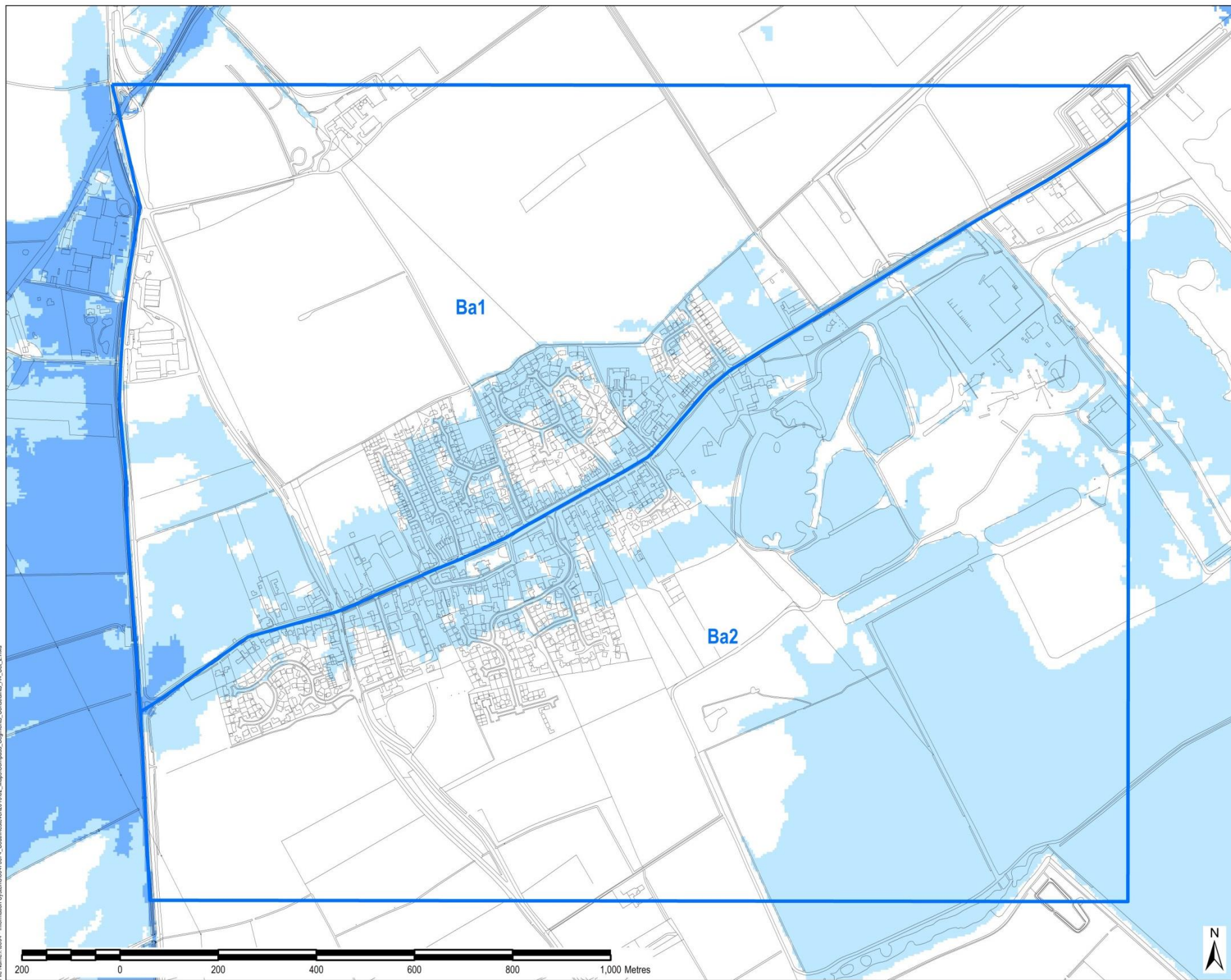
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LEGEND

-  Compass Segment
-  Flood Risk Zone 3
-  Flood Risk Zone 2



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Purpose of Issue
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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: BASTON 2

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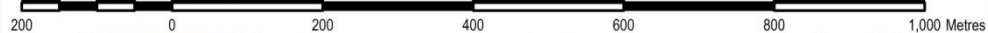
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Drawing Number
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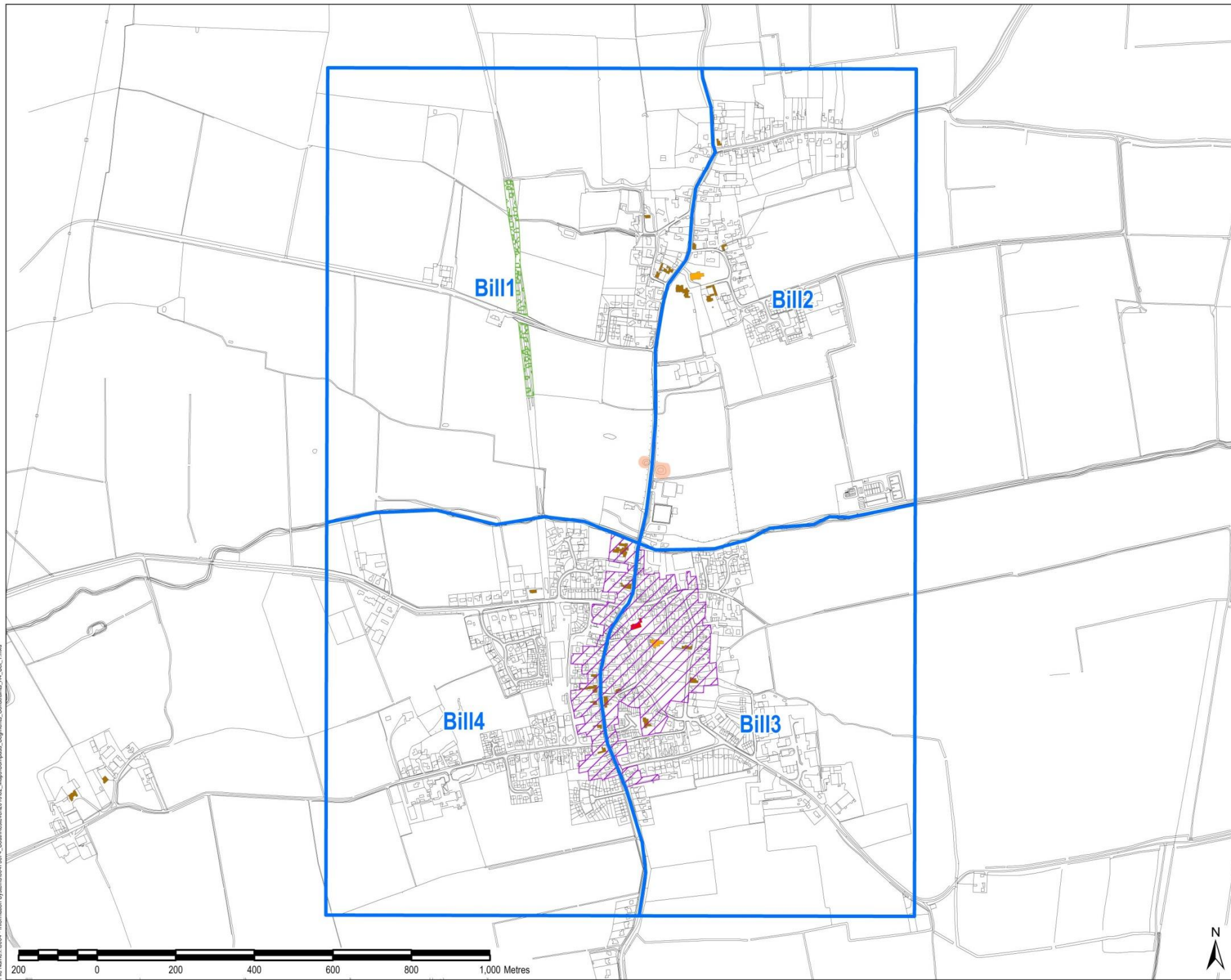


Area	Baston: Key constraints	SA Themes for which constraints exist
Ba1	<p>Approximately 2km north of the northern boundary of Ba1 is the Baston Fen SAC. The northern section of Ba1 is located within an Impact Risk Zone for the Baston and Thurlby Fen SSSI (Residential developments of 100 units or more 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> <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>	<p>Biodiversity; Historic Environment;; Soil; Water</p>
Ba2	<p>There is a cluster of 16 listed buildings along the northern boundary of Ba2 (one Grade I and fifteen Grade II), all located within 100m of Main Street.</p> <p>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.</p> <p>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>	<p>Historic Environment; Soil; Water</p>

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LEGEND

-  Compass Segment
-  Conservation Area
- Listed Building
 -  Grade I
 -  Grade II*
 -  Grade II
-  Record of Scheduled Monument
-  Local Wildlife Site



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Purpose of Issue
DRAFT

Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: BILLINGBOROUGH 1

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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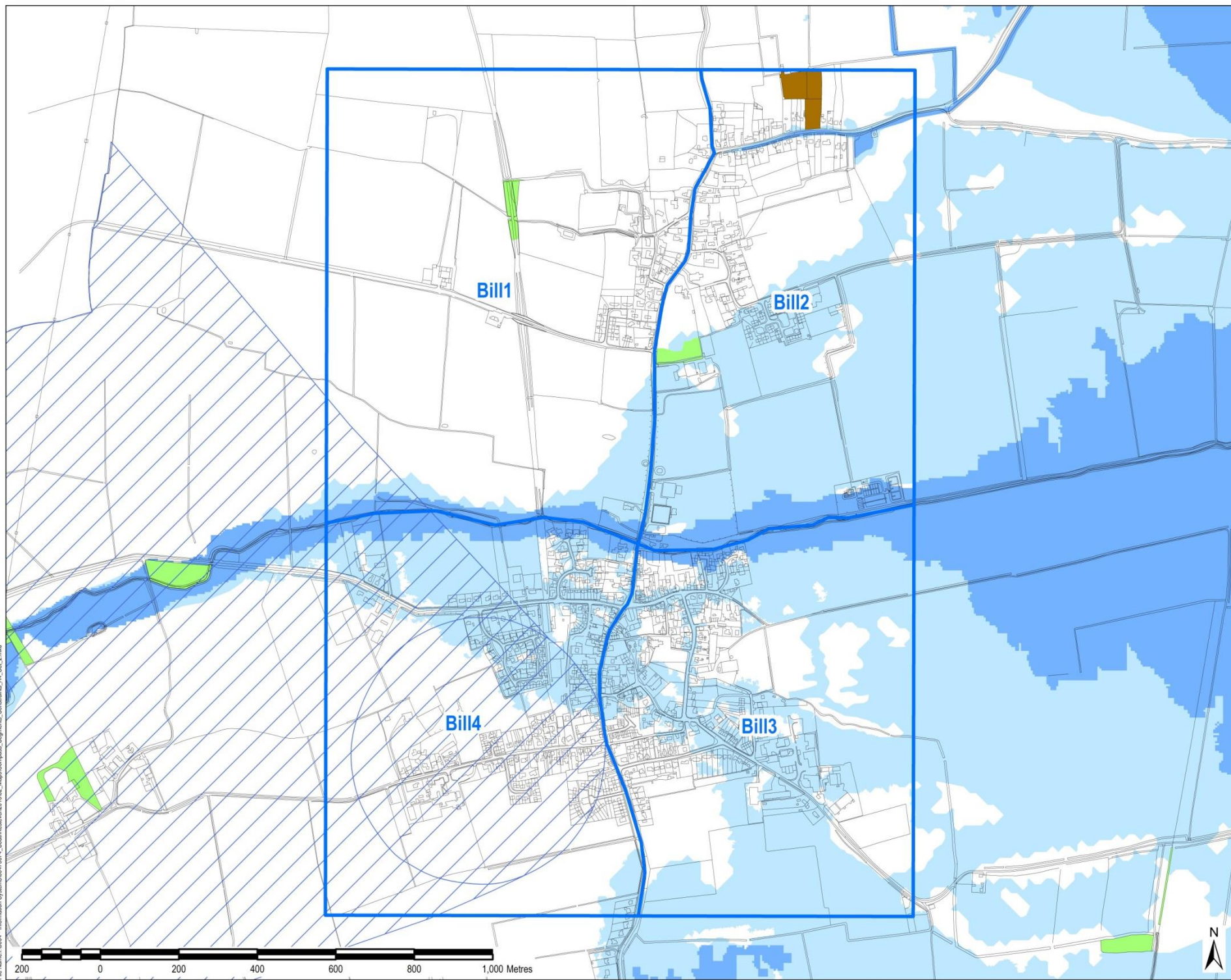
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FIGURE X

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- LEGEND**
-  Compass Segment
 -  Ground Source Protection Zones
 -  Coastal And Floodplain Grazing Marsh
 -  Deciduous Woodland
 -  Flood Risk Zone 3
 -  Flood Risk Zone 2



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: BILLINGBOROUGH 2

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FIGURE X

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File Name: I:5004 - Information Systems\0473674_SouthKesteven2016\02_Maps\Compass_Segments_Constraints_A4_Sel_2.mxd

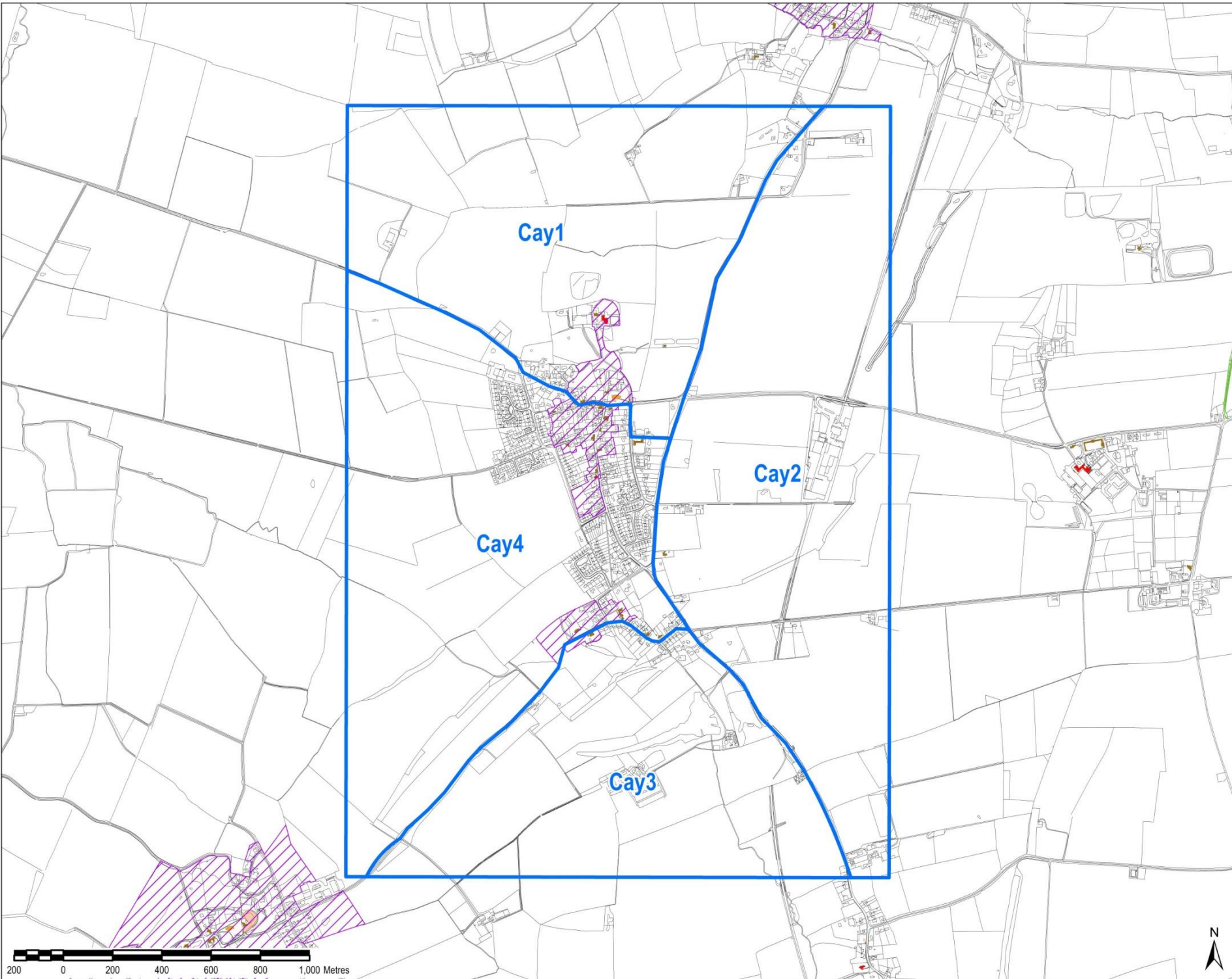
Area	Billingborough: Key constraints	SA Themes for which constraints exist
<p>Bill1</p>	<p>There is an isolated and small patch of Deciduous Woodland BAP Priority Habitat located on the dismantled railway in Bill1. The central section of the dismantled railway in Bill1 is designated as a Local Wildlife Site.</p> <p>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'.</p> <p>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.</p> <p>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>The southern boundary of Bill1 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>	<p>Biodiversity; Historic Environment; Soil; Water</p>
<p>Bill2</p>	<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 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</p>	<p>Biodiversity; Historic Environment; Soil; Water</p>

Area	Billingborough: Key constraints	SA Themes for which constraints exist
	<p>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.</p> <p>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>	
<p>Bill3</p>	<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 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.</p> <p>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>	<p>Historic Environment; Soil; Water</p>
<p>Bill4</p>	<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.</p> <p>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</p>	<p>Historic Environment; Soil; Water</p>

Area	Billingborough: Key constraints	SA Themes for which constraints exist
	<p>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. 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>	

LEGEND

- Compass Segment
- Conservation Area
- Listed Building
- Grade I
- Grade II*
- Grade II
- Record of Scheduled Monument
- Local Wildlife Site



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Purpose of Issue
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Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: CAYTHORPE & FRIESTON 1

Drawn	Checked	Approved	Date
SJ	BB	NCB	20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:20,000	

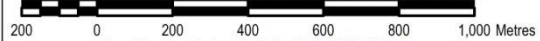
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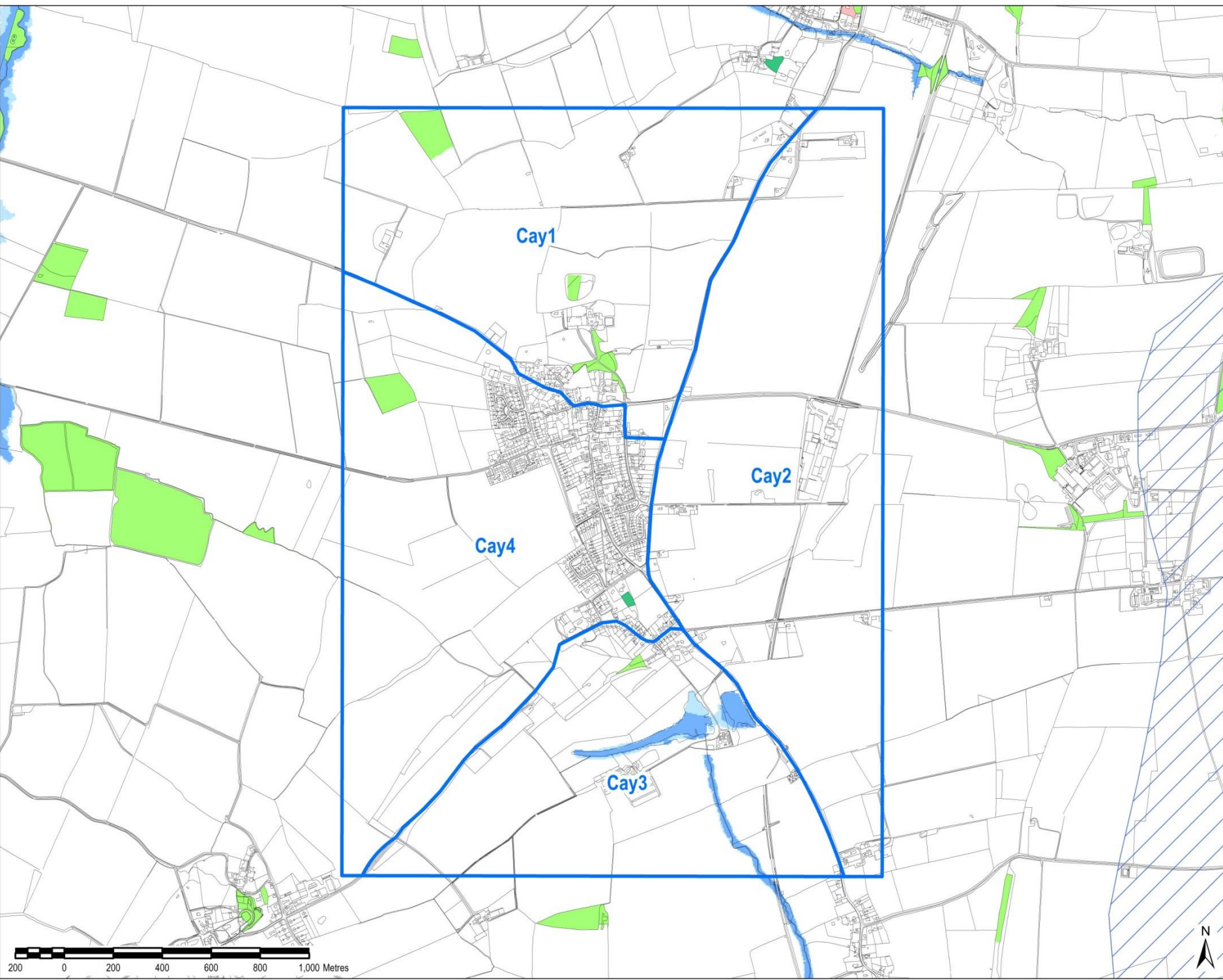
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LEGEND

- Compass Segment
- Ground Source Protection Zones
- Deciduous Woodland
- No Main Habitat But Additional Habitats Present
- Traditional Orchard
- Flood Risk Zone 3
- Flood Risk Zone 2



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: CAYTHORPE & FRIESTON 2

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AECOM Internal Project No. 60473674		Scale @ A4 1:20,000	

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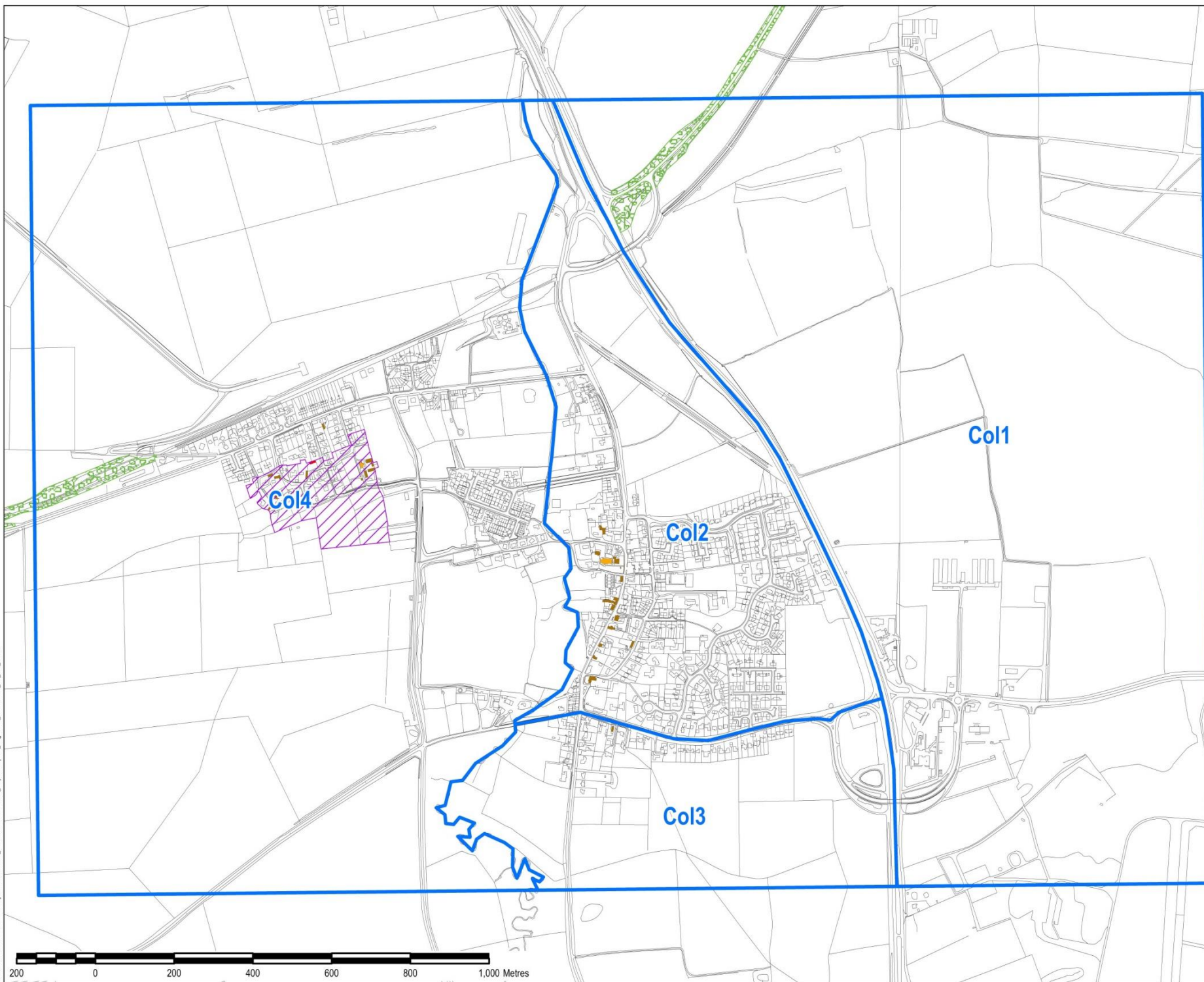
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Area	Caythorpe and Frieston: Key constraints	SA Themes for which constraints exist
Cay1	<p>There are three small patches of Deciduous Woodland BAP Priority Habitat located in Cay1 located near to Gorse Farm (north-west) and Caythorpe Hall (south-east).</p> <p>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 and the other extending west out of the eastern boundary (near to The Elms).</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>
Cay2	<p>At the central-eastern boundary of Cay2 there is a Site of Wildlife Interest.</p> <p>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.</p> <p>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.</p> <p>The central-western section of Cay2 contains areas of medium and high risk to surface water flooding.</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>
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>Biodiversity; Historic Environment; Landscape; Soil; Water</p>

Area	Caythorpe and Frieston: Key constraints	SA Themes for which constraints exist
	<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>	
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 and located adjacent to Hough Road is a section of Caythorpe 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 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 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>	Biodiversity; Historic Environment; Landscape; Soil

LEGEND

- Compass Segment
- Conservation Area
- Listed Building
- Grade I
- Grade II*
- Grade II
- Local Wildlife Site



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Purpose of Issue

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Client

SOUTH KESTEVEN DISTRICT COUNCIL

Project Title

SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title

POINTS OF THE COMPASS APPRAISAL: COLSTERWORTH 1

Drawn	Checked	Approved	Date
SJ	BB	NCB	20/02/2017
AECOM Internal Project No.		Scale @ A4	
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FIGURE X

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LEGEND

- Compass Segment
- Ground Source Protection Zones
- Coastal And Floodplain Grazing Marsh
- Deciduous Woodland
- Good Quality Semi-Improved Grassland
- Lowland Calcareous Grassland
- No Main Habitat But Additional Habitats Present
- Traditional Orchard
- Flood Risk Zone 3
- Flood Risk Zone 2

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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: COLSTERWORTH 2

Drawn SJ	Checked BB	Approved NCB	Date 20/01/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

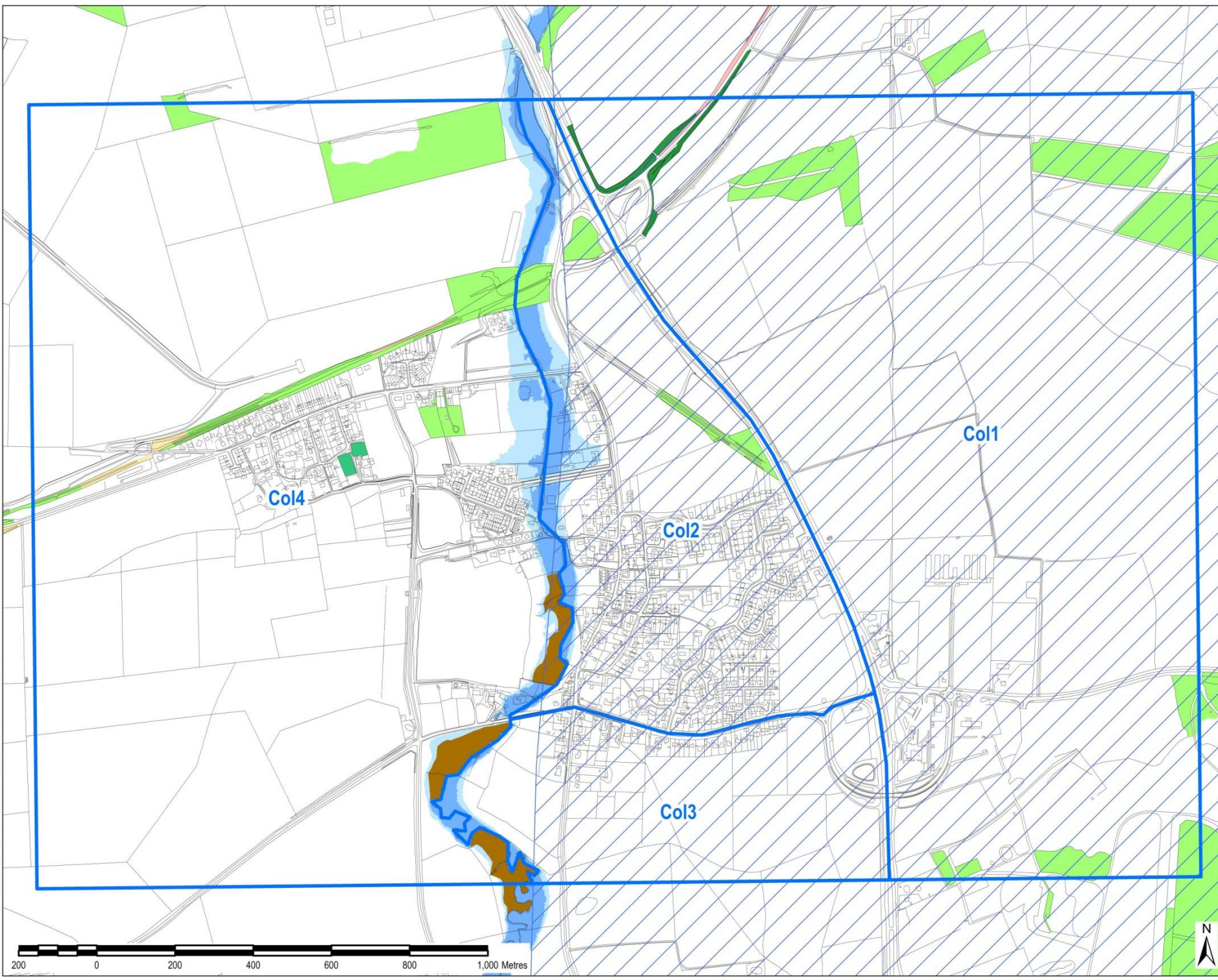
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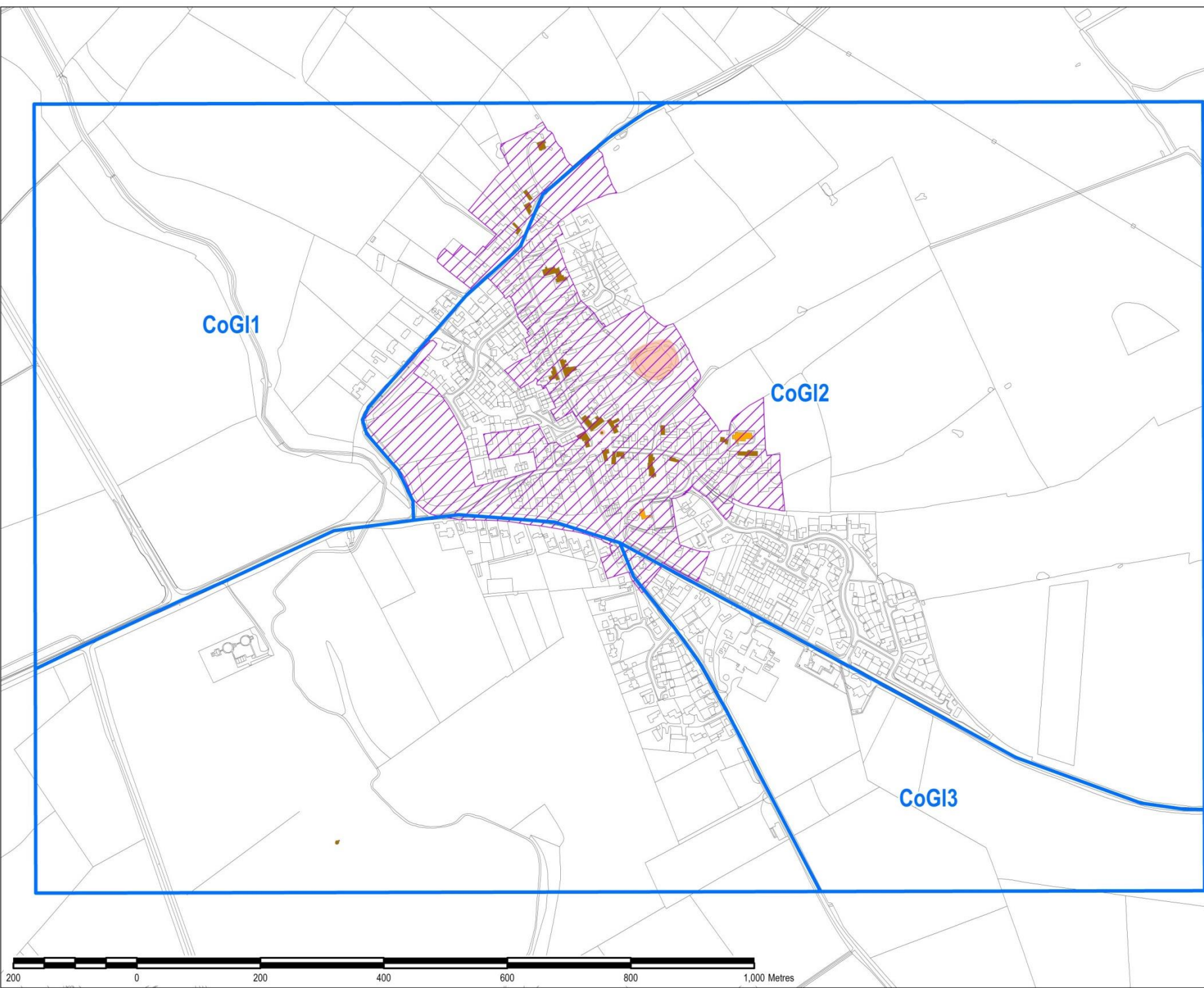
Area	Colsterworth & Woolsthorpe by Colsterworth: Key constraints	SA Themes for which constraints exist
Col 1	<p>Twyford Forest is an Ancient & Semi Natural Woodland located towards the southern extent of Col 1. This forest is also located within a Site of Wildlife Interest. Towards the northern extent of Col 1 there are patches of Deciduous Woodland BAP Priority Habitat and Easton Wood Ancient Replanted Woodland.</p> <p>In regards to the historic environment, there is a Grade II listed building (Milestone) towards the south western 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>
Col 2	<p>In regards 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>	<p>Historic Environment; Landscape; Soil; Water</p>
Col 3	<p>In the built-up part of Col 3 there is one Grade II listed building of historical significance (10 Bourne Road).</p> <p>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.</p> <p>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.</p>	<p>Historic Environment; Landscape; Soil; Water</p>

Area	Colsterworth & Woolsthorpe by Colsterworth: Key constraints	SA Themes for which constraints exist
	<p>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>	
<p>Col 4</p>	<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 north eastern section of Col 4.</p> <p>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 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>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>

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LEGEND

-  Compass Segment
-  Conservation Area
- Listed Building
 -  Grade I
 -  Grade II
 -  Record of Scheduled Monument



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Purpose of Issue
DRAFT

Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: CORBY GLEN 1

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:8,000	

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Drawing Number
FIGURE X

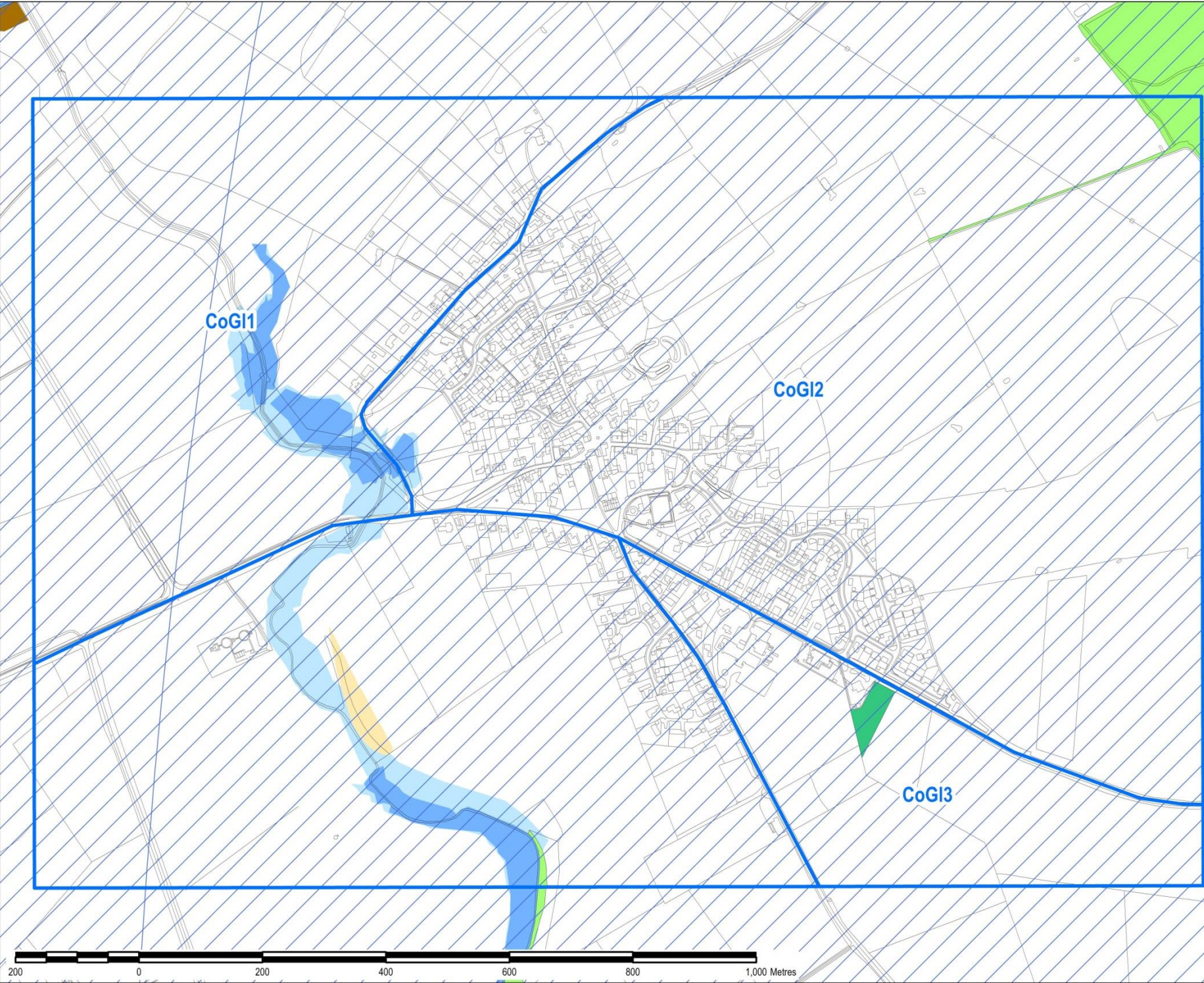
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- LEGEND**
-  Compass Segment
 -  Ground Source Protection Zones
 -  Coastal And Floodplain Grazing Marsh
 -  Deciduous Woodland
 -  Good Quality Semi-Improved Grassland
 -  Traditional Orchard
 -  Flood Risk Zone 3
 -  Flood Risk Zone 2



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: CORBY GLEN 2

Drawn SJ	Checked BB	Approved NCB	Date 20/01/2017
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FIGURE X

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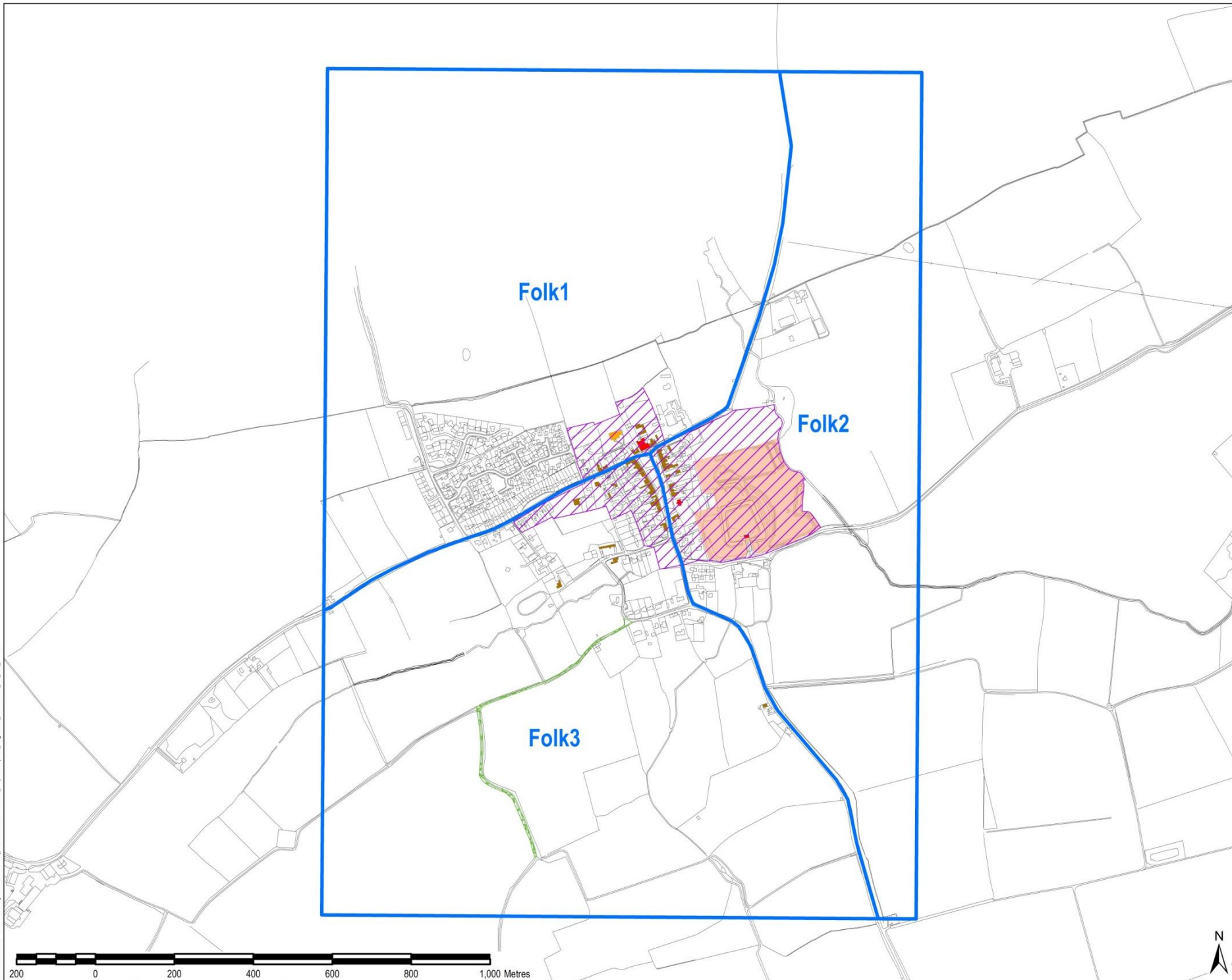
Area	Corby Glen: Key constraints	SA Themes for which constraints exist
CoGI1	<p>There are four Grade II listed buildings of historical significance located in CoGI1, all of which lie on or are close to Irnham Road. These include: The Mount, 1 Irnham Road, Harwoods Builders and Barn at the Mount. Additionally, the northern tip of the Colby Glen Conservation Area is present in the north eastern corner of CoGI1.</p> <p>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.</p> <p>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. Furthermore, the entirety of An1 is in a Groundwater Source Protection 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 75% of CoGI1 is located in a Groundwater Source Protection Zone 3 (Total Catchment), with the remaining 25% (the north eastern area) located in Zone 2 (Outer Zone).</p>	Historic Environment; Landscape; Soil; Water
CoGI2	<p>In regards 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.</p> <p>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.</p> <p>There is a high risk of surface water flooding in the south eastern 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 north western 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.</p> <p>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</p>	Biodiversity; Landscape; Soil; Water

Area	Corby Glen: Key constraints	SA Themes for which constraints exist
	<p>land and Grade 3b land.</p> <p>CoGI3 is located in a Groundwater Source Protection Zone 2 (Outer Zone)</p>	
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.</p> <p>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.</p> <p>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>	<p>Biodiversity; Landscape; Soil; Water</p>

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LEGEND

- Compass Segment
- Conservation Area
- Listed Building
- Grade I
- Grade II*
- Grade II
- Record of Scheduled Monument
- Local Wildlife Site



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Purpose of Issue
DRAFT

Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: FOLKINGHAM 1

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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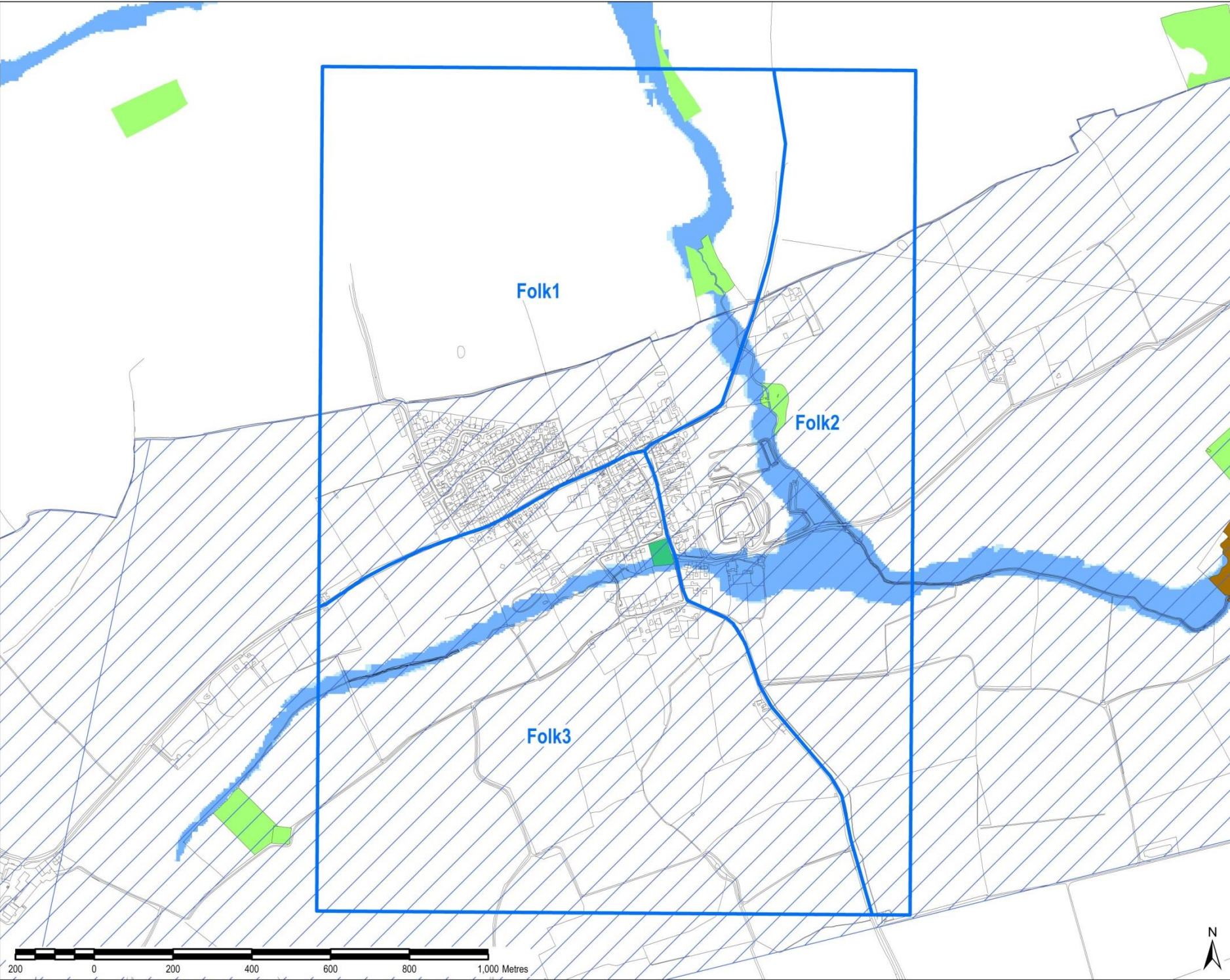
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LEGEND

- Compass Segment
- Ground Source Protection Zones
- Coastal And Floodplain Grazing Marsh
- Deciduous Woodland
- Traditional Orchard
- Flood Risk Zone 3
- Flood Risk Zone 2



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: FOLKINGHAM 2

Drawn SJ	Checked BB	Approved NCB	Date 20/01/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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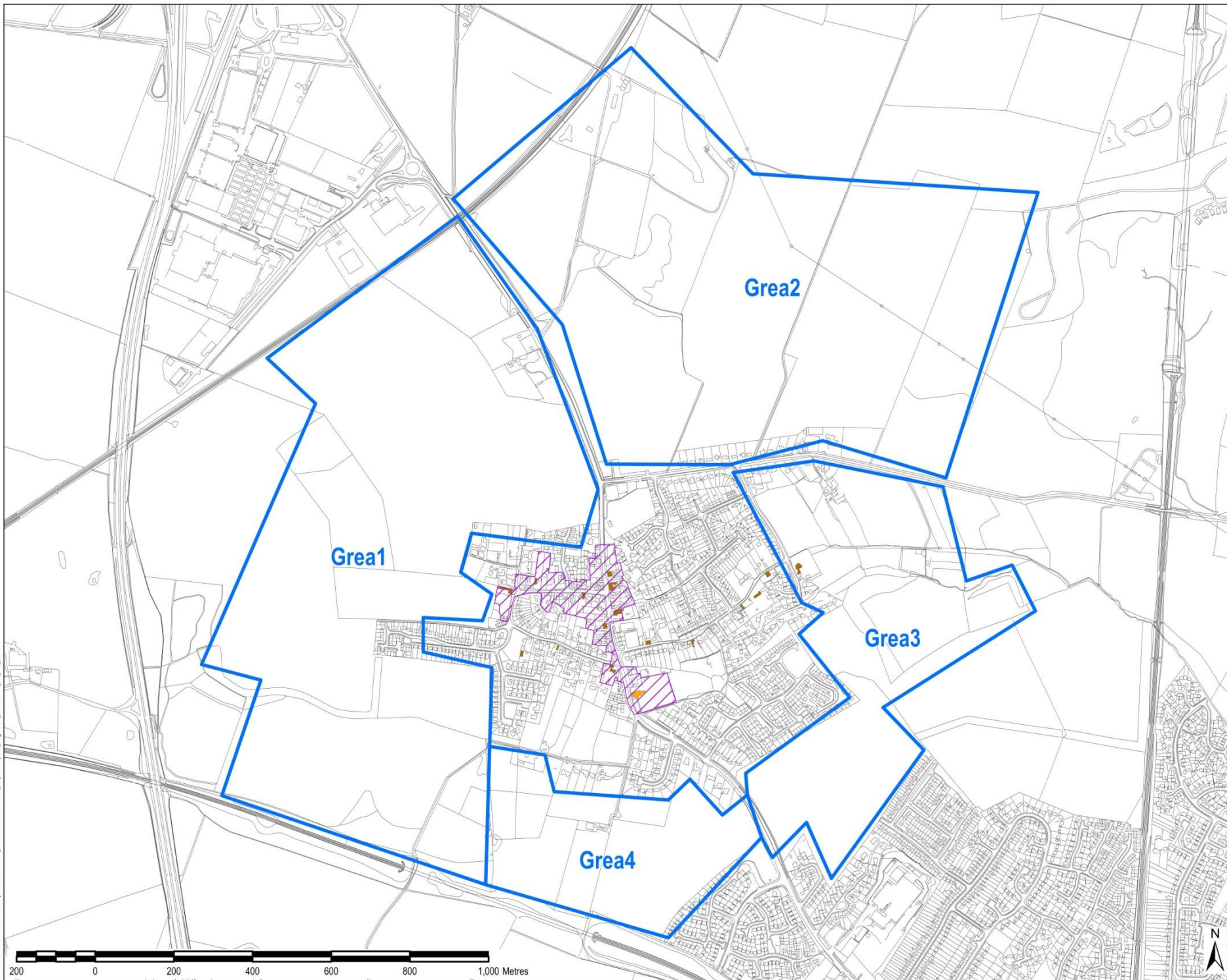
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Area	Folkingham: Key constraints	SA Themes for which constraints exist
Folk1	<p>In the north-east corner of Folk1 there is 1.3ha of Deciduous Woodland BAP Priority Habitat.</p> <p>There are 8 listed buildings of historic significance in the urbanised area of Folk 1; including one Grade 1 (Church of St Andrew), six Grade II (Church Cottage, Stableblock to Greyhound Inn Antique Shop, The Old Workhouse, Outhouse at Greyhound Cottage, The New Inn and Greyhound Cottages) and one Grade II* (Greyhound Antique Shop). Additionally, a section of the Folkingham Conservation Area is contained towards the south-eastern corner of Folk 1.</p> <p>Folk1 is located in the Kesteven Uplands Landscape Character Area (towards the north eastern corner), 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 areas within Folk 1 which are not within the built-up part are 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.</p> <p>In regards to the water environment, the whole of Folk1 is located 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>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>
Folk2	<p>Approximately 120m north of Folkingham Castle, there is a 0.5ha patch of Deciduous Woodland BAP Priority Habitat.</p> <p>In regards to the historic environment, Folkingham Castle is a Scheduled Monument located in the central-western area of Folk2. Furthermore, the western section of Folk2 contains an area of the Folkingham Conservation Area. There are also 17 listed buildings in the built-up part of Folk 2, including 15 Grade II and two Grade II* buildings.</p> <p>Folk2 is located in the Kesteven Uplands Landscape Character Area (towards the north eastern corner). This character area is of medium-high sensitivity to residential developments.</p> <p>The areas within Folk 1 which are not within the built-up part are 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.</p> <p>The central area of Folk 2 (encompassing Folkingham Castle) is located at the eastern extent of the Ouse Mere Lode (part of the South Forty Foot Drain which is the main channel for land-drainage in the Lincolnshire Fens). This land 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, this land is also at high risk from surface water flooding. Furthermore, the entirety of Folk2 is located in Groundwater Source Protection Zone 2 (Outer Zone).</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>

Area	Folkingham: Key constraints	SA Themes for which constraints exist
Folk3	<p>Directly adjacent to and south of Spring Lane is a patch (approximately 0.3ha) of Traditional Orchard BAP Priority Habitat.</p> <p>There are 23 Grade II listed buildings of historical significance in the built-up part of Folk3, with the majority in the north eastern corner. Additionally, a section of the Folkingham Conservation Area surrounds the urbanised area of Folk 3.</p> <p>Folk3 is located in the Kesteven Uplands Landscape Character Area (towards the north eastern corner). This character area is of medium-high sensitivity to residential developments.</p> <p>The areas within Folk3 which are not built-up are 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.</p> <p>Approximately 15% of Folk3 is located in Flood Zone 3, encompassing an east-west stretch of land in the northern section of the area. This stretch of land is also at high risk from surface water flooding, along with a north-east to north-west stretch of land beginning at the corner of Spring Lane and Greenfields Lane. Furthermore, the entirety of Folk1 is located in a Groundwater Source Protection Zone 2 (Outer Zone).</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>

LEGEND

- Compass Segment
- Conservation Area
- Listed Building
- Grade I
- Grade II



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Purpose of Issue
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Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: GREAT GONERBY 1

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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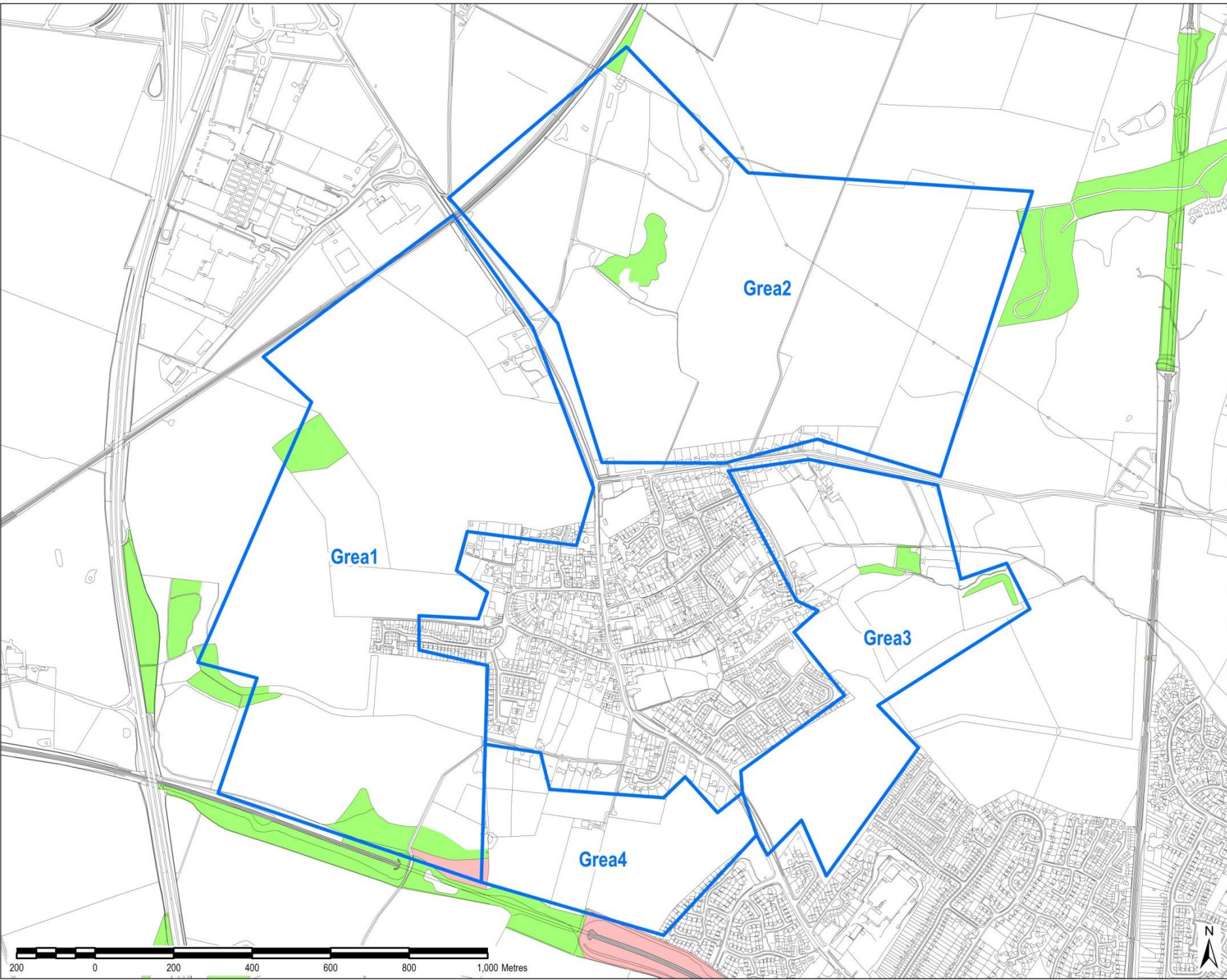


Drawing Number
FIGURE X

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LEGEND

- Compass Segment
- Deciduous Woodland
- No Main Habitat But Additional Habitats Present



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: GREAT GONERBY 2

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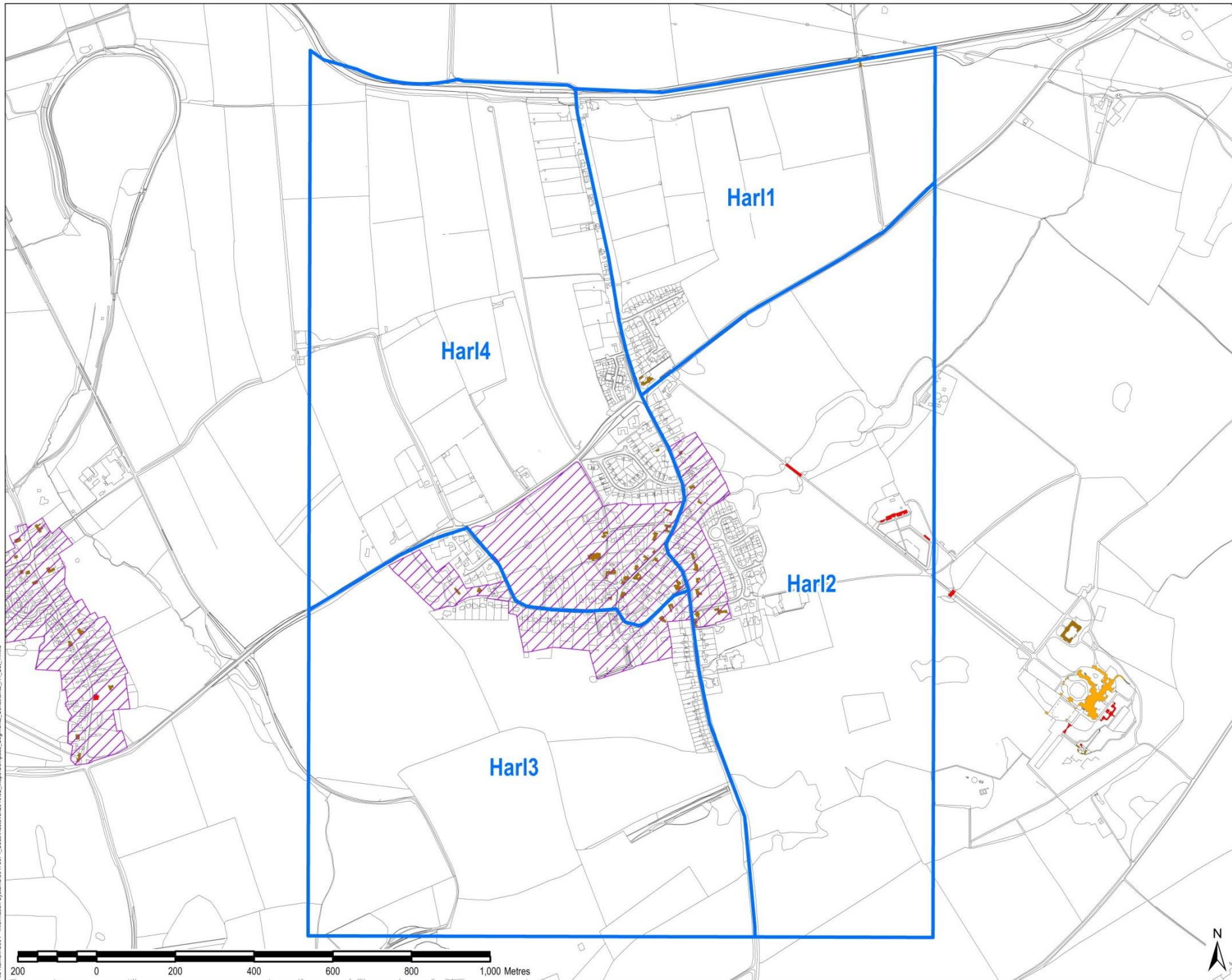
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Area	Great Gonerby: Key constraints	SA Themes for which constraints exist
Grea1	<p>There is network of Deciduous Woodland BAP Priority Habitat patches extending from the south eastern corner to the central western boundary of Grea1, with the patches 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 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>	Biodiversity; Historic Environment; Landscape; Soil
Grea2	<p>In the north western 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 south eastern 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
Grea3	<p>In the north western section of Grea2 there are two isolated patches of Deciduous Woodland BAP Priority Habitat (approximately 0.9ha in total).</p> <p>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 south western section of high sensitivity.</p> <p>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.</p> <p>In the northern section of Grea3, land is at medium-high risk of surface water flooding</p>	Biodiversity; Historic Environment; Landscape; Soil
Grea4	<p>There is a corridor of Deciduous Woodland BAP Priority Habitat extending along the southern boundary of Grea4 (adjacent to Gonerby Tunnel).</p>	Biodiversity; Historic Environment;

Area	Great Gonerby: Key constraints	SA Themes for which constraints exist
	<p>In regards 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.</p> <p>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>	<p>Landscape; Soil</p>

LEGEND

- Compass Segment
- Conservation Area
- Listed Building
- Grade I
- Grade II*
- Grade II
- Record of Scheduled Monument



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Purpose of Issue
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SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: HARLAXTON 1

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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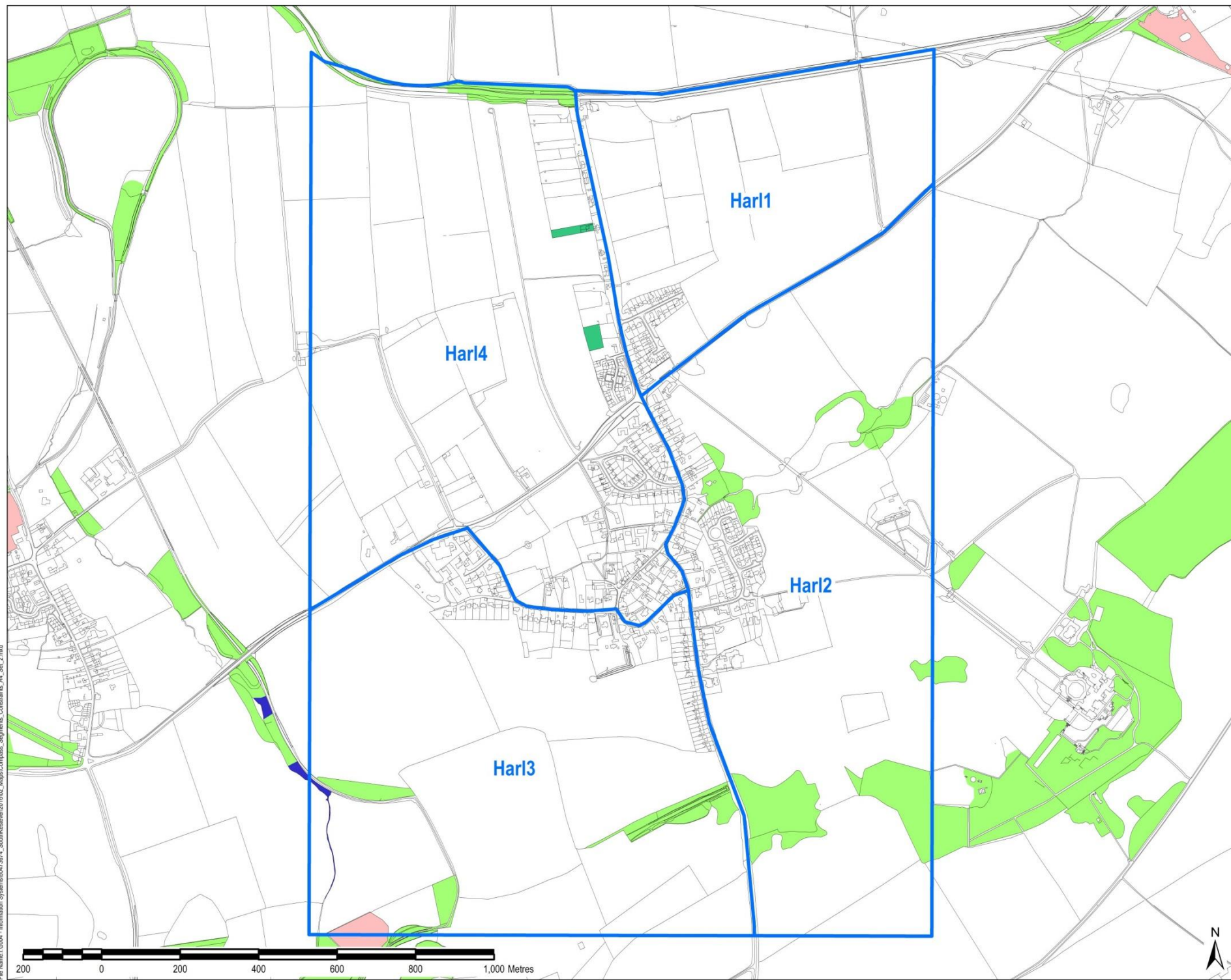
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LEGEND

-  Compass Segment
-  Deciduous Woodland
-  Lowland Fens
-  No Main Habitat But Additional Habitats Present
-  Traditional Orchard



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: HARLAXTON 2

Drawn	Checked	Approved	Date
SJ	BB	NCB	20/01/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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Drawing Number
FIGURE X






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File Name: I:\5004 - Information Systems\60473674_SouthKesteven2016\02_Maps\Compass Segments_Constraints_A4_Sat_2.mxd

Area	Harlaxton: Key constraints	SA Themes for which constraints exist
Harl1	<p>There are two Grade II listed buildings of historical significance in the south western 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
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 north western 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>	Biodiversity; Historic Environment; Landscape; Soil; Water
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.</p> <p>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</p>	Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soil

Area	Harlaxton: Key constraints	SA Themes for which constraints exist
	<p>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 north western corner of Harl3, with this land recognised as being the Best and Most Valuable land for agricultural use.</p>	
<p>Harl4</p>	<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).</p> <p>In regards to the historic environment, there are 36 listed buildings in the built up part of Harl4, including one Grade 1 and 35 Grade II. The majority of the Harlaxton Conservation Area is located in the south eastern 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.</p> <p>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 south eastern corner of Harl4.</p>	<p>Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soil</p>

LEGEND

-  Compass Segment
-  Conservation Area
- Listed Building
 -  Grade I
 -  Grade II
-  Site of Special Scientific Interest (SSSI)



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Purpose of Issue
DRAFT

Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: LANGTOFT 1

Drawn	Checked	Approved	Date
SJ	BB	NCB	20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

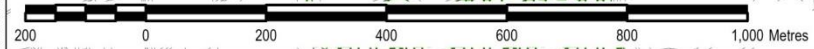
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FIGURE X

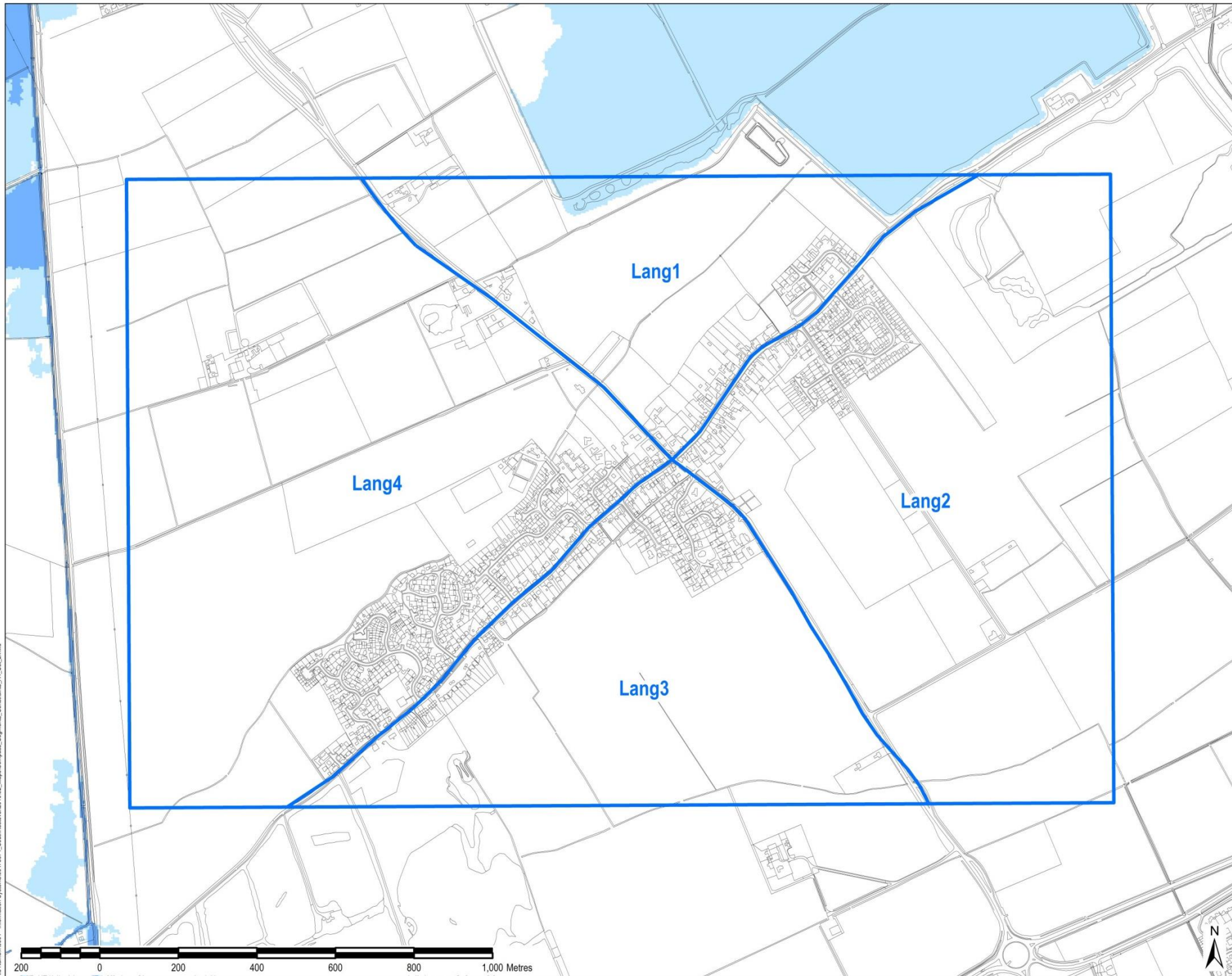
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LEGEND

-  Compass Segment
-  Flood Risk Zone 3
-  Flood Risk Zone 2



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SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: LANGTOFT 2

Drawn SJ	Checked BB	Approved NCB	Date 20/01/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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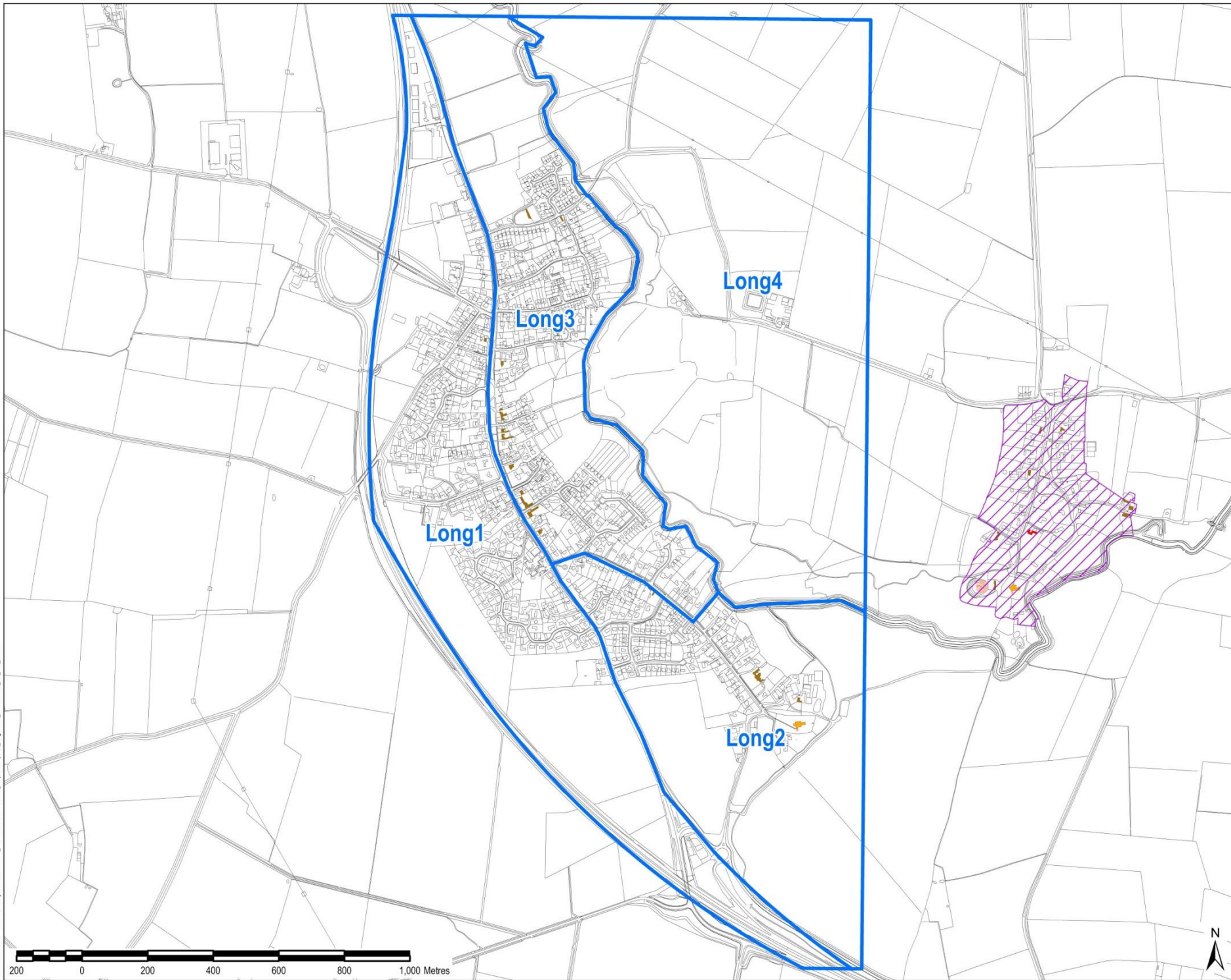
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Area	Langtoft: Key constraints	SA Themes for which constraints exist
Lang1	<p>There is a patch of Deciduous Woodland BAP Priority Habitat (approximately 0.7ha) located directly south of Langtoft Hall and bordering East End.</p> <p>In the north western 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.</p> <p>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 regards to the water environment, land in the north eastern 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>	<p>Biodiversity; Historic Environment; Minerals and Geodiversity; Soil; Water</p>
Lang2	<p>In regards to the historic environment, there are seven Grade II listed buildings of significance in the north western 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 north eastern section of Lang2, there is a section of a Mineral Consultation Area.</p> <p>Land within Lang2 is classified as Grade 2 Agricultural Land, which is recognised as being the Best and Most Versatile Land for agricultural use.</p>	<p>Historic Environment; Minerals and Geodiversity; Soil</p>
Lang3	<p>Approximately 250m south west 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</p>	<p>Biodiversity; Historic Environment; Soil</p>

Area	Langtoft: Key constraints	SA Themes for which constraints exist
	<p>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 south western corner of Lang3, encompassing a Mineral Consultation Area.</p>	
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 north eastern boundary of Lang4. Additionally, in the north eastern 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>

LEGEND

-  Compass Segment
-  Conservation Area
- Listed Building
-  Grade I
-  Grade II*
-  Grade II
-  Record of Scheduled Monument



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Purpose of Issue
DRAFT

Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: LONG BENNINGTON 1

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:15,000	

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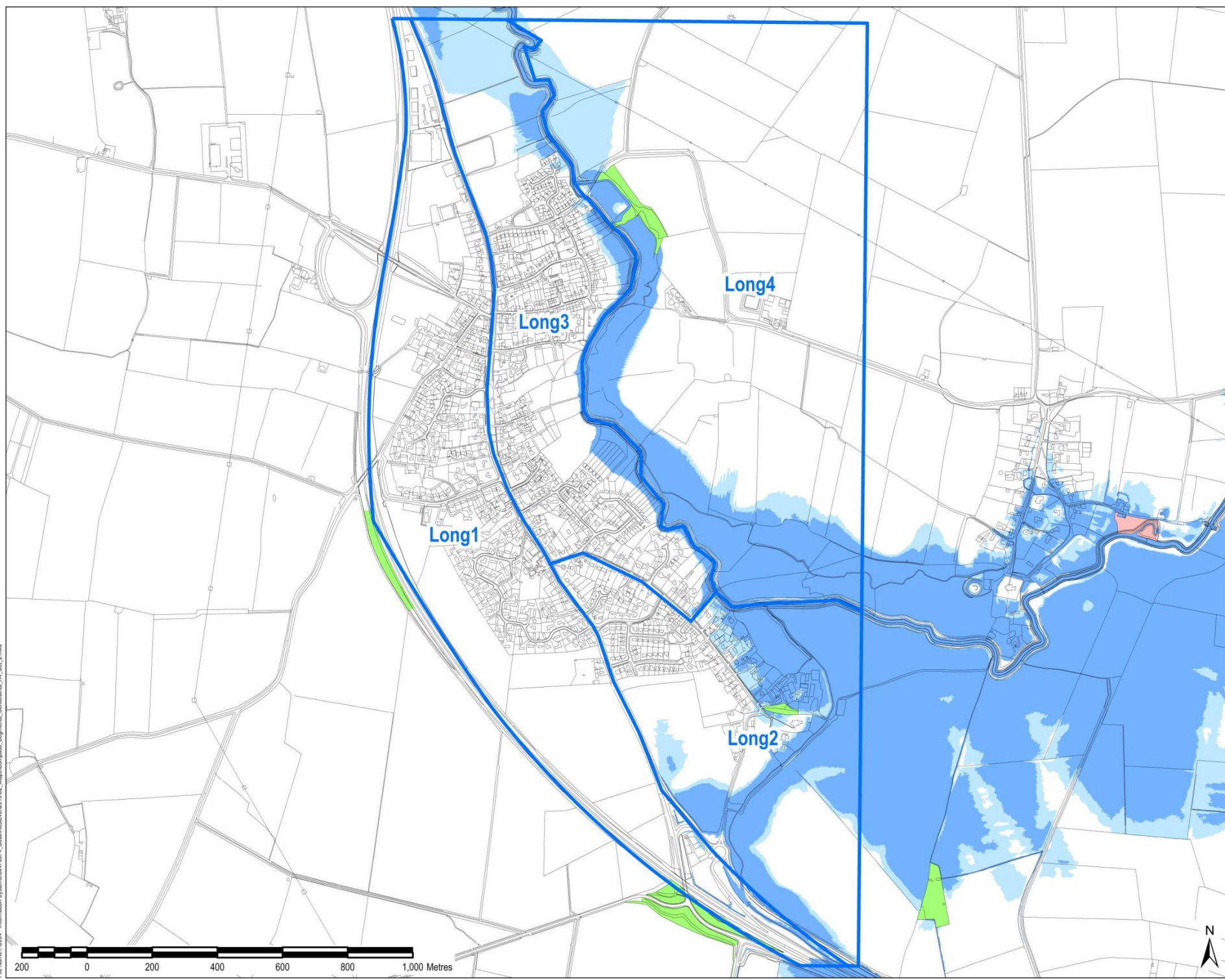


Drawing Number
FIGURE X

Rev
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LEGEND

- Compass Segment
- Deciduous Woodland
- No Main Habitat But Additional Habitats Present
- Flood Risk Zone 3
- Flood Risk Zone 2



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: LONG BENNINGTON 2

Drawn SJ	Checked BB	Approved NCB	Date 20/01/2017
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Drawing Number
FIGURE X

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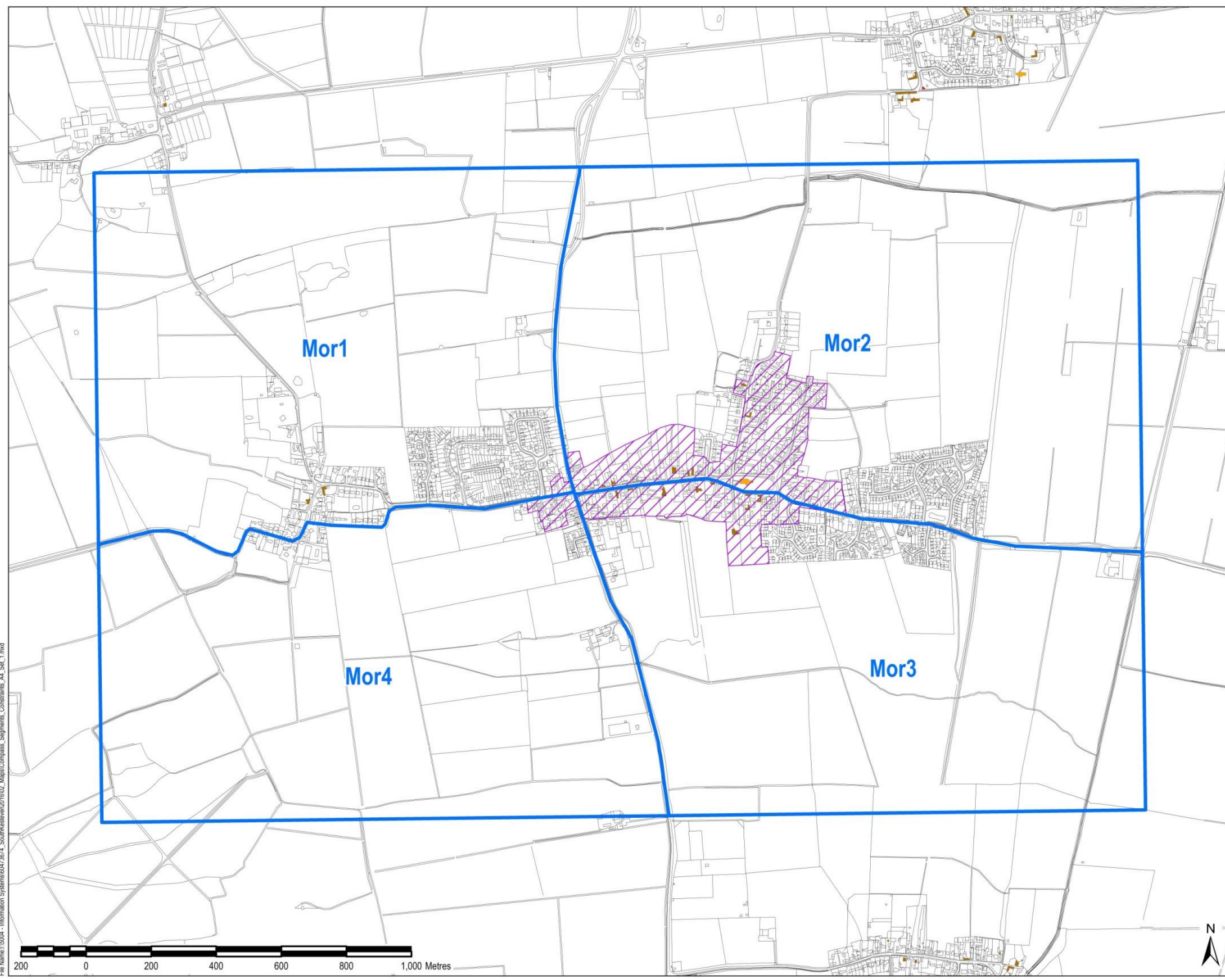
Area	Long Bennington: Key constraints	SA Themes for which constraints exist
<p>Long1</p>	<p>In regards to the historic environment, the Grade I listed Lilac Cottage is located next to Costa Row in the northern section of Long1.</p> <p>Long1 is located in the Trent and Belvoir Vale Landscape Character 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>	<p>Historic Environment; Landscape; Soil; Water</p>
<p>Long2</p>	<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).</p> <p>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.</p> <p>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.</p> <p>In regards to the water environment, the north eastern 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>
<p>Long3</p>	<p>In the north western 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).</p> <p>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.</p> <p>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</p>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>

Area	Long Bennington: Key constraints	SA Themes for which constraints exist
	<p>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>Long4</p>	<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.</p> <p>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>

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LEGEND

-  Compass Segment
-  Conservation Area
- Listed Building
-  Grade I
-  Grade II*
-  Grade II



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Purpose of Issue **DRAFT**

Client **SOUTH KESTEVEN DISTRICT COUNCIL**

Project Title **SA FOR THE SOUTH KESTEVEN LOCAL PLAN**

Drawing Title **POINTS OF THE COMPASS APPRAISAL: MORTON 1**

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:15,000	

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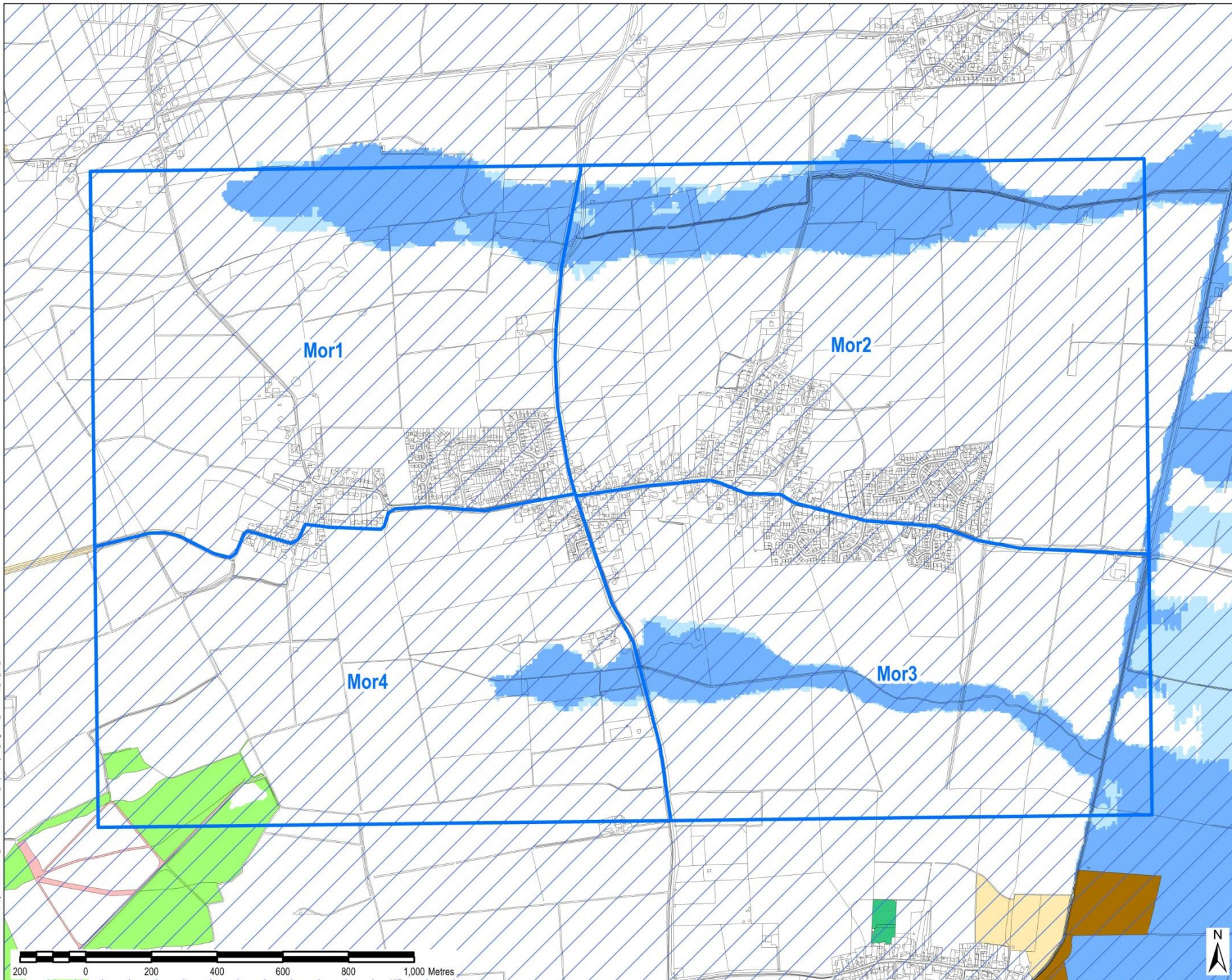


Drawing Number **FIGURE X** Rev **0**

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LEGEND

- Compass Segment
- Ground Source Protection Zones
- Coastal And Floodplain Grazing Marsh
- Deciduous Woodland
- Good Quality Semi-Improved Grassland
- No Main Habitat But Additional Habitats Present
- Traditional Orchard
- Flood Risk Zone 3
- Flood Risk Zone 2



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: MORTON 2

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FIGURE X

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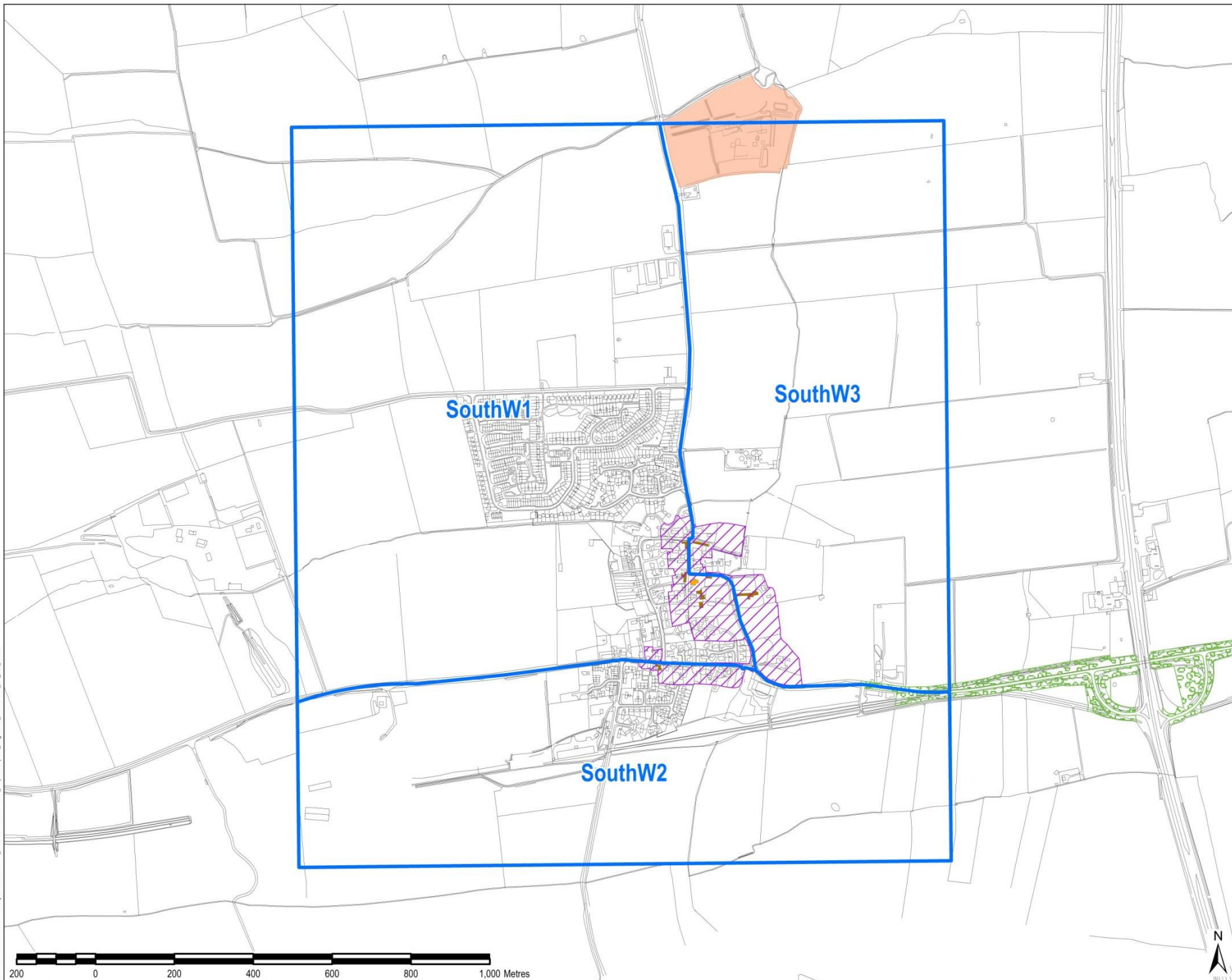
Area	Morton: Key constraints	SA Themes for which constraints exist
<p>Mor1</p>	<p>Towards the northern extent of Mor1, the land is situated within an Impact Risk Zone for the Dunsby Wood SSSI (All planning applications for residential developments of 100 units or more and rural residential developments of 50 or more houses outside existing settlements/urban areas must be assessed).</p> <p>In regards 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 south eastern 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 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 regards 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. 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>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</p>
<p>Mor2</p>	<p>The far north western 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 north western 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.</p> <p>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</p>	<p>Biodiversity; Historic Environment; Soil; Water</p>

Area	Morton: Key constraints	SA Themes for which constraints exist
	<p>remaining 75%.</p> <p>In regards 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>	
Mor3	<p>In regards to the historic environment, there are 14 Grade II listed buildings located in the urbanised section of Mor3. Furthermore, the urbanised area towards the north western corner of Mor3 contains a section of the Morton Conservation Area.</p> <p>Mor3 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.</p> <p>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. Furthermore, the entirety of Mor3 is located in Groundwater Source Protection Zone 2 (Outer Zone).</p>	<p>Historic Environment; Soil; Water</p>
Mor4	<p>Approximately 50m outside the south western boundary of Mor4 is located Bourne/Fox/Pillow Woods, classified as Ancient & Semi-Natural Woodland and Ancient Replanted Woodland.</p> <p>There is a Grade II listed Milestone along Bourne Road towards the south eastern extent of Mor4. Additionally, the north eastern corner of Mor4 (adjacent to Hanthorpe Road) comprises a small section of Morton Conservation Area.</p> <p>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 north western 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>

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LEGEND

- Compass Segment
- Conservation Area
- Listed Building
- Grade I
- Grade II
- Record of Scheduled Monument
- Local Wildlife Site



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Purpose of Issue
DRAFT

Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: SOUTH WITHAM 1

Drawn	Checked	Approved	Date
SJ	BB	NCB	20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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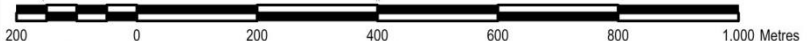
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Drawing Number
FIGURE X

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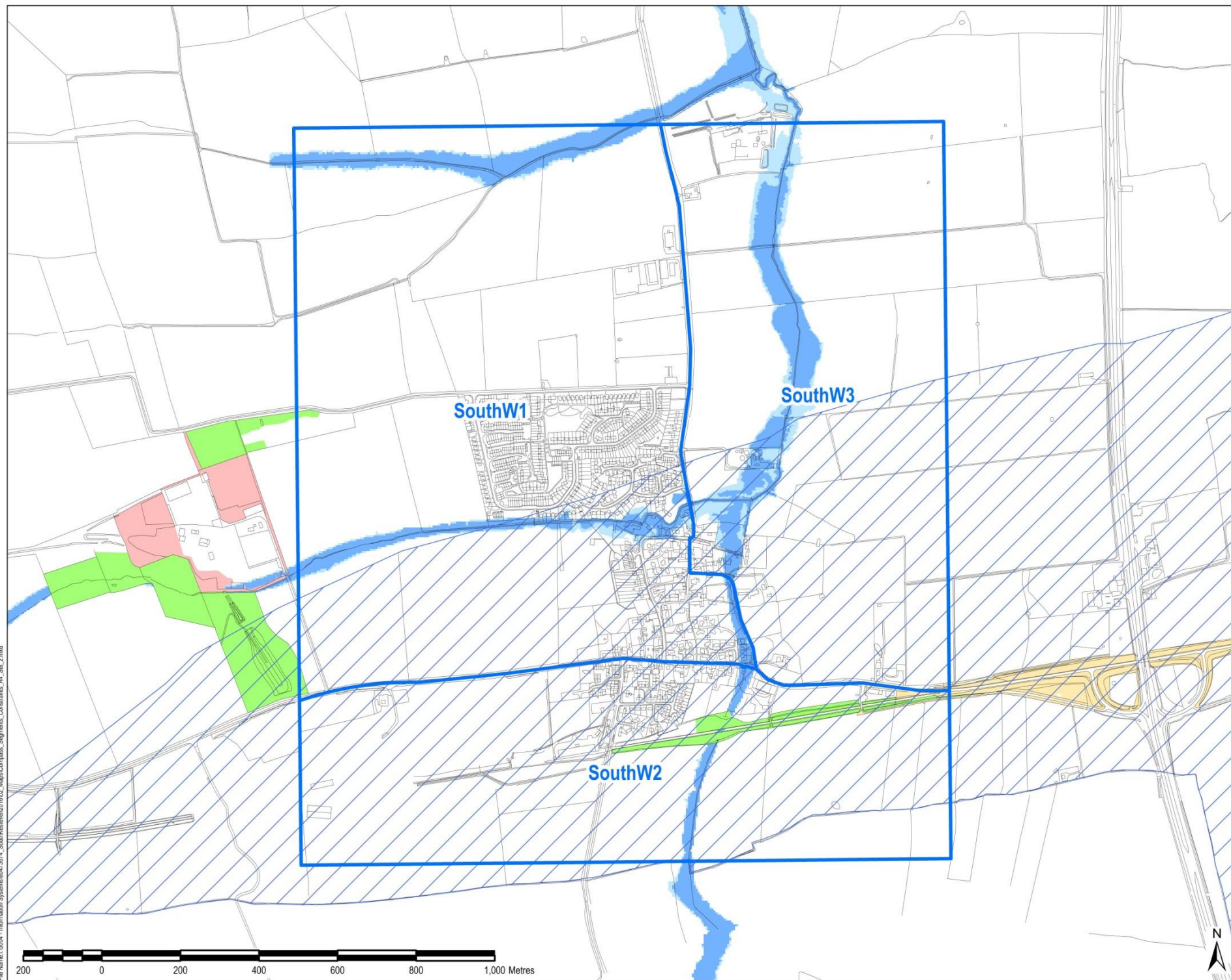
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LEGEND

- Compass Segment
- Ground Source Protection Zones
- Deciduous Woodland
- Good Quality Semi-Improved Grassland
- No Main Habitat But Additional Habitats Present
- Flood Risk Zone 3
- Flood Risk Zone 2



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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: SOUTH WITHAM 2

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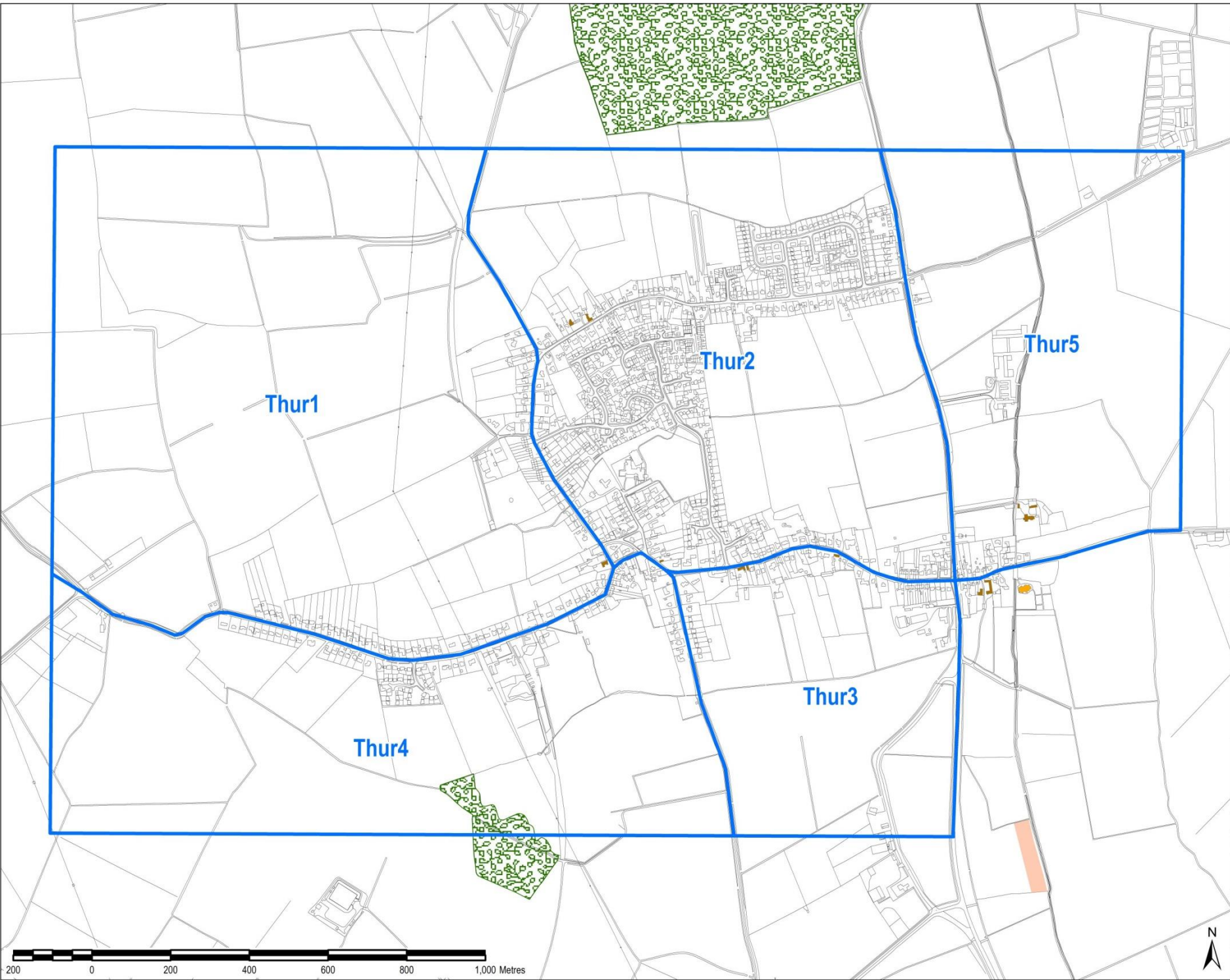
Area	South Witham: Key constraints	SA Themes for which constraints exist
SouthW1	<p>There are six listed buildings of historical significance located in the south eastern corner of SouthW1, including one Grade I (Church of St John The Baptist) and five Grade II listed buildings (2 Church Street, The Angel Inn, Coverley House, Barn at Coverley House and Priory Farmhouse). Additionally, the south eastern 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 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 is recognised as an area of medium-high flood risk. This land is also at high risk of surface water flooding.</p>	<p>Historic Environment; Landscape; Soil; Water</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.</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).</p> <p>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.</p> <p>The section of land between Mill Lane and Thistleton Lane (south western area) of SouthW2 has been designated as a Mineral Consultation Area within the South Kesteven District Council Local Development Framework 2010.</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.</p> <p>In 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.</p>	<p>Biodiversity; Historic Environment; Landscape; Minerals and Geodiversity; Soil; Water;</p>
SouthW3	<p>In regards 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 north western corner of SouthW3 there are the 'Remains</p>	<p>Historic Environment; Landscape; Soil; Water</p>

Area	South Witham: Key constraints	SA Themes for which constraints exist
	<p>of Knights Templar preceptory, watermill and fishponds' which have been designated as a Scheduled Monument. Additionally, the south western 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.</p> <p>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.</p> <p>In regards 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.</p>	

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LEGEND

- Compass Segment
- Listed Building
- Grade I
- Grade II
- Record of Scheduled Monument
- Site of Special Scientific Interest (SSSI)



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Purpose of Issue
DRAFT

Client
SOUTH KESTEVEN DISTRICT COUNCIL

Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: THURLBY & NORTHORPE 1

Drawn SJ	Checked BB	Approved NCB	Date 20/02/2017
AECOM Internal Project No. 60473674		Scale @ A4 1:12,500	

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


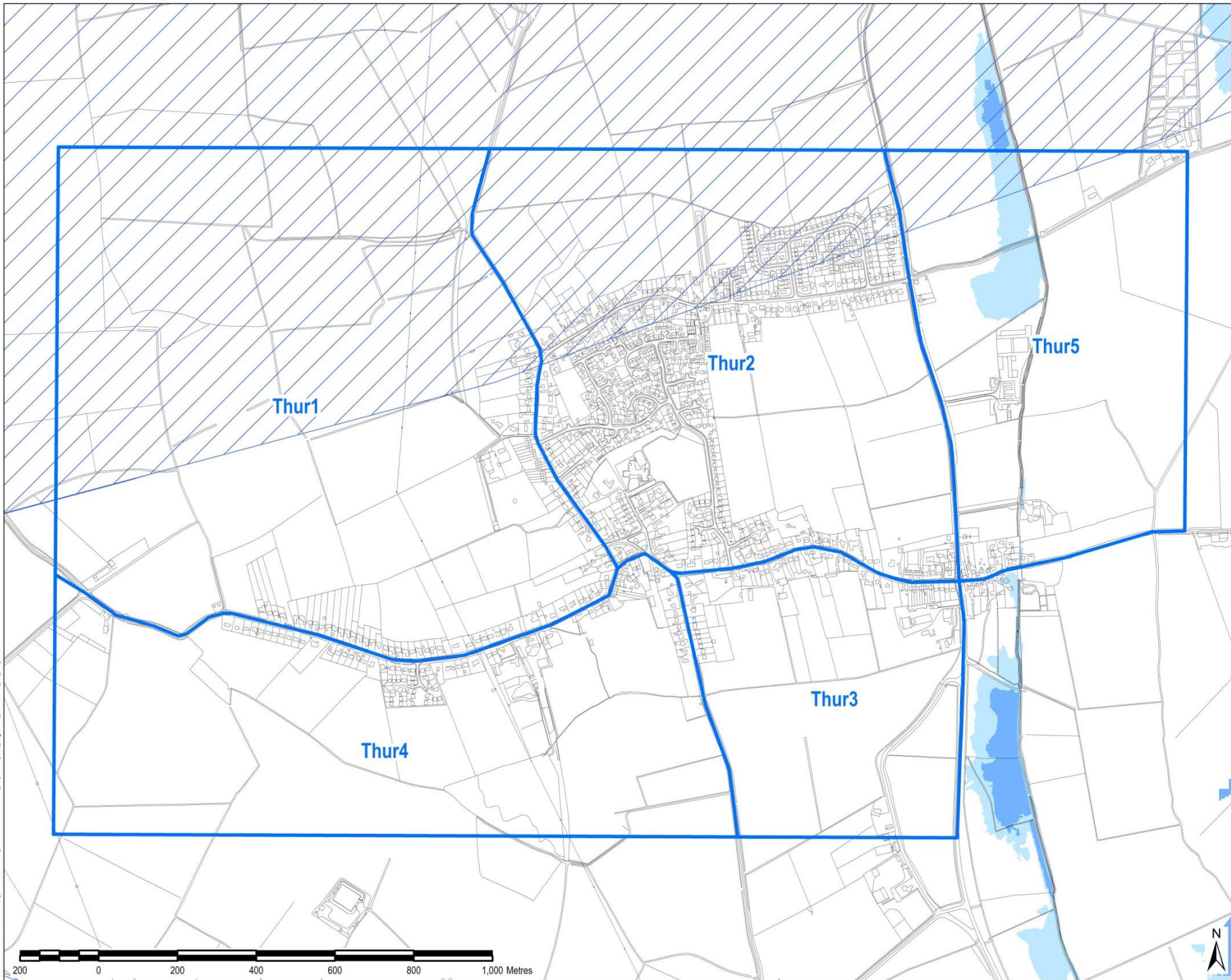
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LEGEND

-  Compass Segment
-  Ground Source Protection Zones
-  Flood Risk Zone 3
-  Flood Risk Zone 2



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Purpose of Issue
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Project Title
SA FOR THE SOUTH KESTEVEN LOCAL PLAN

Drawing Title
POINTS OF THE COMPASS APPRAISAL: THURLBY & NORTHORPE 2

Drawn SJ	Checked BB	Approved NCB	Date 20/01/2017
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FIGURE X

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Area	Thurlby & Northorpe: Key constraints	SA 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).</p> <p>Ivy House, a Grade II listed building of historical significance, is located in the south eastern 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 south east section of Thur1.</p> <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>	<p>Biodiversity; Historic Environment; Landscape; Soil; Water</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>In regards to the historic environment, the Grade II listed '1 High Street' is located in the south western corner of Thur2. Furthermore, the Grade II listed 'Bindon House' is located in the north eastern 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>	<p>Biodiversity; Historic Environment; Soil; Water</p>

Area	Thurlby & Northorpe: Key constraints	SA Themes for which constraints exist
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 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>	Biodiversity; Historic Environment; Soil; Water
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'. 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 regards to flood risk, land surrounding the drainage channels in the north eastern 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 regards 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</p>	Biodiversity; Historic Environment; Soil; Water

Area	Thurlby & Northorpe: Key constraints	SA Themes for which constraints exist
	<p>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 south western corner of Thur5, there is the nationally designated 'Earthworks of Car Dyke in Park Wood' Scheduled Monument.</p> <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.</p> <p>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 north western 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>	

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Part 2: SA site appraisal

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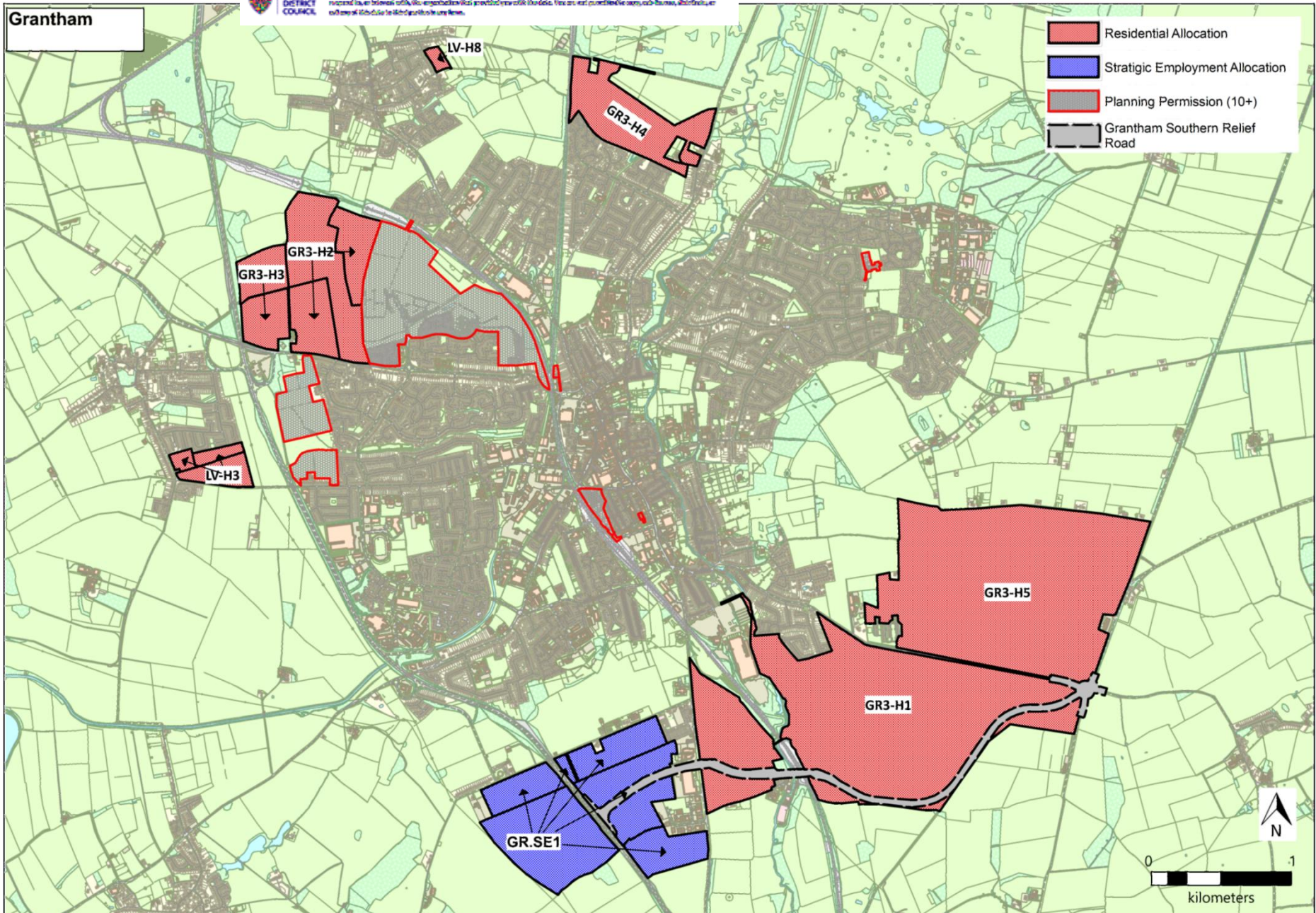
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Grantham



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Grantham



Site Summary Sheet: [Allocate](#).

Reference: SKLP45 (GR3-H4)

Address: Land north of Longcliffe Road and Ryedale Close, Manthorpe, Grantham

Proposal: Check boundary

Size: 37.82 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Site is Grade 3 agricultural – development would result in the loss of this and the effect would be permanent. This is a minor negative.

Potential impact on heritage assets – impact unknown and would be assessed at the planning application stage.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study

Other site specific matters:

- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery
- Connectivity from the development into the town centre by foot and cycle

Site Visit Summary:

Greenfield site to the north of Grantham.

Other Matters:

Electricity substation:

MANTHORPE CHURCH MANTHORPE

Overhead power lines

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Barkston/Cranwell (Dev exceeding 45.7m) - MOD1

Conclusion:

Site has outline consent for Planning Permission.

Site Summary Sheet: [Allocate](#).

Reference: SKLP51 (GR3-H3)

Address: North of Barrowby Road / West of Boundary Farm, Grantham, Grantham

Proposal: Housing

Size: 12 ha

Current Use: Greenfield/ Agriculture

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Site is Grade 1&3 agricultural – development would result in the loss of this and the effect would be permanent. This is a major negative.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study

Other site specific matters:

- No direct access to A52 would be permitted to the site without a strategic solution to the A1/A52 junction
- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery
- Although new primary school planned at North West Quadrant the school capacity this creates will be absorbed by the planned development of North West Quadrant phase 1 and 2. Additional development in this location would need to make alternative school place provision
- Connectivity from the development into the town centre by foot and cycle would be required

Site Visit Summary:

Site consists of large agricultural and grassland fields. Topography of the landscape is relatively flat; there is some area which appears to be sloping downwards. Housing of the existing development can be seen to the west, open fields to the east moving towards the A52. There is access to the highway and noise can be heard from the nearby A52. On the site/s there are masts and lots of trees bushes and hedgerows.

Other Matters:

Electricity substation:
HURNSFIELD BARROWBY

**RAF consultation zone:
Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1**

Conclusion:

Site is adjacent to the existing North West Quadrant urban extension. It is identified as being suitable for housing in the Grantham Capacity Study. It is recommended site is allocated for residential development.

Site Summary Sheet: [Allocate](#).

Reference: SKLP134 (GR3-H2)

Address Part of North West Quadrant phase 2 Rectory Farm, Grantham

Proposal: Housing Size: 14.788 ha

Current Use: Green field / Agricultural

Sustainability Appraisal Summary:

There are potential negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Major negative effect as site is Greenfield (ag class 2). This effect would be permanent.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study

Other site specific matters:

- Design of access to A52 and implications for this on the capacity of the A1/A52 junction
- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery
- The site for a new primary school and local centre, and space for playing fields and recreational space has been provided on the adjacent Phase 1. As well as making a contribution to the development of these facilities, the development of phase 2 must ensure good connectivity for a range of transport modes to and from these facilities
- Connectivity from the development into the town centre by foot and cycle

Site Visit Summary:

Site is a large grassland field, possibly used for agriculture. Surrounding uses are all the same (it adjoins sites SKLP51/268/134/313.) The topography of the site is relatively flat with slight slopes. The views in and out are mainly of other fields, there is the current Poplar Farm development to the right of the site. There are a lot of access points to the site There are also masts/ pylons on the site, as well as lots of trees bushes and hedges.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Conclusion:

The site represents an extension of the North West Quadrant SUE. It is a sustainable location and its development is recommended by the Grantham Capacity Study. Provision should be made for the recommended infrastructure and the site should be allocated for residential development.

Site Summary Sheet: **Allocate**.

Reference:SKLP143 (GR.SE1)

Address: [Area 1] land south of Gorse Lane, Grantham

Proposal: Employment

Size: 13.85 ha

Current Use: Greenfield

Sustainability Appraisal Summary:

Major negative effect as site is Greenfield (ag class 2). This effect would be permanent. Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Infrastructure and Delivery Summary:

- Highway improvements to deliver the objectives of the Grantham Transport Study
- Implications for access to and from the site in relation to capacity of the new A1 junction
- Limited capacity of the Marston Waste Water Treatment Works may impact on the timing of delivery, dependant upon proposed use.
- Current capacity for power supply to the south of the town is limited. Additional load may require provision of additional cables and/ or new primary substation

Site Visit Summary:

Site looks to be used as agricultural / farming land, Surrounding land uses appear to be open grassland and a caravan park further up the road. Topography of the land is flat with good access on to the highway and the A1 trunk road. There is no masts / pylons on the site however there is a house situated on the site. A public footpath intersects this site with SKLP227

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources).

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Site is within an existing employment area and is suitable for employment development.

Site should be allocated for employment development.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP152

Address: Former Church High School Playing Field, Queensway, Grantham

Proposal: Housing

Size: 3.57 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is a former playing pitch and the development would result in the loss of this with no possibility of bringing back into use – alternative provision could be made through a planning application, if necessary.

Site is lower grade agricultural and urban. Development would have a minor negative impact. This impact would be permanent.

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Potential impacts on waste site could be mitigated through planning application.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study
- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery

Site Visit Summary:

Site is Grassland with some tarmac areas

Surrounding uses include a football ground and housing.

Not good access onto the highway

Site is sloping.

Mature trees present.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Conclusion:

Site is a former playing pitch. Some constraints to development, including access. Site is not recommended for allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP153

Address: Grantham Fire Station, Harlaxton Road, Grantham

Proposal: Housing

Size: 1.05 ha

Current Use: Part Greenfield / Part Brownfield

Sustainability Appraisal Summary:

Site is a fire station – this could result in the loss of jobs, although these jobs could potentially be relocated, if the service is still required.

Allocation would result in a moderate level of housing, having minor positive effect. Site is also part brownfield, having a minor positive effect.

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study
- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery

Site Visit Summary:

Site includes a fire station with a grass pitch behind it. There is an empty depot to the west of the site and housing to the east with a scrap yard behind. Vision from the site is not good, with the rear of the site backing onto the canal embankment were the raised houses behind that can be seen. To the front is more housing Topography of the site is flat with no onsite features except for the fire station. There is access to the highway. There is no other on site features.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Contaminated land.

Conclusion:

Site is an operational fire station and there is nothing to suggest that this use will cease. Site is not recommended for allocation.

Site Summary Sheet: [Allocate](#).

Reference: SKLP202 (GR.SE1)

Address: West of the A1, Grantham

Proposal: Employment

Size: 37.33 ha

Current Use: Greenfield/ vacant

Sustainability Appraisal Summary:

Unknown effect on biodiversity – this will be assessed through HRA and planning application stage.

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Development would provide jobs and site is 'Tier 2 employment' in Capacity Study.

Site is Grade 2 agricultural – development would result in the loss of this and the effect would be permanent.

Infrastructure and Delivery Summary:

- Highway improvements to deliver the objectives of the Grantham Transport Study
- Implications for access to and from the site in relation to capacity of the new A1 junction
- Limited capacity of the Marston Waste Water Treatment Works may impact on the timing of delivery, dependant upon proposed use.
- Current capacity for power supply to the south of the town is limited. Additional load may require provision of additional cables and/ or new primary substation

Site Visit Summary:

Greenfield site to the west of the A1.

Other Matters:

Overhead power lines

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Site is within an established employment area and it is recommended for employment development in the Grantham Capacity Study. Site is recommended for employment allocation.

Site Summary Sheet: [Allocate](#).

Reference: SKLP267 (GR3-H2)

Address: Part of Northwest Quadrant Phase 2 East of Boundary Farm Grantham (GRA-14-199), Grantham

Proposal: Housing

Size: 15.33 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Development would provide housing and site is 'Tier 1 housing' in Capacity Study. It is also an extension to the North West quadrant SUE.

Site is Grade 1&2 agricultural – development would result in the loss of this and the effect would be permanent. This is a major negative.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study

Other site specific matters:

- Design of access to A52 and implications for this on the capacity of the A1/A52 junction
- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery
- The site for a new primary school and local centre, and space for playing fields and recreational space has been provided on the adjacent Phase 1. As well as making a contribution to the development of these facilities, the development of phase 2 must ensure good connectivity for a range of transport modes to and from these facilities
- Connectivity from the development into the town centre by foot and cycle

Site Visit Summary:

Site is a large grassland field, possibly used for agriculture. Surrounding uses are all the same (it adjoins sites SKLP51/268/134/313.) The topography of the site is relatively flat with slight slopes. The views in and out are mainly of other fields, there is the current Poplar farm development to the right of the site There is lots of points of access onto the site There is also masts/ pylons with lots of trees bushes and hedges on the site.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Telecom mast

Conclusion:

Site is adjacent to the existing North West Quadrant urban extension. It is identified as being suitable for housing in the Grantham Capacity Study. It is recommended site is allocated for residential development.

Site Summary Sheet: [Allocate](#).

References: SKLP268 (GR3-H2)

Address: Grantham - Part of Northwest Quadrant phase 2, Rectory Farm (GRA14-198), Grantham

Proposal: Housing

Size: 32.87 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Site is Grade 1&2 agricultural – development would result in the loss of this and the effect would be permanent. This is a major negative.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study

Other site specific matters:

- Design of access to A52 and implications for this on the capacity of the A1/A52 junction
- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery
- The site for a new primary school and local centre, and space for playing fields and recreational space has been provided on the adjacent Phase 1. As well as making a contribution to the development of these facilities, the development of phase 2 must ensure good connectivity for a range of transport modes to and from these facilities
- Connectivity from the development into the town centre by foot and cycle

Site Visit Summary:

Site is a large grassland field, possibly used for agriculture. Surrounding uses are all the same (it adjoins sites SKLP51/267/134/313.) The topography of the site is relatively flat with slight slopes. The views in and out are mainly of other fields, there is the current Poplar farm development to the right of the site. There is lots of points of access onto the site. There is also masts/ pylons with lots of trees bushes and hedges on the site.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Contaminated land.

Conclusion:

Site is adjacent to the existing North West Quadrant urban extension. It is identified as being suitable for housing in the Grantham Capacity Study. It is recommended site is allocated for residential development.

Site Summary Sheet: [Allocate](#).

Reference: SKLP269 (GR3-H1)

Address: Southern Quadrant (GRA14-99), Grantham

Proposal: Mixed use

Size: 153.9 ha

Current Use: Greenfield/ vacant

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Some minor flooding issues. There will be addressed through the Strategic Flood Risk Assessment and site specific Flood Risk Assessment at the planning application stage.

Site is Grade 2&3 agricultural – development would result in the loss of this and the effect would be permanent. This is a minor negative.

Site would have potential to impact on AQMA – mitigation possible through planning application.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study

Other site specific matters:

- Delivery of GSRR
- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery
- Current capacity for power supply to the south of the town is limited. Additional load may require provision of additional cables and/ or new primary substation
- The site for a new primary school and secondary school required
- New community facilities including local centre and playing fields and recreational space
- Ensure good connectivity for a range of transport modes to and from these facilities and to the town centre by foot and cycle

Site Visit Summary:

Large Greenfield site to the southwest of Grantham.

Other Matters:

2 x electricity substations:

PAPER MILL FARM GRANTHAM

GRANTHAM PAPER MILL

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD

Spittlegate (All dev exceeding 5m) - MOD141

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Contaminated land.

Conclusion:

Site was previously allocated in the Core Strategy as a Strategic Urban Extension to Grantham. Since then, it has gained Garden Village status. It is recommended that the site is allocated for residential development.

Site Summary Sheet: **Allocate (part)**.

Reference: SKLP313 (GR3-H3)

Address: Land North Of Barrowby road - Grantham

Proposal: Residentail

Size: 35 ha

Current Use: Agricultural Land

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Site is Grade 3 agricultural – development would result in the loss of this and the effect would be permanent. This is a minor negative.

Site is accessible to shops but no GP / school within 800m.

Potential negative effects on landscape depending on element of site developed. This would be a major negative and would be permanent.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study

Other site specific matters:

- Access to site is only possible via other proposed sites and there will be implications for additional traffic movement on the capacity of the existing A1/A52 junction
- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery
- Although new primary school planned at North West Quadrant the school capacity this creates will be absorbed by the planned development of North West Quadrant phase 1 and 2. Additional development in this location would need to make alternative school place provision.
- Provide good connectivity from the development into the town centre by foot and cycle

Site Visit Summary:

Site is a large grassland field, possibly used for agriculture. Surrounding uses are all the same (it adjoins sites SKLP51/268/134/267.) The topography of the site is relatively flat with slight slopes. The views in and out are mainly of other fields, there is the current Poplar farm development to the right of the site There is lots of points of access onto the site There is also masts/ pylons with lots of trees bushes and hedges on the site.

Other Matters:

n/a

Conclusion:

Part of this site is recommended for housing development in the Grantham Capacity Study.

Whilst part of the site is suitable for residential development, it is not considered necessary to allocate it in this Plan period.

Allocate part of the site in accordance with the Capacity Study.

Site Summary Sheet: Allocate

Reference: SKLP316 (GR3-H5)

Address: Prince William of Gloucester Barracks, Belvoir Avenue, Grantham NG31 7TE

Proposal: Residential

Size: 183ha

Current Use: Brownfield

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Infrastructure and Delivery Summary:

All sites in Grantham will be required to make appropriate provision or contributions to support additional capacity for:

- Primary and secondary school places
- Health care in line with the South West Lincolnshire Clinical Commissioning Groups Strategic Plan
- Highway improvements to deliver the objectives of the Grantham Transport Study

Other site specific matters:

- Access to site would be restricted until GSRR in place, and subject to capacity of the new road and junctions.
- Limited capacity of the Marston Waste Water Treatment Works will impact on the timing of delivery
- Current capacity for power supply to the south of the town is limited. Additional load may require provision of additional cables and/ or new primary substation
- Although new primary school planned at Southern Quadrant the school capacity this creates will be absorbed by the planned development there. Additional development in this location would need to make alternative school place provision.
- New secondary school provision planned as part of Southern Quadrant could be expanded to accommodate development here
- Provide good connectivity from the development into the town centre by foot and cycle

Site Visit Summary:

Flat open field. Housing development to the west. Open countryside in other directions. Car Dyke separates site from existing residential.

Other Matters:

Contaminated land.

Conclusion:

Site is available for development in the longer term (i.e. towards the end of the Plan period). It is brownfield and located in a sustainable location. It is recommended to be allocated with a small level of housing anticipated to be delivered due to further traffic assessment work to be undertaken

Site Summary Sheet: **Allocate**.

Reference:SKLP272 (GR.SE1)

Address: [Area 1] land south of Gorse Lane west of the A1, Grantham

Proposal: Employment

Size: 11.29 ha

Current Use: Greenfield

Sustainability Appraisal Summary:

Major negative effect as site is Greenfield (ag class 2). This effect would be permanent. Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

To respect the sensitivities of the surrounding landscape, proposals would need to be kept low and to a single storey level.

The site is required to ensure the delivery of essential infrastructure and any development should not impact on this.

Infrastructure and Delivery Summary:

- Highway improvements to deliver the objectives of the Grantham Transport Study
- Implications for access to and from the site in relation to capacity of the new A1 junction
- Limited capacity of the Marston Waste Water Treatment Works may impact on the timing of delivery, dependant upon proposed use.
- Current capacity for power supply to the south of the town is limited. Additional load may require provision of additional cables and/ or new primary substation

Site Visit Summary:

Site looks to be used as agricultural / farming land, Surrounding land uses appear to be open grassland. Topography of the land rises to the north of the site making development sensitive to landscape considerations.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources).

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Site is suitable for employment development.

Site should be allocated for employment development.

Site Summary Sheet: **Allocate**.

Reference: SKLP323 (GR.SE1)

Address: KiNG31, Grantham

Proposal: Employment

Size: 2.8

Current Use: Greenfield- Existing Planning Permission

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Site is Grade 3 agricultural – development would result in the loss of this and the effect would be permanent. This is a minor negative.

Infrastructure and Delivery Summary:

- Highway improvements to deliver the objectives of the Grantham Transport Study
- Implications for access to and from the site in relation to capacity of the new A1 junction
- Limited capacity of the Marston Waste Water Treatment Works may impact on the timing of delivery, dependant upon proposed use.
- Current capacity for power supply to the south of the town is limited. Additional load will require provision of additional cables and/ or new primary substation

Site Visit Summary:

Flat open field. Housing development to the west. Open countryside in other directions. Car Dyke separates site from existing residential.

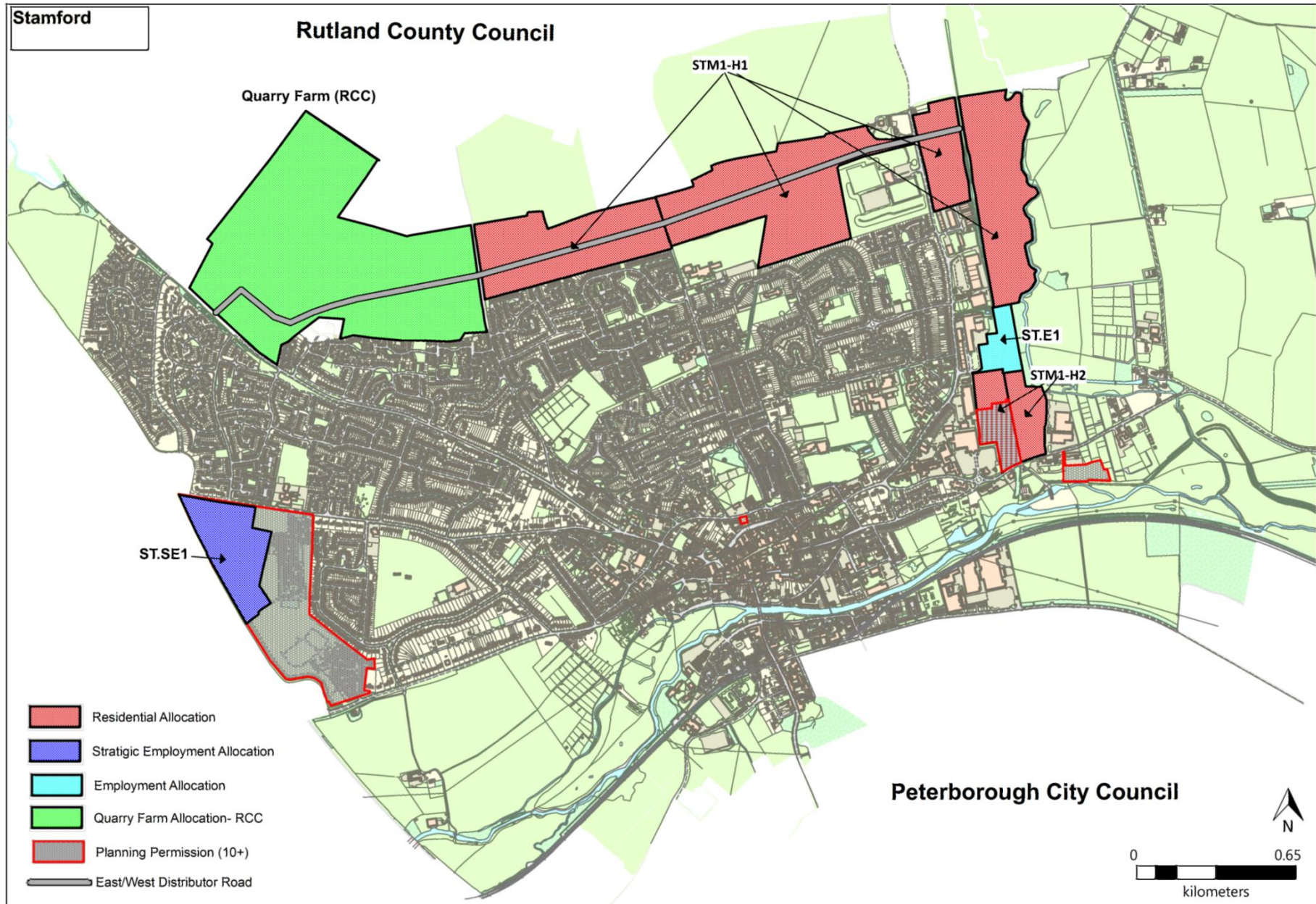
Other Matters:

Contaminated land

Conclusion:

Site currently has planning permission for employment development. There is nothing to suggest that this will not be delivered. However, in order to protect the employment use of the site, it is recommended that the site is allocated for employment development.

Stamford



Site Summary Sheet: **Do not allocate.**

Reference: SKLP58

Address: east of Cherryholt Road, Stamford

Proposal: Housing

Size: 0.883 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is Greenfield but it is not agricultural.

A significant proportion of the site is located in Flood Zone 3, which is not a sequentially preferable location.

Development of the site would have an impact on a Grade 1 Listed Building. This effect would be a major negative and would be permanent.

Development has potential to impact on the landscape, although there is potential to mitigate this through the Planning application process.

Infrastructure and Delivery Summary:

Small scale development unlikely to raise any strategic infrastructure issues

Site Visit Summary:

Greenfield site, adjacent to residential, businesses and allotments. River Welland lies further south of the site.

Other Matters:

Overhead power lines

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Wittering (Dev exceeding 45.7m) - MOD15

Conclusion:

Significant flood risk and heritage constraints. Site is not recommended for allocation.

Site Summary Sheet: [Allocate](#).

Reference: SKLP131 (ST.SE1)

Address: land between Empingham Road and Tinwell Road [10ha business park], Stamford

Proposal: Resi, employment uses, open space (297.54)

Size: 9.918 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is Greenfield (grade 3) – development would result in a minor negative effect and this would be permanent.

Development has potential to impact on the landscape, although there is potential to mitigate this through the Planning application process.

Infrastructure and Delivery Summary:

- Potential implications for capacity of the access to existing A1 junction will need to be addressed
- Current capacity for power supply to the north and west of the town is limited. Strategic solution may be required to accommodate additional load in this location. This may require provision of new primary transformer and redistribution and upgrading of cabling around the town (this affects all development to north and west of the town)

Site Visit Summary:

Greenfield site – housing development ongoing in surrounding area.

Other Matters:

RAF consultation zone:

Wittering (Dev exceeding 45.7m) - MOD15

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Conclusion:

Site is a current employment allocation. The wider site has been developed for residential. There is no information to suggest that employment is no longer suited to this location. Employment allocation recommended.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP137

Address: former Peugeot Garage, Uffington Road, Stamford

Proposal: Housing

Size: 0.45 ha

Current Use: Brownfield/ vacant

Sustainability Appraisal Summary:

Site is PDL, however a limited amount of housing would be provided due to size of site. Development could potentially impact on landscape character. This could potentially be mitigated through the planning application process and sensitive design. Potential loss of jobs – this would be a major negative effect. The effect would be permanent.

Infrastructure and Delivery Summary:

Small scale development unlikely to raise any strategic infrastructure issues

Site Visit Summary:

Brownfield site fronting Uffington Road. Surrounding uses include open space / allotments and other employment uses.

Other Matters:

Overhead power lines

RAF consultation zone:

Wittering (Dev exceeding 45.7m) - MOD15

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Contaminated land.

Conclusion:

Site is a small brownfield parcel of land in Stamford. Allocation would not be required to develop the site.

Site is not recommended for allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP149

Address: Day Centre, 33 Ryhall Road, Stamford

Proposal: Housing

Size: 0.4 ha

Current Use: Brownfield / in use

Sustainability Appraisal Summary:

Site is PDL, however a limited amount of housing would be provided due to size of site. Development could potentially impact on landscape character. This could potentially be mitigated through the planning application process and sensitive design. Site in close proximity to waste site, which could have a potential negative impact, although this could be mitigated through the planning application process. Potential loss of jobs – this would be a major negative effect.

Infrastructure and Delivery Summary:

Small scale development unlikely to raise any strategic infrastructure issues

Site Visit Summary:

Brownfield site located in Stamford. River Gwash runs along the boundary.

Other Matters:

RAF consultation zone:
Wittering (Dev exceeding 45.7m) - MOD15
Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6
Cottesmore (Dev exceeding 91.4m) - MOD7

Conclusion:

Site is a small brownfield parcel of land in Stamford. Allocation would not be required to develop the site.

Site is not recommended for allocation.

Site Summary Sheet: **Allocate.**

Reference: SKLP240 (STM1-H2)

Address: land east of Ryhall Road, Stamford

Proposal: Housing

Size: 23 ha

Current Use: Greenfield/ farm

Sustainability Appraisal Summary:

Site is grade 2 agricultural – development would have a major negative effect. This effect would be permanent.

Low to medium ability of the site to accommodate development (depending on location) in accordance with capacity study. Unlikely impact in area of low capacity could be mitigated.

Infrastructure and Delivery Summary:

- Current capacity for power supply to the north and west of the town is limited. Strategic solution may be required to accommodate additional load in this location. This may require provision of new primary transformer and redistribution and upgrading of cabling around the town (this affects all development to north and west of the town)
- Additional primary and secondary school place provision required as part of any large scale residential development
- Highway access onto Ryhall Road and capacity of existing town centre junctions will need to be assessed through a TA and appropriate mitigation delivered. Consideration should be given to a strategic highway solution to provide traffic relief to the town centre
- Contribution to increased capacity in health care provision in line with the South Lincolnshire Clinical Commissioning Groups Strategic and Operational Plans
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Greenfield site, located east of Ryhall Road

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Sand and Gravel Minerals Safeguarding Area (Policy M11: Safeguarding of Mineral Resources) Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for **potential future working**. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Contaminated land.

Conclusion:

Part of the site is assessed as suitable in the Stamford Capacity Study. It is recommended that this portion of the site is allocated for residential development. Joint allocation with SKLP257 and SKLP258 is recommended to allow comprehensive Masterplanning.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP241

Address: south of Priory Road, Stamford

Proposal: Housing

Size: 0.47 ha

Current Use: Brownfield/ vacant

Sustainability Appraisal Summary:

Site is PDL, however a limited amount of housing would be provided due to size of site. Development could potentially impact on landscape character and heritage assets. This could potentially be mitigated through the planning application process and sensitive design. Development should not be accommodated in areas with low capacity in accordance with the Capacity Study.

Infrastructure and Delivery Summary:

Small scale development unlikely to raise any strategic infrastructure issues

Site Visit Summary:

Brownfield site south of Prior Road, adjacent to roundabout.

Other Matters:

RAF consultation zone:

Wittering (Dev exceeding 45.7m) - MOD15

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Contaminated land.

Conclusion:

Site is a small brownfield parcel of land in Stamford. Allocation would not be required to develop the site.

Site is not recommended for allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP256

Address: Land north of Uffington Road [Stamford Near East]

Proposal: Residential

Size: 17.4 ha

Current Use: Greenfield / Vacant / PDL

Sustainability Appraisal Summary:

Site is grade 3 agricultural – development would have a minor negative effect. This effect would be permanent.

Development could have a negative impact on the landscape, depending on which element of the site is developed.

Infrastructure and Delivery Summary:

- Current capacity for power supply to the north and west of the town is limited. Strategic solution may be required to accommodate additional load in this location. This may require provision of new primary transformer and redistribution and upgrading of cabling around the town (this affects all development to north and west of the town)
- Highway access onto Uffington Road and capacity of existing town centre junctions will need to be assessed through a TA and appropriate mitigation delivered.

Site Visit Summary:

Part brownfield, part Greenfield – extends over the River Gwash and further east of Stamford.

Other Matters:

Electricity substation:
GILMANS STAMFORD

RAF consultation zone:
Wittering (Dev exceeding 45.7m) - MOD15
Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Contaminated land.

Conclusion:

Parts of this site are suitable for allocation. Those parts have been considered separately, i.e. SKLP318 and SKLP322.

Site is not recommended for allocation.

Site Summary Sheet: [Allocate](#).

Reference: SKLP257 (STM1-H1)

Address: land west of Ryhall Road, Stamford

Proposal: Housing

Size: 30 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is grade 3 agricultural – development would have a minor negative effect. This effect would be permanent.

Development could have a negative impact on the landscape – it is likely that this impact could be mitigated through the planning application process.

Infrastructure and Delivery Summary:

- Current capacity for power supply to the north and west of the town is limited. Strategic solution may be required to accommodate additional load in this location. This may require provision of new primary transformer and redistribution and upgrading of cabling around the town (this affects all development to north and west of the town)
- Site and contributions to accommodate additional primary and secondary school provision required to accommodate additional pupils arising from development
- New highway access connecting Ryhall Road to Old Great North Road via Little Casterton Road will be required as a strategic highway solution to access land north of Stamford and mitigate capacity issues at existing junctions in the town centre
- Contribution to increased capacity in health care provision in line with the South Lincolnshire Clinical Commissioning Groups Strategic and Operational Plans
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Field to the north of Stamford. Existing residential to the south.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Limited constraints to development of site and site is assessed as suitable in the Stamford Capacity Study. It is recommended that the site is allocated for residential development. Joint allocation with SKLP258 and part of SKLP240 is recommended to allow comprehensive Masterplanning.

Site Summary Sheet: [Allocate](#).

Reference: SKLP258 (STM1-H1)

Address: east of Little Casterton Road, Stamford

Proposal: Mixed use

Size: 18.58 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is grade 3 agricultural – development would have a minor negative effect. This effect would be permanent.

Development could have a negative impact on the landscape – it is possible that this impact could be mitigated through the planning application process.

Infrastructure and Delivery Summary:

- Current capacity for power supply to the north and west of the town is limited. Strategic solution may be required to accommodate additional load in this location. This may require provision of new primary transformer and redistribution and upgrading of cabling around the town (this affects all development to north and west of the town)
- Site and contributions to accommodate additional primary and secondary school provision required to accommodate additional pupils arising from development
- New highway access connecting Ryhall Road to Old Great North Road via Little Casterton Road will be required as a strategic highway solution to access land north of Stamford and mitigate capacity issues at existing junctions in the town centre
- Contribution to increased capacity in health care provision in line with the South Lincolnshire Clinical Commissioning Groups Strategic and Operational Plans
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Field to the north of Stamford. Existing residential to the south.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Limited constraints to development of site and site is assessed as suitable in the Stamford Capacity Study. It is recommended that the site is allocated for residential development. Joint allocation with SKLP257 and part of SKLP240 is recommended to allow comprehensive Masterplanning.

Site Summary Sheet: Do not allocate.

Reference: SKLP262

Address: R/O 124 & 126 Kesteven Road, Stamford

Proposal: Housing

Size: 0.56 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is grade 3 agricultural – development would have a minor negative effect. This effect would be permanent.

Development would result in the loss of open space.

Development could have a negative impact on the landscape – it is possible that this impact could be mitigated through the planning application process.

Infrastructure and Delivery Summary:

Small scale development unlikely to raise any strategic infrastructure issues

Site Visit Summary:

Small parcel of open space in existing residential area.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Conclusion:

Development would result in loss of open space. Site not recommended for allocation.

Site Summary Sheet: **Allocate.**

Reference: SKLP300 (STM1-H2)

Address: Land At Uffington Road, Stamford

Proposal: Residential

Size: 4.9 ha

Current Use: Brownfield Land Currently Vacant

Sustainability Appraisal Summary:

n/a

Infrastructure and Delivery Summary:

- Current capacity for power supply to the north and west of the town is limited. Strategic solution may be required to accommodate additional load in this location. This may require provision of new primary transformer and redistribution and upgrading of cabling around the town (this affects all development to north and west of the town)
- Contributions towards accommodating additional primary and secondary school provision required to accommodate additional pupils arising from development
- Highway access onto Uffington Road and capacity of existing town centre junctions will need to be assessed through a TA and appropriate mitigation delivered.
- Contribution to increased capacity in health care provision in line with the South Lincolnshire Clinical Commissioning Groups Strategic and Operational Plans
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Brownfield site. Residential development to the west. Industrial development to the north and east.

Other Matters:

Sand and Gravel Minerals Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)
Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)
Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Contaminated land.

Conclusion:

Site is brownfield and does not necessarily need to be allocated for development, however if allocated with part of SKLP256 (now SKLP318) it would allow comprehensive Masterplanning of the area. Site should be allocated with SKLP318 for residential development.

Site Summary Sheet: **Allocate**.

Reference: SKLP318 (STM1-H2)

Address: land north of Uffington Road [Stamford Near East]

Proposal: Residential

Size: 4.1 ha

Current Use: Brownfield

Sustainability Appraisal Summary:

Site is grade 3 agricultural – development will have a minor negative effect. This effect will be permanent.

Infrastructure and Delivery Summary:

- Current capacity for power supply to the north and west of the town is limited. Strategic solution may be required to accommodate additional load in this location. This may require provision of new primary transformer and redistribution and upgrading of cabling around the town (this affects all development to north and west of the town)
- Contributions towards accommodating additional primary and secondary school provision required to accommodate additional pupils arising from development
- Highway access onto Uffington Road and capacity of existing town centre junctions will need to be assessed through a TA and appropriate mitigation delivered.
- Contribution to increased capacity in health care provision in line with the South Lincolnshire Clinical Commissioning Groups Strategic and Operational Plans
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Brownfield site to the north of Uffington Road. Surrounding uses industrial and allotments. River Gwash runs close to site.

Other Matters:

Sand and Gravel Minerals Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)
Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)
Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Contaminated land.

Conclusion:

Limited constraints on the site. Site should be allocated for residential development with SKLP300.

Site Summary Sheet: **Allocate.**

Reference: SKLP322 (ST.E1)

Address: Land East of Ryhall Road (Employment)

Proposal: Residentail

Size: 4.1 ha

Current Use: Part brownfield part Greenfield.

Sustainability Appraisal Summary:

Site is grade 3 agricultural – development will have a minor negative effect. This effect will be permanent.

Infrastructure and Delivery Summary:

- Current capacity for power supply to the north and west of the town is limited. Strategic solution may be required to accommodate additional load in this location. This may require provision of new primary transformer and redistribution and upgrading of cabling around the town (this affects all development to north and west of the town)
- Additional primary and secondary school place provision required as part of any large scale residential development
- Highway access onto Ryhall Road and capacity of existing town centre junctions will need to be assessed through a TA and appropriate mitigation delivered. Consideration should be given to a strategic highway solution to provide traffic relief to the town centre
- Contribution to increased capacity in health care provision in line with the South Lincolnshire Clinical Commissioning Groups Strategic and Operational Plans
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Part of the site is previously developed.

Other Matters:

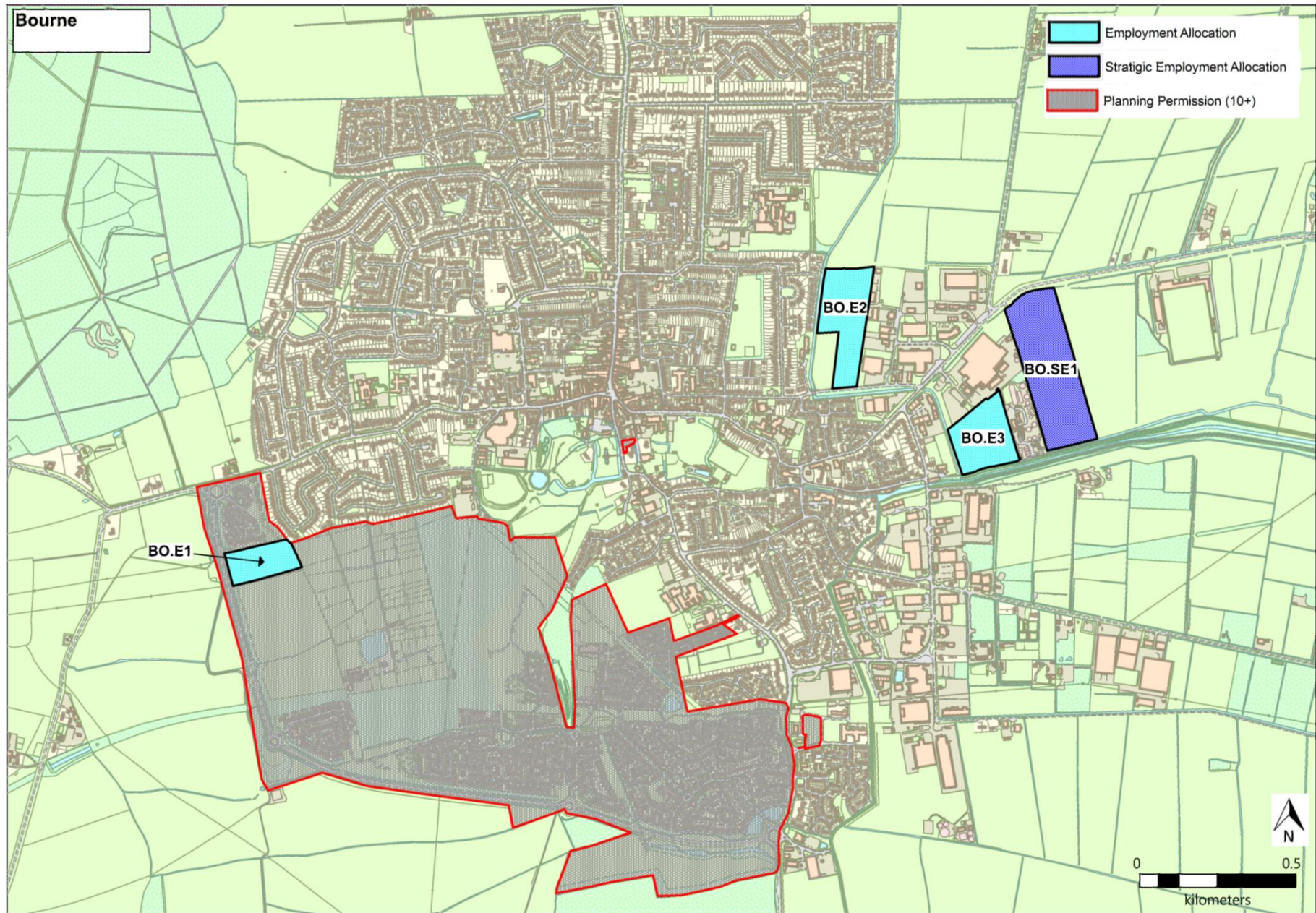
Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)
Sand and Gravel Minerals Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)
Resource Safeguarding (Policy M11) **seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.**

Contaminated land.

Conclusion:

Site is an existing employment allocation. There is no information to suggest this is no longer viable. Site is recommended for allocation for employment.

Bourne



Site Summary Sheet: Do not allocate.

Reference: SKLP24

Address: land east of North Road, Bourne

Proposal: Housing

Size: 3.5 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat field. Residential development to the south. Open countryside in other directions.

Other Matters:

n/a

Conclusion:

Limited housing allocations required in Bourne for this Plan period. Site not recommended for allocation. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: Do not allocate.

Reference: SKLP25

Address: land west of North Road, Bourne

Proposal: Housing

Size: 10.3 ha

Current Use: Greenfield/ vacant

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat field. Residential development to the south. Open countryside in other directions.

Other Matters:

Electricity substation:
NORTH ROAD BOURNE

Conclusion:

Limited housing allocations required in Bourne for this Plan period. Site not recommended for allocation. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP66

Address: land north of Mill Drove, Bourne

Proposal: Housing

Size: 15 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Potential impact in terms of flood risk – impact is likely negligible. Site also within 20m of river.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat open field. Housing development to the west. Open countryside in other directions. Car Dyke separates site from existing residential.

Other Matters:

n/a

Conclusion:

Limited housing allocations required in Bourne for this Plan period. Site not recommended for allocation. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: Do not allocate.

Reference: SKLP68

Address: land north of Stephenson Way, Bourne

Proposal: Housing

Size: 15.373 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 3 agricultural land. This effect would be a minor negative and would be permanent.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat field. Residential development to the south. Open countryside in other directions.

Other Matters:

**Electricity substation:
STEPHENSONS WAY BOURNE**

Conclusion:

Limited housing allocations required in Bourne for this Plan period. Site not recommended for allocation. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: Do not allocate

Reference: SKLP69

Address: land west of Meadow Drove, Bourne

Proposal: Housing

Size: 6.7 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be a major negative and would be permanent.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat open field. Housing development to the west. Open countryside in other directions. Car Dyke separates site from existing residential.

Other Matters:

n/a

Conclusion:

Site is part of existing employment allocation. De-allocation to residential is not recommended.

Site Summary Sheet: Do Not Allocate

Reference: SKLP77

Address: land west of Beaufort Drive, Bourne

Proposal: Housing

Size: 6.086 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 3 agricultural land. This effect would be a minor negative and would be permanent.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Open field. Residential development to east and south. Existing access from residential estate.

Other Matters:

n/a

Conclusion:

Site is low grade agriculture, surrounded by residential on two sides and there is an existing access. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP87

Address: land off Meadow Drove, Bourne

Proposal: Housing

Size: 5.7 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be a major negative and would be permanent.
Site is accessible to some services.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat open field. Housing development to the west. Open countryside in other directions. Car Dyke separates site from existing residential.

Other Matters:

n/a

Conclusion:

Limited housing allocations required in Bourne for this Plan period. Site not recommended for allocation. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: Do Not Allocate

Reference: SKLP89

Address: land west of Beaufort Drive, Bourne (part B) (only part of SKLP89)

Proposal: Housing

Size: 5.68 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 3 agricultural land. This effect would be a minor negative and would be permanent.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Open field. Residential development to east and south. Existing access from residential estate.

Other Matters:

n/a

Conclusion:

Site is low grade agriculture. Development, alongside SKLP77, would result in a 'rounding off' of Bourne and would not unduly encroach into the countryside.
Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: Do not allocate.

Reference: SKLP126

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

Proposal: Housing

Size: 6.585 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is Grade 2 agricultural – development would result in the loss of this and the effect would be permanent. This is a major negative.

Minor flooding issues.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat open field. Housing development to the west. Open countryside in other directions. Car Dyke separates site from existing residential.

Other Matters:

n/a

Conclusion:

Limited housing allocations required in Bourne for this Plan period. Site not recommended for allocation. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: Do not allocate.

Reference: SKLP170

Address: south of The Slipe, South Fen, Bourne

Proposal: Employment

Size: 2.8 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development could affect ground source protection zone. This could be assessed at planning application stage

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

No significant Infrastructure issues

Site Visit Summary:

Vacant field. Industrial units to the west.

Other Matters:

n/a

Conclusion:

Site is not an existing allocation. There is no identified need for further employment allocation in Bourne. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: Do not allocate.

Reference: SKLP185

Address: south of Spalding Road, Bourne

Proposal: Employment

Size: 9.6 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Development could affect ground source protection zone. Impacts could be assessed as part of a planning application.

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

A significant portion of the site is within flood zone 3, which is not a sequentially preferable location.

Infrastructure and Delivery Summary:

No significant Infrastructure issues

Site Visit Summary:

Vacant field. Open on all sides. Industrial development lies further west.

Other Matters:

n/a

Conclusion:

Site is detached from the settlement without the development of SKPL277. It is also located in Flood Zone 3, which is not a sequentially preferable location.

Allocation not recommended. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: Do not allocate.

Reference: SKLP186

Address: land south of The Slipe, Bourne

Proposal: Employment

Size: 3.1 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development could affect ground source protection zone. Impacts could be examined as part of a planning application.

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

No significant Infrastructure issues

Site Visit Summary:

Vacant field. Open on all sides. Industrial development lies further west.

Other Matters:

n/a

Conclusion:

Site is detached from the settlement without development of SKLP170.

Site is not recommended for allocation. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP228

Address: land to east of A15 [area A], Bourne

Proposal: Employment

Size: 8.6 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development could affect ground source protection zone. Impacts could be examined as part of a planning application.

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Potential impact on River.

Infrastructure and Delivery Summary:

No significant Infrastructure issues

Site Visit Summary:

Vacant field, residential development lies to north west, on far side of Car Dyke. Services and supermarket to west. Industrial units lie further north.

Other Matters:

n/a

Conclusion:

Site is detached from other employment development around Bourne, without the development of SKLP278.

Site not recommended for allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP229

Address: land to east of A15 [area B], Bourne

Proposal: Employment

Size: 7.5 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development could affect ground source protection zone. Impacts could be examined as part of a planning application.

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

No significant Infrastructure issues

Site Visit Summary:

Vacant field, residential development lies to north west, on far side of Car Dyke. Services and supermarket to west. Industrial units lie further north.

Other Matters:

n/a

Conclusion:

Site is detached from other employment development around Bourne, without the development of SKLP278.

Site not recommended for allocation.

Site Summary Sheet: **Allocate.**

Reference: SKLP236 (BO.E1)

Address: adj A151 Raymond Mays Way, Bourne

Proposal: Employment

Size: 1.2 ha

Current Use: Greenfield/ vacant

Sustainability Appraisal Summary:

Development could affect ground source protection zone. Impacts could be examined as part of a planning application.

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

No significant Infrastructure issues

Site Visit Summary:

Greenfield site.

Other Matters:

Overhead power lines.

Conclusion:

Site is an existing employment allocation in the Local Plan. No significant change in circumstances to suggest it is no longer deliverable.

Site recommended for employment allocation.

Site Summary Sheet: Do Not Allocate

Reference: SKLP273

Address: Blind Well Field, Bourne

Proposal: Housing

Size: 1.9 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 3 agricultural land. This effect would be a minor negative and would be permanent.

Infrastructure and Delivery Summary:

Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Greenfield site with access from Cedar Drive.

Other Matters:

n/a

Conclusion:

There are limited constraints to the development of the site. Development would also not unnecessarily extend the built up limits of Bourne. Any additional allocations to be made through the Bourne Neighbourhood Plan.

Site Summary Sheet: **Allocate**.

Reference: SKLP276 (BO.E2)

Address: Land North of Manning Road and west of Meadow Drove, Bourne

Proposal: Employment

Size: 16.1 ha

Current Use: Employment Allocation

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Flat field. Industrial development to the east, residential to the west and south. Car dyke separates site from existing residential.

Other Matters:

Contaminated Land.

Conclusion:

Site is an existing employment allocation in the Local Plan. No significant change in circumstances to suggest it is no longer deliverable.

Site recommended for employment allocation.

Site Summary Sheet: **Allocate**.

Reference: SKLP277 (BO.SE1)

Address: Land South of Spalding Road, Bourne

Proposal: Employment

Size: 8.6 ha

Current Use: Employment Allocation

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Flat field. Existing industrial lies to the west.

Other Matters:

n/a

Conclusion:

Site is an existing employment allocation in the Local Plan. No significant change in circumstances to suggest it is no longer deliverable.

Site recommended for employment allocation.

Site Summary Sheet: Do Not Allocate.

Reference: SKLP278

Address: Land South of Tunnel Bank, Bourne

Proposal: Employment

Size: 21.54 ha

Current Use: Employment Allocation

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Flat field. Part developed with factory. Industrial development lies to the north, residential to the west.

Other Matters:

Pipeline Melton Spinney / Pinchbeck - PL4 – 55m buffer zone

Conclusion:

Site is an existing employment allocation in the Local Plan. Site recommended for de-allocation in the Employment Land Study (2015).

Site Summary Sheet: **Allocate.**

Reference: SKLP279 (BO.E3)

Address: Land North of Bourne Eau and East of Carr Dyke, Bourne

Proposal: Employment

Size: 3 ha

Current Use: Employment Allocation

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be negative and would be permanent.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Flat field, industrial development to the north, east and west. Open to south.

Other Matters:

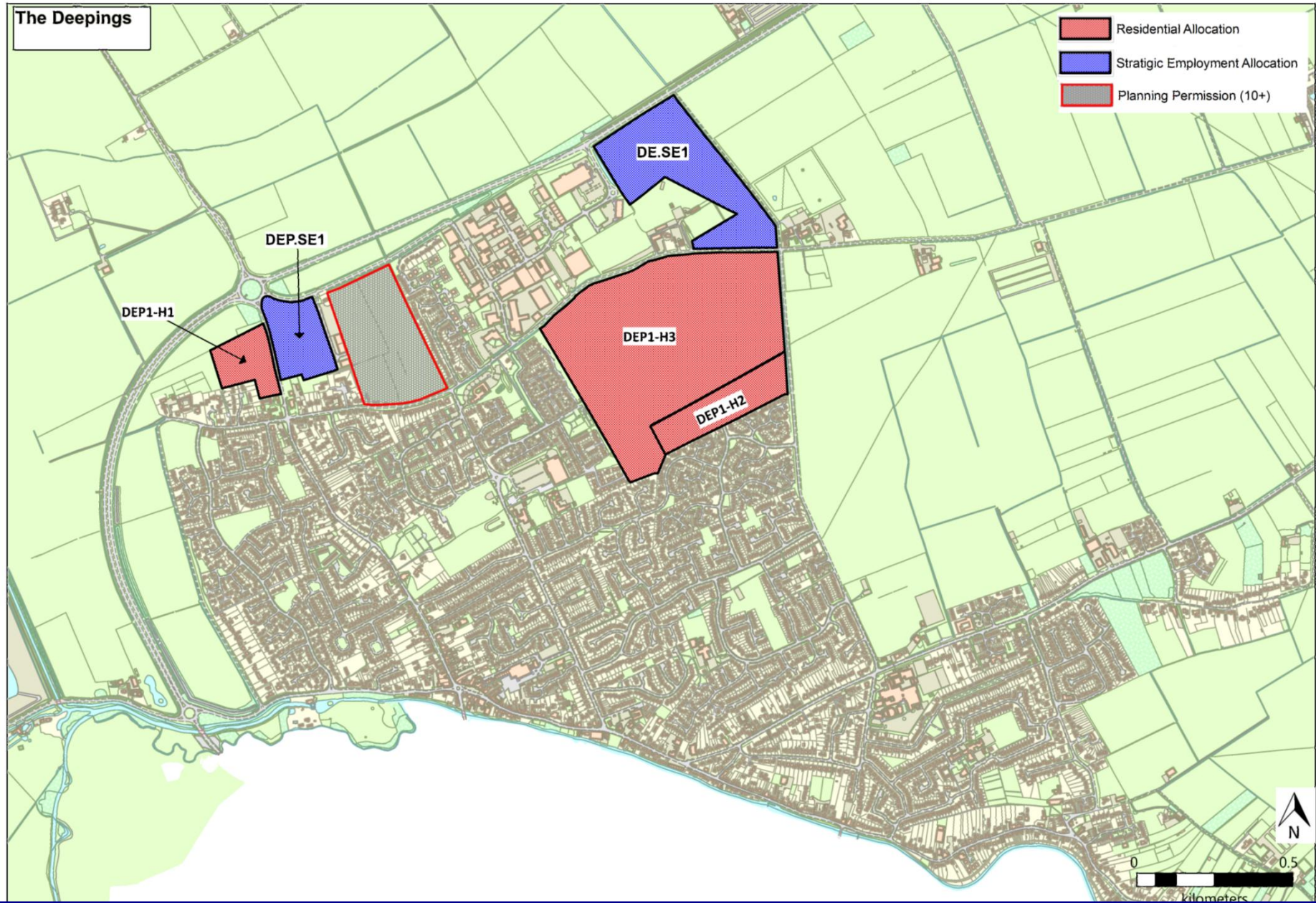
Contaminated land.

Conclusion:

Site is an existing employment allocation in the Local Plan. No significant change in circumstances to suggest it is no longer deliverable.

Site recommended for employment allocation.

The Deepings



Site Summary Sheet: **Do Not Allocate**

Reference: SKLP30

Address: land at Millfield Road, Market Deeping

Proposal: Housing

Size: 11.329 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be a major negative and would be permanent.
A15 acts as barrier to countryside.

Infrastructure and Delivery Summary:

- Part of the site should be safeguarded for future community use to accommodate future school expansion needs. This may be either for new/expanded school or to accommodate a relocation of the Deepings leisure Centre to accommodate future (post 2020) expansion of the existing secondary school to allow for additional school place capacity
- Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools
- Highway access onto Stamford Road and capacity of existing junction with A15 will need to be assessed through a TA and appropriate mitigation delivered.
- Connectivity to the town centre and local schools by a range of different means of transport must be provided
- Application submitted to County Council to designate land as a Village Green – awaiting determination

Site Visit Summary:

Flat field between MD and A1175. Surrounding uses residential and countryside.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Sand and Gravel Minerals Safeguarding Area (Policy M11: Safeguarding of Mineral Resources) Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Constraints should be taken into account when developing the site. However, site not recommended for allocation as there is uncertainty as to whether it can be developed given the outstanding application to designate this as a Village Green.

Site Summary Sheet: **Allocate**.

Reference: SKLP39 (DEP1-H2)

Address: Land West of Linchfield Road and North of Cowslip Drive, Deeping St James

Proposal: Housing

Size: 5.1 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be a major negative and would be permanent.

Infrastructure and Delivery Summary:

- Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools
- Highway access and capacity of existing junction will need to be assessed through a TA and appropriate mitigation delivered.
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Adjacent to existing residential in centre of MD. Surrounded by open space (SKLP253). Countryside to east.

Other Matters:

Sand and Gravel Minerals Safeguarding Area (Policy M11: Safeguarding of Mineral Resources) Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Site is a current allocation in the Sites and Policies DPD. There is no evidence to suggest this is no longer deliverable. Comprehensive masterplan with SKLP 253 would result in integrated development. Residential allocation recommended.

Site Summary Sheet: Do not allocate.

Reference: SKLP97

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

Proposal: Housing

Size: 2.718 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 3 agricultural land. This effect would be a minor negative and would be permanent.

Infrastructure and Delivery Summary:

- Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Field between MD and Frognall. Public footpath runs through site

Other Matters:

n/a

Conclusion:

Site acts as an area of separation between the built up areas of Deeping St James and Frognall. It is not recommended that the site is allocated.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP120

Address: Priory Farm, Deeping St James

Proposal: Housing

Size: 0.68 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 3 agricultural land. This effect would be a minor negative and would be permanent.

Quantum of development would not provide for a significant variety of housing.

Infrastructure and Delivery Summary:

No significant infrastructure issues affect this site

Site Visit Summary:

Small, flat site on the edge of DSJ. Agricultural building on site.

Other Matters:

n/a

Conclusion:

Site is not unsuitable for development, however a limited quantum housing would be provided. There is potential for the site to come forward without an allocation (in accordance with draft Local Plan to 2036 policies). Site not recommended for allocation.

Site Summary Sheet: [Allocate](#).

Reference: SKLP177 (DEP-SE2)

Address: adj Northfield Industrial Estate, Market Deeping

Proposal: Employment

Size: 12 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be a major negative and would be permanent.

Infrastructure and Delivery Summary:

No significant infrastructure issues affect this site

Site Visit Summary:

Flat field at edge of settlement. Surrounding uses are football club, nursery, employment.

Other Matters:

Existing employment allocation

Conclusion:

Site is an existing employment allocation and no reasons have come forward to suggest this use is no longer viable or deliverable.

Site is recommended for employment allocation.

Site Summary Sheet: **Allocate**.

Reference: SKLP253 (DEP1-H1)

Address: land west of Linchfield Road, Deeping St James

Proposal: Mixed use

Size: 34.04 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be a major negative and would be permanent.

Site is accessible to some services.

Infrastructure and Delivery Summary:

- Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools
- Highway access and capacity of existing junction will need to be assessed through a TA and appropriate mitigation delivered.
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Large, open flat site. Mostly surrounded by residential. Countryside to east.

Other Matters:

Sand and Gravel Minerals Safeguarding Area (Policy M11: Safeguarding of Mineral Resources) Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Large, well located site that could enable the delivery of a significant amount of the housing requirement for the Deepings. Adjacent to a current allocation (SKLP39). Comprehensive masterplanning of both sites would result in an integrated development. Residential allocation recommended.

Site Summary Sheet: **Allocate (part)**.

Reference: SKLP254 (DEP1-H3)

Address: land between A16 and B1524, Peterborough Road, Market Deeping

Proposal: Housing

Size: 10.26 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be a major negative and would be permanent.

A15 acts as barrier to countryside.

Potential impact on heritage features.

Infrastructure and Delivery Summary:

- Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools
- Highway access onto Peterborough Road and capacity of existing junction with A15 and A17 will need to be assessed through a TA and appropriate mitigation delivered.
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Flat field between MD and A1175. Surrounding uses residential and countryside.

Other Matters:

Electricity substation:

VERGETTE MARKET DEEPING

Overhead power lines

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Sand and Gravel Minerals Safeguarding Area (Policy M11: Safeguarding of Mineral Resources) Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Constraints should be taken into account when developing the site. Site boundary should be changed to reduce impact on Listed Building.

Residential allocation (on reduced site area) recommended.

Site Summary Sheet: **Allocate.**

Reference: SKLP281 (DEP.SE1)

Address: Land Between Peterborough Road and Towngate East, MD

Proposal: Employment

Size: 15.97 ha

Current Use: Housing and Employment Allocation

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 2 agricultural land. This effect would be a major negative and would be permanent.

A15 acts as barrier to countryside.

Infrastructure and Delivery Summary:

- Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools
- Highway access onto Peterborough Road and capacity of existing junction with A15 will need to be assessed through a TA and appropriate mitigation delivered.
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Flat field extending to the north of MD on east of B1524. View into the site from existing development and surrounding roads.

Other Matters:

Existing housing and employment allocation. Site has planning permission.

Conclusion:

Site is an existing employment allocation and no reasons have come forward to suggest this use is no longer viable or deliverable.

It is recommended an employment allocation is made on a portion of the site to make sure the site comes forward for employment development.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP310

Address: Land to the Rear of Easting Gate, Deeping St James

Proposal: Residential

Size: 1.68 ha

Current Use: Part Industrial. Remainder is Grass and Orchard

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 3 agricultural land. This effect would be a minor negative and would be permanent.

Infrastructure and Delivery Summary:

- Additional school place capacity will be required to accommodate pupil increase at both primary and secondary schools
- Connectivity to the town centre and local schools by a range of different means of transport must be provided

Site Visit Summary:

Site is to rear of existing development. Access road poor.

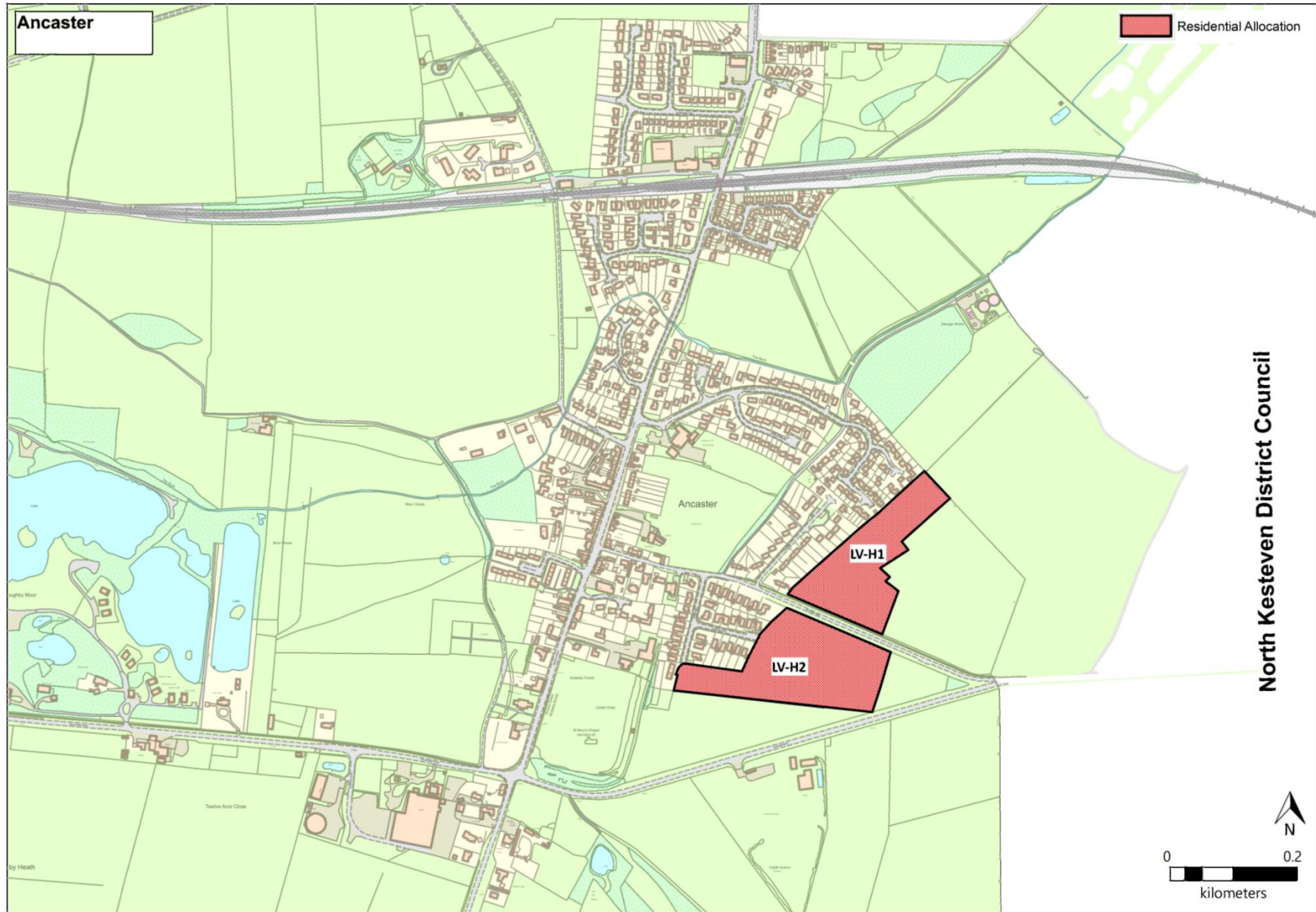
Other Matters:

n/a

Conclusion:

Access would be via Easting Gate. Development would be to the rear of existing development and out of keeping with the built form. Site is not recommended for allocation.

Ancaster



Site Summary Sheet: **Do not allocate.**

Reference: SKLP40

Address: East of Ermine Street, Ancaster

Proposal: Residential

Size: 0.788 ha

Current Use: Greenfield / Grazing

Sustainability Appraisal Summary:

Development of the site would result in loss of Grade 3 agricultural land. This effect would be a minor negative and would be permanent.

The site is part of the Southern Lincolnshire Edge Character Area – development could potentially have a negative impact although it may be possible to mitigate this through design at the planning application stage.

Infrastructure and Delivery Summary:

Current capacity at local primary school and potential to extend school should it be required.
Secondary school capacity (or extended capacity) available at Sleaford and Welby

- Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat site in centre of Ancaster. Views into the countryside.

Other Matters:

RAF consultation zone:
Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1
Barkston/Cranwell (Dev exceeding 45.7m) - MOD1

Conclusion:

Site is open space in the centre of Ancaster and adds to the character of the area, with views to the open Countryside.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP135

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

Proposal: Housing

Size: 3.04 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would result in the loss of this. This result would be permanent and would be a minor negative.

The site is part of the Southern Lincolnshire Edge Character Area – development could potentially have a negative impact although it may be possible to mitigate this through design at the planning application stage.

Infrastructure and Delivery Summary:

Current capacity at local primary school and potential to extend school should it be required.

Secondary school capacity (or extended capacity) available at Sleaford and Welby

- Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Site to north of Ancaster. Site slopes gently to North and is higher than the existing development at Ancaster.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (Dev exceeding 45.7m) - MOD1

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Conclusion:

No significant constraints to development. Development of the site would extend Ancaster to the north and would further elongate the settlement. Site not considered suitable for allocation at this time.

Site Summary Sheet: **Allocate (part)**.

Reference: SKLP211 (LV- H1)

Address: south of Wilsford Lane, Ancaster

Proposal: Housing,

Size: 6.24 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would result in the loss of this. This result would be permanent and would be a minor negative.

The site is part of the Southern Lincolnshire Edge Character Area – development could potentially have a negative impact although it may be possible to mitigate this through design at the planning application stage.

Development has potential to impact on heritage assets, although impact could be mitigated through sensitive design at planning application stage.

Infrastructure and Delivery Summary:

Current capacity at local primary school and potential to extend school should it be required. Secondary school capacity (or extended capacity) available at Sleaford and Welby

- Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat site. Limited views into and out of.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Barkston/Cranwell (Dev exceeding 45.7m) - MOD1

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be

accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

There are constraints to developing the site, in particular there is potential to impact on heritage assets. Reducing the site area would mitigate this impact.

On balance, it is considered that this site would not have a significant impact on the landscape and townscape of Ancaster. There is also potential to provide a significant quantum of housing, even with the reduced site area.

It is recommended that this site (with a reduced area) is allocated for residential development.

Site Summary Sheet: [Allocate](#).

Reference: SKLP315 (LV-H2)

Address: North of Wilsford Lane, Ancaster

Proposal: Housing

Size: 2.56 ha

Current Use: Greenfield / Agricultural

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would result in the loss of this. This result would be permanent and would be a minor negative.

The site is part of the Southern Lincolnshire Edge Character Area – development could potentially have a negative impact although it may be possible to mitigate this through design at the planning application stage.

Development has potential to impact on heritage assets, although impact could be mitigated through sensitive design at planning application stage.

Infrastructure and Delivery Summary:

Current capacity at local primary school and potential to extend school should it be required. Secondary school capacity (or extended capacity) available at Sleaford and Welby

- Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Flat site. Limited views into and out of.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Barkston/Cranwell (Dev exceeding 45.7m) - MOD1

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be

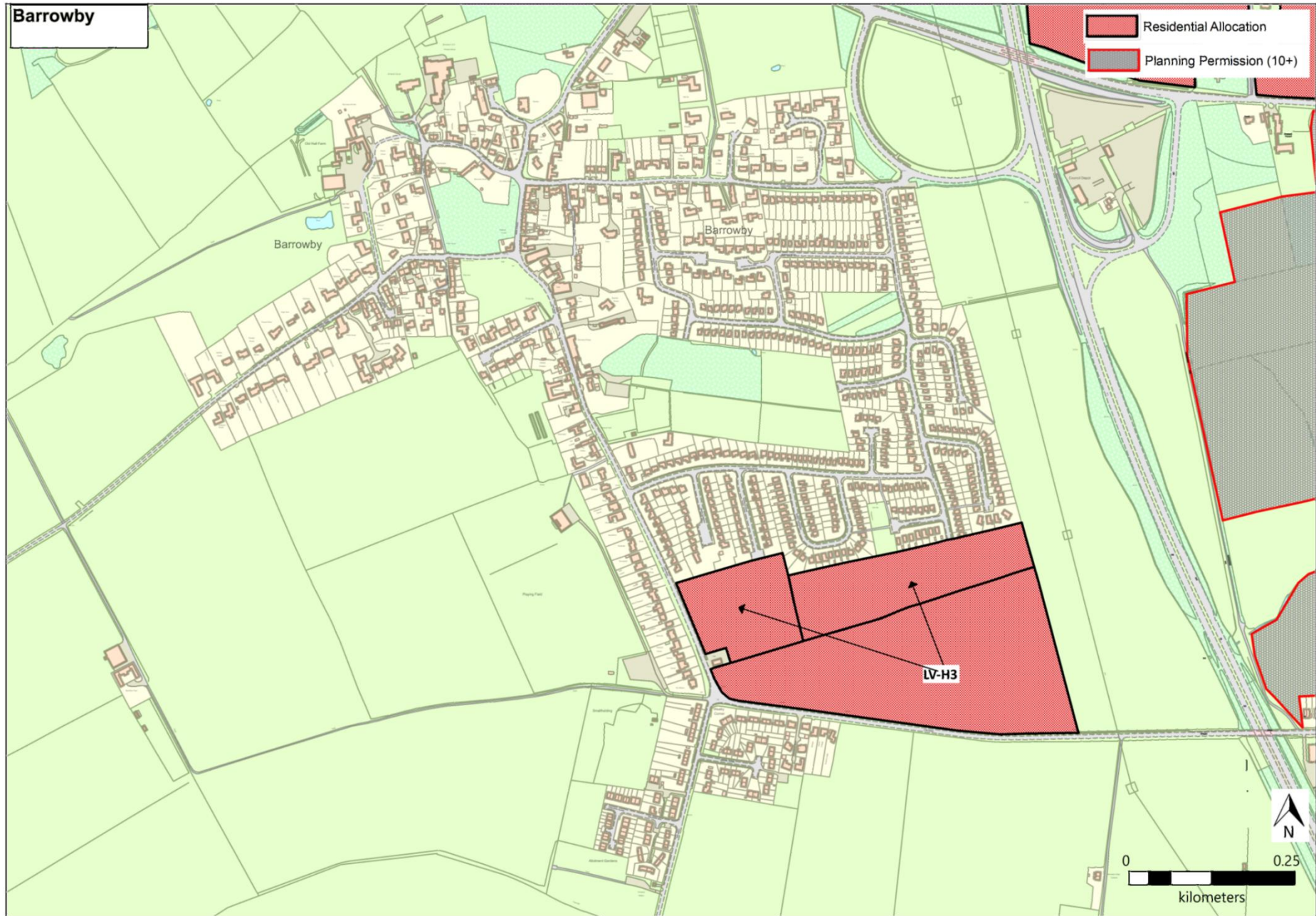
accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

It is considered that this site would not have a significant impact on the landscape and townscape of Ancaster.

It is recommended that this site is allocated for residential development.

Barrowby



Site Summary Sheet: [Allocate](#).

Reference: SKLP250 (LV-H3)

Address: south of Reedings Road, Barrowby

Proposal: Housing

Size: 2.8 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Site is Grade 1&2 agricultural – development would result in the loss of this and the effect would be permanent. This is a major negative.

The site is part of the Harlaxton and Denton Bowl Landscape Area – development could potentially have a significant negative impact, although it may be possible to mitigate this through design at the planning application stage.

Infrastructure and Delivery Summary:

- Currently no surplus capacity at local primary school, however new school at Barrowby Gate should provide additional choice and release capacity in villages. Secondary school provided within Grantham where current capacity is limited. Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools
- Marston WwTW has limited capacity – this will impact on timing of delivery of development in Barrowby
- Traffic arising from the site may impact upon existing junctions with limited capacity in Grantham development may therefore be expected to contribute towards delivering the objectives of the Grantham Transport Strategy

Site Visit Summary:

Flat field adjacent to existing residential and other potential allocations (SKLP36 and SKP270). Row of trees acts as barrier to SKLP270 and significantly reduces impact on wider landscape.

Electricity lines run across the field adjacent to the site.

Other Matters:

RAF consultation zone: Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Conclusion:

Development of the site would represent a natural rounding off of Barrowby, without extending it beyond Low Road or closer to the A1.

There are some WwTW infrastructure constraints which will need to be addressed as part of the development. The site is identified as being in an area of high landscape sensitivities, however, the Landscape Study recognises that the landscape areas are broad brush and all areas do not

necessarily have the same sensitivity. It was not apparent from the site visit that the site was particularly sensitive in landscape terms.

Site should be allocated for residential development.

Site Summary Sheet: **Allocate**.

Reference: SKLP36 (LV-H3)

Address: land north of Low Road, Barrowby

Proposal: Housing

Size: 2.05 ha

Current Use: Greenfield/ Vacant

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Site is predominantly Grade 1 agricultural – development would result in the loss of this and the effect would be permanent. This is a major negative.

The site is part of the Harlaxton and Denton Bowl Landscape Area – development could potentially have a significant negative impact although it may be possible to mitigate this through design at the planning application stage.

Infrastructure and Delivery Summary:

- Currently no surplus capacity at local primary school, however new school at Barrowby Gate should provide additional choice and release capacity in villages . Secondary school provided within Grantham where current capacity is limited. Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools
- Marston WwTW has limited capacity – this will impact on timing of deliver of development in Barrowby
- Traffic arising from the site may impact upon existing junctions with limited capacity in Grantham development may therefore be expected to contribute towards delivering the objectives of the Grantham Transport Strategy

Site Visit Summary:

Flat field adjacent to existing residential and other potential allocations (SKLP250 and SKP270). Row of trees acts as barrier to SKLP270.

Other Matters:

RAF consultation zone: Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Conclusion:

Development of the site would represent a natural rounding off of Barrowby, without extending it beyond Low Road or closer to the A1.

Site should be allocated for residential development.

Site Summary Sheet: **Allocate.**

Reference: SKLP270 (LV-H3)

Address: Low Road, Barrowby NG32 1DB, Barrowby

Proposal: Housing

Size: 7.8 ha

Current Use: Greenfield

Sustainability Appraisal Summary:

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Site is predominantly Grade 2 agricultural – development would result in the loss of this and the effect would be permanent. This is a major negative.

The site is part of the Harlaxton and Denton Bowl Landscape Area – development could potentially have a significant negative impact although it may be possible to mitigate this through design at the planning application stage.

Infrastructure and Delivery Summary:

- Currently no surplus capacity at local primary school, however new school at Barrowby Gate should provide additional choice and release capacity in villages. Secondary school provided within Grantham where current capacity is limited. Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools
- Marston WwTW has limited capacity – this will impact on timing of deliver of development in Barrowby
- Traffic arising from the site may impact upon existing junctions with limited capacity in Grantham development may therefore be expected to contribute towards delivering the objectives of the Grantham Transport Strategy

Site Visit Summary:

Field – no surrounding development but adjacent to other proposed allocations (SKLP36 and SKLP250).

Electricity lines run across the field adjacent to the site.

Other Matters:

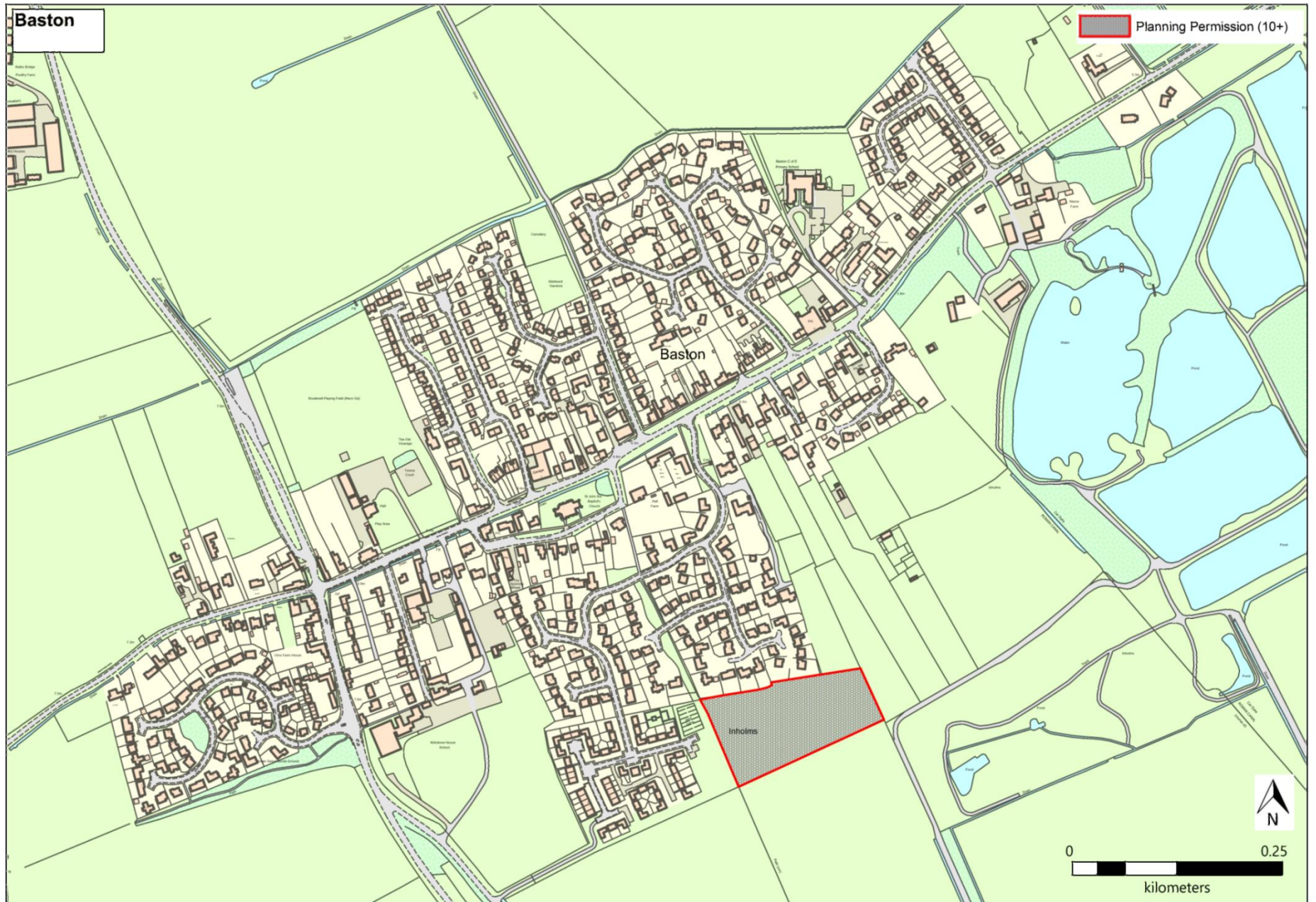
Electricity substation:
WESTRY CORNER BARROWBY

Pipeline Elton/A1 - PL5 – 24m buffer zone

Conclusion:

Development of the site would represent a natural rounding off of Barrowby, without extending it beyond Low Road or closer to the A1, but only after or alongside the development of SKLP36 and SKLP250. The site is recommended for allocation for residential development.

Baston



Site Summary Sheet: **Do not allocate.**

Reference: SKLP144

Address: Land off Manor Drive/Manor Close, Baston

Proposal: Housing

Size: 5.97 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is grade 2 agricultural – development would be a major negative and this would be permanent.

25% of the site is Flood Zone 3 and 53% is Flood Zone 2. This is not a sequentially preferable location for development. Development of this site would have a negative effect unless the sequential and exception test could be met.

Infrastructure and Delivery Summary:

- Currently very limited capacity at local primary school. Secondary school provided within Market Deeping where there is current no capacity beyond 2020. Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Site to north of Baston.

Other Matters:

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

Significant flood risk issues. Site is not sequentially preferable for residential development.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP145

Address: Land off Manor Drive/Manor Close, Baston

Proposal: Housing

Size: 5.97 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is grade 2 agricultural – development would be a major negative and this would be permanent.

6% of the site is Flood Zone 3 and 21% is Flood Zone 2. This is not a sequentially preferable location for development. Development of this site would have a negative effect unless the sequential and exception test could be met.

Infrastructure and Delivery Summary:

- Currently very limited capacity at local primary school. Secondary school provided within Market Deeping where there is current no capacity beyond 2020. Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Site to north of Baston.

Other Matters:

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

Some flood risk issues that could reduce the developable area of the site. Development would result in an irregular and disjointed settlement pattern.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP146

Address: Land off Manor Drive/Manor Close, Baston

Proposal: Housing

Size: 5.97 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is grade 2 agricultural – development would be a major negative and this would be permanent.

2% of the site is Flood Zone 3 and 12% is Flood Zone 2. This is not a sequentially preferable location for development. Development of this site would have a negative effect unless the sequential and exception test could be met.

Infrastructure and Delivery Summary:

- Currently very limited capacity at local primary school. Secondary school provided within Market Deeping where there is current no capacity beyond 2020. Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Site to north of Baston.

Other Matters:

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

Some flood risk issues that could reduce the developable area of the site. Some concerns over potential change to settlement boundary. Site not unsuitable for allocation but not the preferred location at this time.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP214

Address: Baston Outgang Road [adjacent 86 Main Street], Baston

Proposal: Employment

Size: 1.49 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is Greenfield and Grade 2 agricultural – development would have a negative effect on this and this effect would be permanent.

Infrastructure and Delivery Summary:

- Currently very limited capacity at local primary school. Secondary school provided within Market Deeping where there is current no capacity beyond 2020. Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Site adjacent to existing industrial uses.

Other Matters:

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

It is not proposed to allocate any land for employment at the Larger Villages. Future planning policies will enable appropriate land to be delivered through development. It is not recommended the site is allocated.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP215

Address: Mink Farm, R/O Cardyke Drive, Baston

Proposal: Housing

Size: 1.85 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is Greenfield and Grade 2 agricultural – development would have a negative effect on this and this effect would be permanent.

77% of the site is Flood Zone 3. This is not a sequentially preferable location for development. Development of this site would have a negative effect unless the sequential test could be met.

Infrastructure and Delivery Summary:

- Currently very limited capacity at local primary school. Secondary school provided within Market Deeping where there is current no capacity beyond 2020. Development will need to make provision for additional school place capacity to accommodate pupil increase at both primary and secondary schools

Site Visit Summary:

Poor access to site. Mostly vacant field (some tipping).

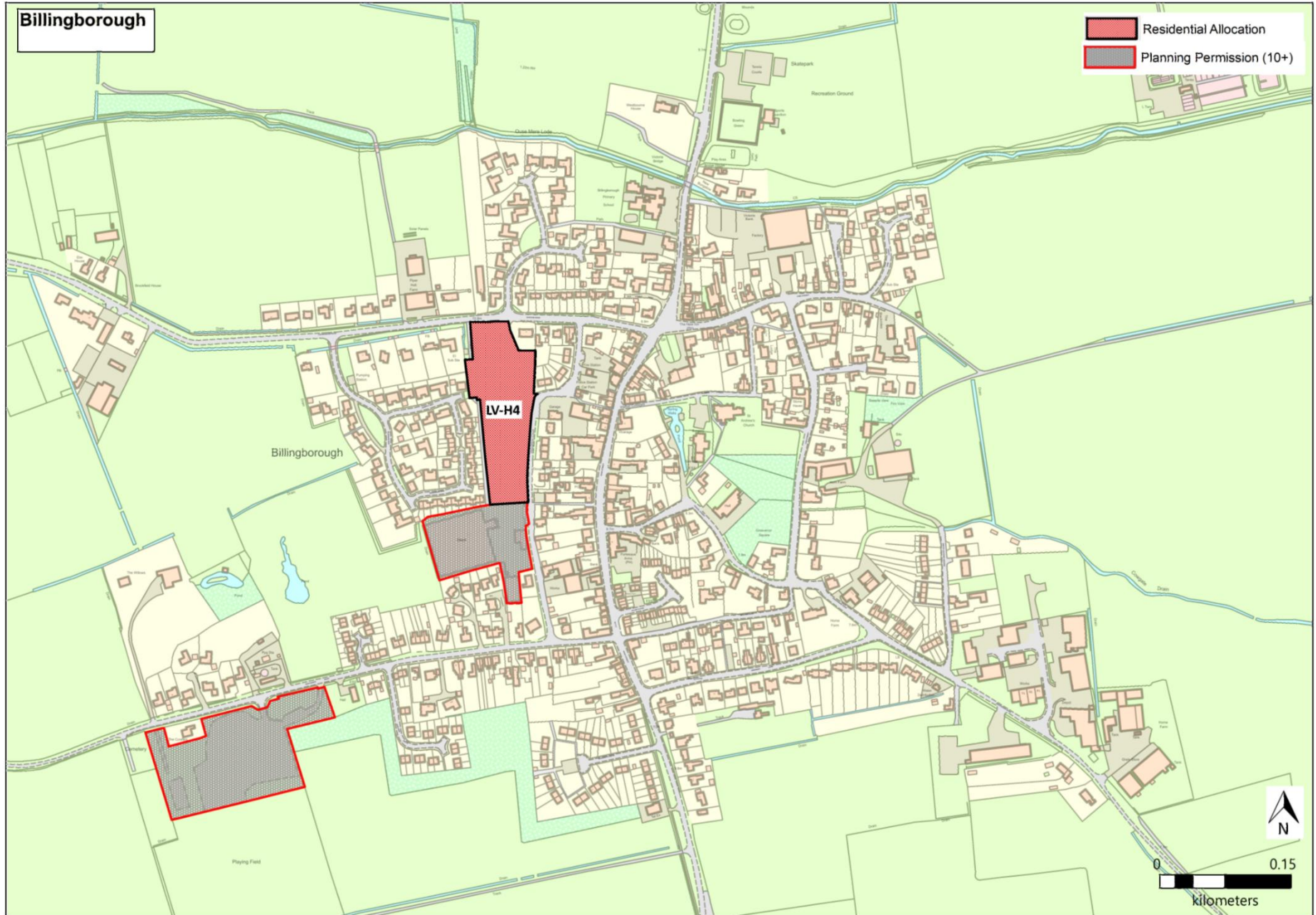
Other Matters:

n/a

Conclusion:

Significant flood risk issues and concerns regarding access. Site not recommended for residential development.

Billingborough



Site Summary Sheet: **Do not allocate.**

Reference: SKLP114

Address: Hurn Farm, Low Street, Billingborough

Proposal: Housing

Size: 2.98 ha

Current Use: Part Greenfield / Part PDL

Sustainability Appraisal Summary:

Site is Greenfield and Class 2 agricultural – development would result in a negative impact and the effect would be permanent.

Site has significant potential to have an adverse effect on heritage assets, although negative effects could be mitigated through sensitive design.

Development of the site could result in a loss of jobs. Flooding issues could significantly reduce the developable area of the site (by 25%).

Infrastructure and Delivery Summary:

Primary school capacity available within Billingborough (although existing commitments may absorb this capacity). Secondary school capacity (or extended capacity) available at Sleaford

Site Visit Summary:

Field with agricultural buildings. Views into Billingborough, including church.

Other Matters:

n/a

Conclusion:

Site not sequentially preferable in flood risk terms. Potential impact on heritage assets. Site not recommended for residential development.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP210

Address: north of Birthorpe Road, Billingborough

Proposal: Housing

Size: 2.98 ha

Current Use: Greenfield

Sustainability Appraisal Summary:

Site is located in close proximity to a waste site but the impacts could be mitigated through a planning application.

Majority of the site is Greenfield and Class 3 agricultural – development would result in a minor negative impact and the effect would be permanent.

Infrastructure and Delivery Summary:

Primary school capacity available within Billingborough (although existing commitments may absorb this capacity). Secondary school capacity (or extended capacity) available at Sleaford

Site Visit Summary:

Vacant field on west side of Billingborough. Development to south, east and west. Countryside to north. Ditch to front of site (Birthorpe Road).

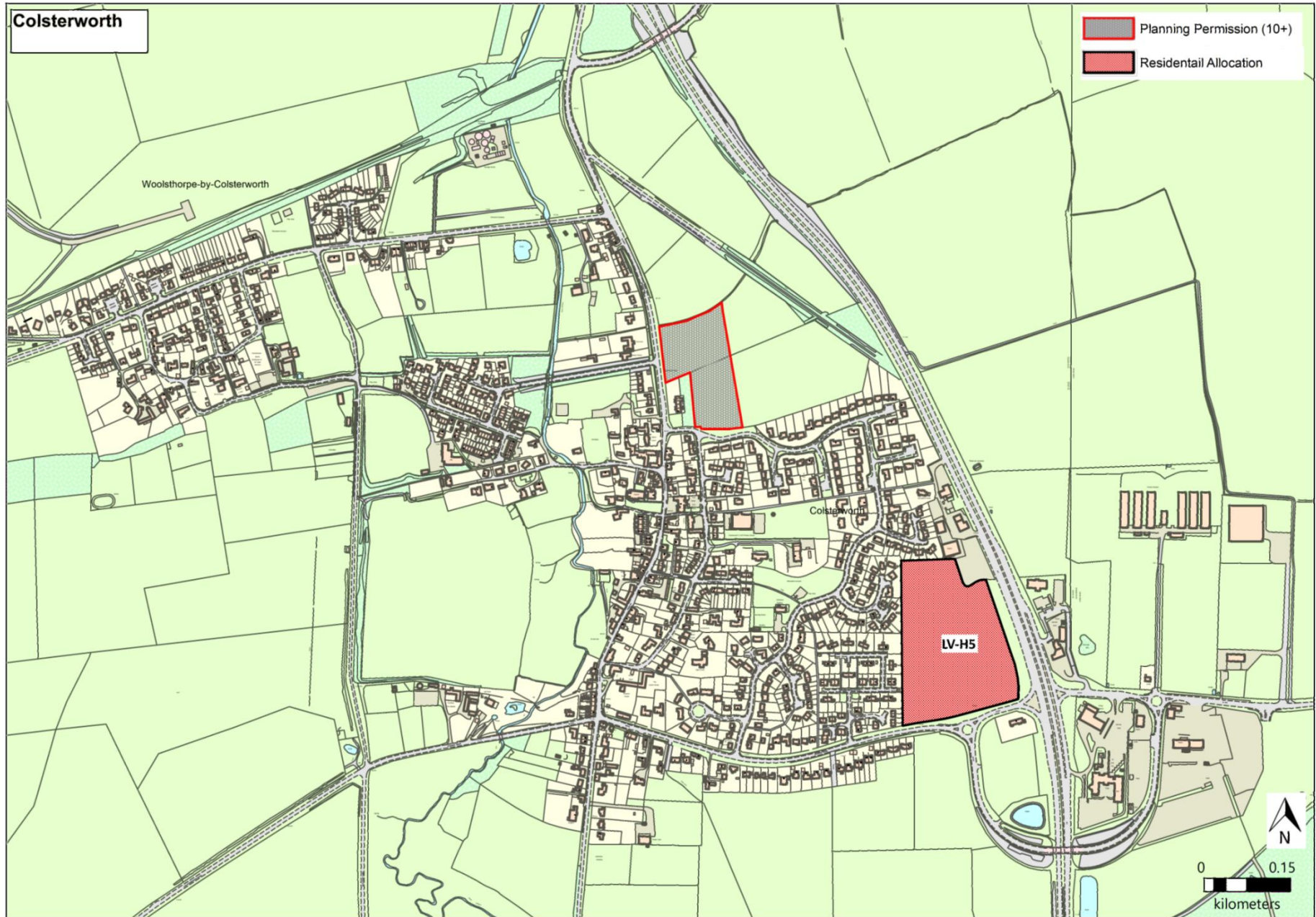
Other Matters:

n/a

Conclusion:

Site not unsuitable for allocation due to potential impact on delivery of brownfield site in the village (SKLP59) which has planning consent

Colsterworth



Site Summary Sheet: **Allocate**.

Reference: SKLP23 (LV-H5)

Address: north of Bourne Road, Colsterworth

Proposal: Housing

Size: 4.46 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Site is not accessible to facilities.

Infrastructure and Delivery Summary:

- Very limited potential capacity at local primary school subject to small school extension. This would limit the potential number of additional homes to approximately 80 -90 homes. There is surplus secondary school capacity
- Fourth arm to roundabout required.

Site Visit Summary:

Flat field. Limited views into and out of the site at present.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Some concerns over proximity of site to the services and facilities within Colsterworth.

Site should be allocated and consideration of the proximity to services and facilities should be considered.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP204

Address: land at Bridge End/Woodlands Drive, Colsterworth

Proposal: Housing

Size: 3.88 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Infrastructure and Delivery Summary:

- Very limited potential capacity at local primary school subject to small school extension. This would limit the potential number of additional homes to approximately 80 -90 homes. There is surplus secondary school capacity

Site Visit Summary:

Relatively prominent site to the north of Colsterworth. Views into and out of the site. Landscape appears quite sensitive.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Conclusion:

Concerns over landscape sensitivity. Site not recommended for allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP244

Address: east of A1, Colsterworth

Proposal: Employment

Size: 3.66 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Proposed use could potentially have negative impact on GSPZ.

Infrastructure and Delivery Summary:

- Capacity of A1 and existing junctions would need to be assessed

Site Visit Summary:

Site visit not possible.

Other Matters:

Electricity substation:

HAPPY EATER COLSTERWORTH

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Conclusion:

It is not proposed to allocate any land for employment at the Larger Villages. Future planning policies will enable appropriate land to be delivered through development. It is not recommended the site is allocated.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP271

Address: Land Adjacent Bridge End . Colsterworth, Colsterworth

Proposal: Employment

Size: 8.1 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is Greenfield and Grade 2 agricultural – development would have a major negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Proposed use could potentially have negative impact on GSPZ.

Infrastructure and Delivery Summary:

- Capacity of A1 and existing junctions would need to be assessed

Site Visit Summary:

Relatively prominent site to the north of Colsterworth. Views into and out of the site.

Other Matters:

Electricity substation:

BRIDGE END COLSTERWORTH

RAF consultation zone:

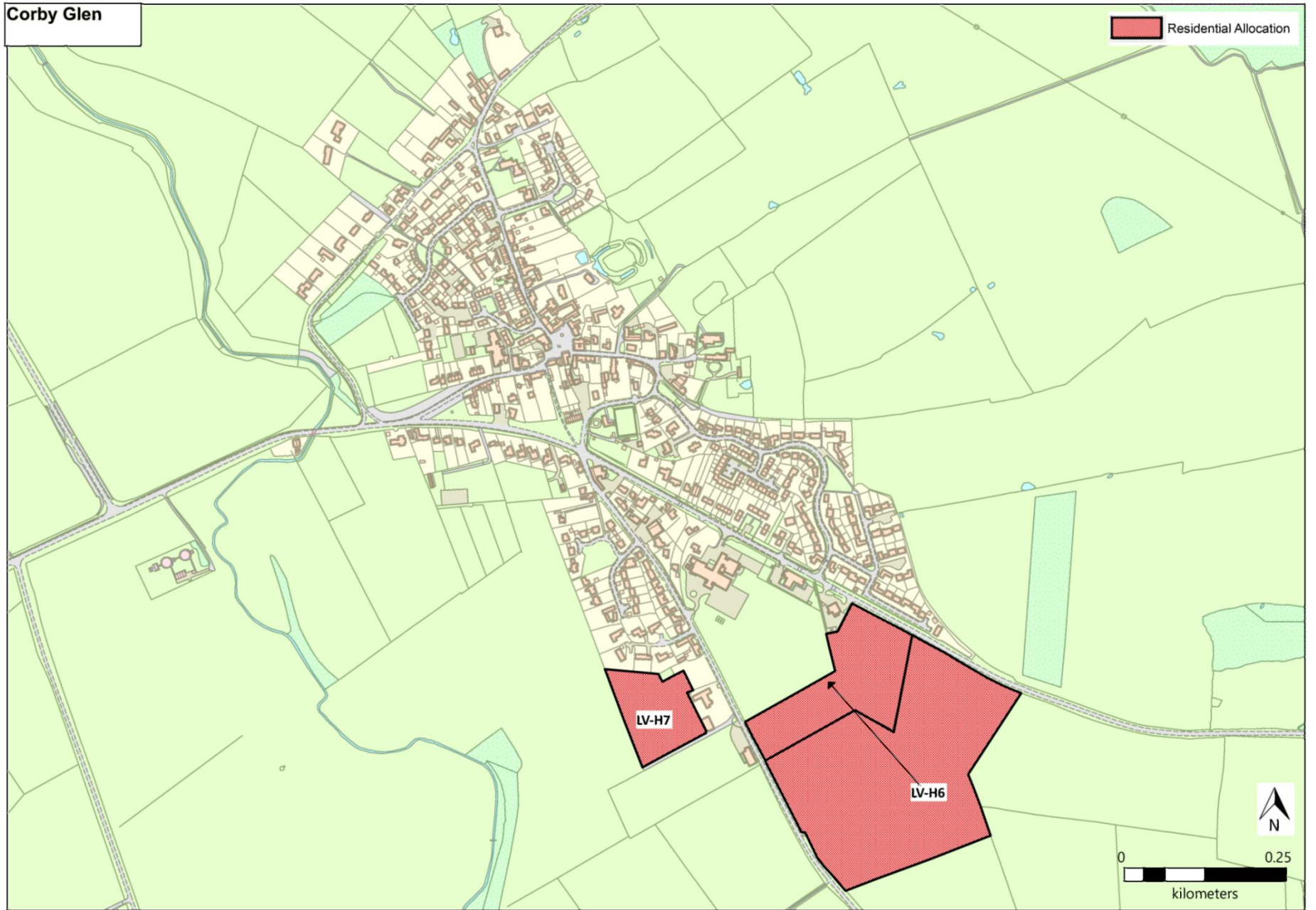
Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Conclusion:

It is not proposed to allocate any land for employment at the Larger Villages. Future planning policies will enable appropriate land to be delivered through development. It is not recommended the site is allocated.

Corby Glen



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Site Summary Sheet: **Allocate**.

Reference: SKLP4 (LV-H6)

Address: Between Swinstead Road and Bourne Road, Corby Glen

Proposal: Housing

Size: 2.6 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Infrastructure and Delivery Summary:

Capacity at both primary and secondary school level.

- Primary school could accommodate approximately 125 new homes.
- Secondary school has limited capacity but room to extend should this be required.

Current power issues should be resolved through work included in Western Powers five year plan

Site Visit Summary:

Vacant field on south east boundary.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Telecom mast

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Conclusion:

Site has limited constraints and is in close proximity to services and facilities. Allocating the site would support the secondary school. Site is recommended for allocation for residential development.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP115

Address: Tanners Lane, Corby Glen

Proposal: Housing

Size: 0.64 ha

Current Use: Overgrown / allotments

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Significant portion of the site is in Flood Zone 3, with more in Flood Zone 2. This is not sequentially preferable for residential development. This is a major negative, the effect could potentially be mitigated, however.

Quantum of development is not significant, minimising benefits in terms of housing mix and choice.

Site is entirely within Conservation Area and development will have an impact. The impact is uncertain and could be accessed through the planning application process.

Infrastructure and Delivery Summary:

Capacity at both primary and secondary school level.

- Primary school could accommodate approximately 125 new homes.
- Secondary school has limited capacity but room to extend should this be required.

Site Visit Summary:

Disused allotments / overgrown and unsightly. Located within village.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Contaminated land.

Conclusion:

Concerns over flooding and impact on heritage. Site not recommended for allocation.

Site Summary Sheet: Allocate

Reference: SKLP280 (LV-H7)

Address: Land West of Swinstead Road, Corby Glen

Proposal: Housing

Size: 1.12 ha

Current Use: Housing Allocation

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Infrastructure and Delivery Summary:

Capacity at both primary and secondary school level.

- Primary school could accommodate approximately 125 new homes.
- Secondary school has limited capacity but room to extend should this be required.

Current power issues should be resolved through work included in Western Powers five year plan

Site Visit Summary:

Part of the allocation has been development, potentially restricting access to the rest of the allocation.

Other Matters:

n/a

Conclusion:

Site is existing allocation in Sites and Policies DPD. There is current evidence to suggest it is deliverable. Site recommended for allocation.

Site Summary Sheet: **Allocate**.

Reference: SKLP320 (LV-H6)

Address: Between Swinstead Road and Bourne Road (Site B), Corby Glen

Proposal: Housing

Size: 2.6 ha

Current Use: Greenfield / Agriculture

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Infrastructure and Delivery Summary:

Capacity at both primary and secondary school level.

- Primary school could accommodate approximately 125 new homes.
- Secondary school has limited capacity but room to extend should this be required.

Current power issues should be resolved through work included in Western Powers five year plan

Site Visit Summary:

Vacant field on south east boundary.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 91.4m) - MOD7

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

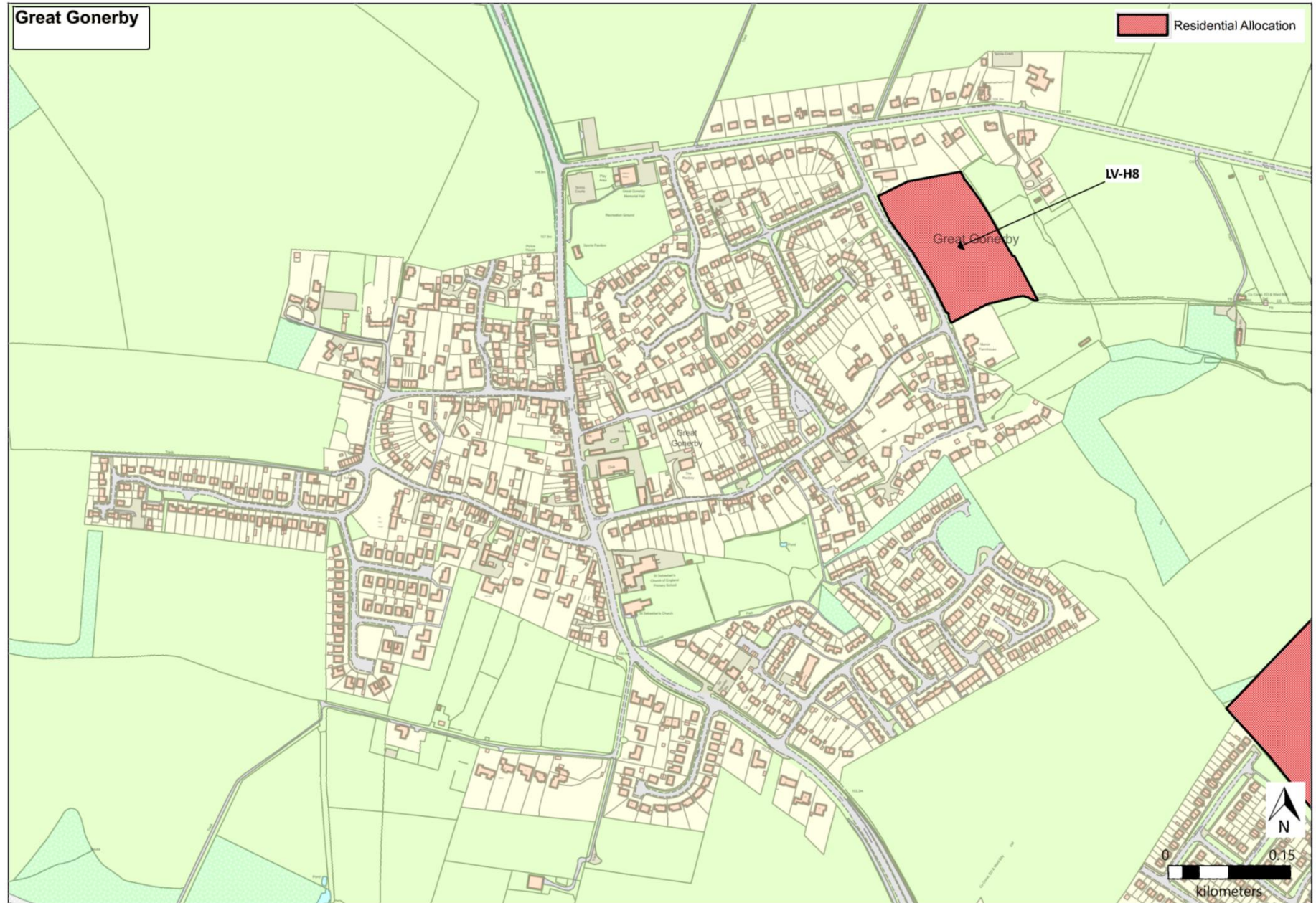
Resource Safeguarding (Policy M11) seeks to safeguard the mineral resource in the ground for potential future working. Applications for planning permission and proposed allocations in local plans should therefore be supported by a Minerals Assessment as set out in paragraph 5.94 of the adopted Core Strategy and Development Management Policies document.

Contaminated land.

Conclusion:

Site has limited constraints and is in close proximity to services and facilities. Allocating the site would support the secondary school. Site is recommended for allocation for residential development.

Great Gonerby



Site Summary Sheet: **Allocate**.

Reference: SKLP11 (LV-H8)

Address: land east of Eastthorpe Road, Great Gonerby

Proposal: Housing

Size: 1.8 ha

Current Use: Greenfield

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Site is could impact on heritage features. The impact is uncertain and would be accessed through the planning application process.

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Infrastructure and Delivery Summary:

- Small scale development will have little effect on infrastructure development

Site Visit Summary:

Site is grassland with a few horses and sheds on it, this looks to be the only current use of the site. The surrounding area consists of more grazing fields for horses and housing. The site slopes downwards and has a public footpath at the bottom of it. There is an access onto the highway. There looks to also be a number of old deeply rooted trees on the site.

Other Matters:

RAF consultation zone:

Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Conclusion:

Site was originally allocated within the SAP. There is no information to suggest this site is no longer deliverable. It is recommended that this site is allocated for residential development.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP125

Address: Pt OS 0006, Newark Hill, Great Gonerby, Great Gonerby

Proposal: Housing

Size: 12.5 ha

Current Use: Greenfield

Sustainability Appraisal Summary:

Site is Greenfield and Grade 2 agricultural – development would have a major negative effect on this and this effect would be permanent.

Site is in the Kesteven uplands landscape character area. Development could have a negative impact, but this could be mitigated through the planning application process.

Site could impact on heritage features. The impact is uncertain and would be assessed through the planning application process.

Negative effects on water infrastructure and WwTW, which would need to be mitigated through a planning application.

Infrastructure and Delivery Summary:

- Small primary school with little scope to extend. Currently has limited spare capacity but would require extension to accommodate large scale development
- Secondary school provision within Grantham, limited capacity to accommodate large scale development
- Marston WwTW has restricted capacity – this will affect the timing for delivery of new homes in Grantham, Barrowby, Great Gonerby and Barskton

Site Visit Summary:

Site looks to be used for farming; soil covers the site which looks to be used for crops. Agricultural use is primary here. Surrounding land use is more agricultural land and housing. Site is Flat and includes masts but no pylons. Site seems very much separated from the village and access looks poor from the points visited.

Other Matters:

RAF consultation zone:
Barkston/Cranwell (bird strike/open water/refuse tips) - MOD1

Conclusion:

Significant concerns over highways and access. It is not recommended site is allocated for development.

Harlaxton

Site Summary Sheet: **Do not allocate.**

Reference: SKLP73

Harlaxton

Site Summary Sheet: **Do not allocate.**

Address: land west of Swine Hill, Harlaxton

Proposal: Housing

Size: 2.699 ha

Current Use: Greenfield

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential effect on heritage assets but this could be mitigated through the planning application process.

Potential negative landscape impacts.

Infrastructure and Delivery Summary:

- Primary school has no spare capacity and no land on which to extend the school.
- Secondary school provision within Grantham

Site Visit Summary:

Concerns over landscape sensitivities.

Other Matters:

Electricity substation:
SWINEHILL HARLAXTON

Conclusion:

No allocations are recommended at Harlaxton due to infrastructure constraints.

Langtoft



Site Summary Sheet: **Do not allocate.**

Reference: SKLP12

Address: land west of Cloven Ends and southeast of East End, Langtoft

Proposal: Housing

Size: 0.87 ha

Current Use: Agricultural and storage

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential effect on heritage assets but this could be mitigated through the planning application process.

Infrastructure and Delivery Summary:

- Primary school has limited spare capacity (approximately 30) without expansion of the school. Limited land available to accommodate an expansion, however if it could be achieved and expansion would create capacity to accommodate large scale development of 100+ homes
- Secondary school provision within Market Deeping which has short term capacity to accommodate planned growth to 2020

Site Visit Summary:

Site is part PDL. Fronting onto the main street. Rear of site extends into the countryside.

Other Matters:

n/a

Conclusion:

No access to the site without SKLP99. In isolation, site would provide a limited amount of development. It is not recommended the site is allocated.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP17

Address: north of Dickens Close, West End, Langtoft

Proposal: Housing

Size: 2.255 ha

Current Use: Vacant / Agricultural

Sustainability Appraisal Summary:

Site is Greenfield and Grade 2 agricultural – development would have a major negative effect on this and this effect would be permanent.

Site is not in accessible location to facilities.

Infrastructure and Delivery Summary:

- Primary school has limited spare capacity (approximately 30) without expansion of the school. Limited land available to accommodate an expansion, however if it could be achieved and expansion would create capacity to accommodate large scale development of 100+ homes
- Secondary school provision within Market Deeping which has short term capacity to accommodate planned growth to 2020

Site Visit Summary:

Site is situated at the far south west corner of Langtoft. Surrounding uses residential and countryside. No apparent access to site.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Conclusion:

There is no access to the site. Site not recommended for residential allocation.

Site Summary Sheet: **Allocate.**

Reference: SKLP31(LV-H9)

Address: Former Gravel Works Stowe Road, Langtoft

Proposal: Housing

Size: 1.797 ha

Current Use: Former Gravel Works

Sustainability Appraisal Summary:

n/a

Infrastructure and Delivery Summary:

- Primary school has limited spare capacity (approximately 30) without expansion of the school. Limited land available to accommodate an expansion, however if it could be achieved and expansion would create capacity to accommodate large scale development of 100+ homes
- Secondary school provision within Market Deeping which has short term capacity to accommodate planned growth to 2020

Site Visit Summary:

Site is not accessible without development of adjacent sites. Vacant, former gravel works.

Other Matters:

RAF consultation zone:
Cottesmore/Wittering (bird strike/open water/refuse tips) – MOD

Contaminated land.

Conclusion:

Site is brownfield on the edge of the settlement. No apparent constraints other than school capacity. Site should be allocated for residential development.

Site Summary Sheet: **Allocate.**

Reference: SKLP33 (LV-H9)

Address: Former Gravel Works Stowe Road, Langtoft

Proposal: Housing

Size: 1.052 ha

Current Use: Wooded / overgrown

Sustainability Appraisal Summary:

Site is Greenfield but not agricultural.
No access to facilities.

Infrastructure and Delivery Summary:

- Primary school has limited spare capacity (approximately 30) without expansion of the school. Limited land available to accommodate an expansion, however if it could be achieved and expansion would create capacity to accommodate large scale development of 100+ homes
- Secondary school provision within Market Deeping which has short term capacity to accommodate planned growth to 2020

Site Visit Summary:

Site is not accessible without development of adjacent sites. Vacant, former gravel works.

Other Matters:

RAF consultation zone:
Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Contaminated land.

Conclusion:

Site is disused land, part of a former quarry. No apparent constraints other than school capacity.
Site should be allocated for residential development.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP34

Address: Former Gravel Works Stowe Road, Langtoft

Proposal: Housing

Size: 4.716 ha

Current Use: Wooded / overgrown

Sustainability Appraisal Summary:

Site is Greenfield but not agricultural.
No access to facilities.

Infrastructure and Delivery Summary:

- Primary school has limited spare capacity (approximately 30) without expansion of the school. Limited land available to accommodate an expansion, however if it could be achieved and expansion would create capacity to accommodate large scale development of 100+ homes
- Secondary school provision within Market Deeping which has short term capacity to accommodate planned growth to 2020

Site Visit Summary:

Vacant, former gravel works.

Other Matters:

RAF consultation zone:
Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6
Contaminated land.

Conclusion:

Site is greenfield. Development not required at this time.

Site Summary Sheet: Do not allocate.

Reference: SKLP99

Address: land at East End, Langtoft

Proposal: Housing

Size: 3.831 ha

Current Use: Vacant farm - ag to rear

Sustainability Appraisal Summary:

Site is Greenfield and Grade 2 agricultural – development would have a major negative effect on this and this effect would be permanent.

Potential impact on heritage assets – effects unknown. Could be assessed through the planning application process.

Infrastructure and Delivery Summary:

- Primary school has limited spare capacity (approximately 30) without expansion of the school. Limited land available to accommodate an expansion, however if it could be achieved and expansion would create capacity to accommodate large scale development of 100+ homes
- Secondary school provision within Market Deeping which has short term capacity to accommodate planned growth to 2020

Site Visit Summary:

Site is located within Langtoft. Part PDL. Rear extends into the countryside.

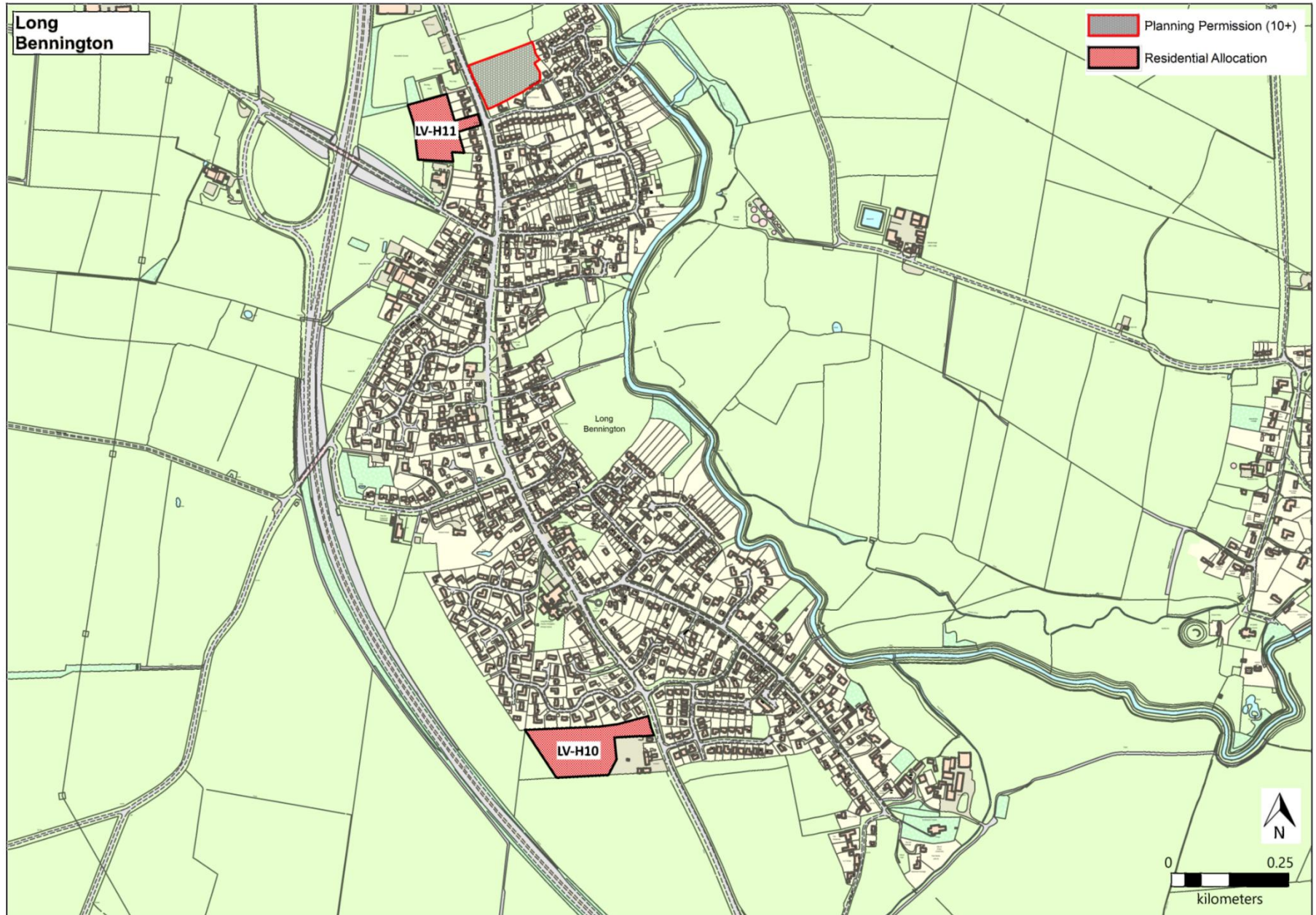
Other Matters:

n/a

Conclusion:

Concern over impact on heritage assets and access to site. Site not recommended for allocation.

Long Bennington



Site Summary Sheet: Do not allocate.

Reference: SKLP26

Address: south of Elm Close [area A], Long Bennington

Proposal: Housing

Size: 0.68 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Development would provide limited new housing.

Site not well related to facilities.

Infrastructure and Delivery Summary:

Site too small to have any significant infrastructure issues

Site Visit Summary:

Green field site adjacent to existing residential and close to A1.

Other Matters:

n/a

Conclusion:

Site would provide a limited quantum of housing but no significant constraints. Site not recommended for allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP27

Address: land adjacent to Main Road [area B], Long Bennington

Proposal: Housing

Size: 10.5 ha

Current Use: Vacant field

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Infrastructure and Delivery Summary:

- Primary school has capacity to accommodate approximately 100 additional homes
- Secondary school provision (within Grantham) is available but limited
- Long Bennington Health Centre would require extension – development would be expected to make appropriate contribution towards this

Western Power has identified potential capacity issues to accommodate significant development this will require provision of new / upgraded cabling to serve development to the west of the village. This may affect this site.

Site Visit Summary:

Green field site adjacent to existing residential and close to A1.

Other Matters:

n/a

Conclusion:

Site is not recommended for allocation due to potential noise impacts from the A1.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP28

Address: between The Pastures and A1, Long Bennington [area C], Long Bennington

Proposal: Housing

Size: 5.962 ha

Current Use: Vacant field

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Some accessibility to open space issues, due to proximity to A1.

Infrastructure and Delivery Summary:

- Primary school has capacity to accommodate approximately 100 additional homes
- Secondary school provision (within Grantham) is available but limited
- Long Bennington Health Centre would require extension – development would be expected to make appropriate contribution towards this

Western Power has identified potential capacity issues to accommodate significant development this will require provision of new / upgraded cabling to serve development to the west of the village. This may affect this site.

Site Visit Summary:

Green field site adjacent to existing residential and close to A1.

Other Matters:

n/a

Conclusion:

Site is not recommended for allocation due to potential noise impacts from the A1.

Site Summary Sheet: Do not allocate.

Reference: SKLP29

Address: Alma Farm, 18 Main Road, Long Bennington

Proposal: Housing

Size: 0.481 ha

Current Use: Wooded / overgrown

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Infrastructure and Delivery Summary:

Scale of development on site unlikely to have any significant infrastructure issues

Site Visit Summary:

Farm buildings.

Other Matters:

n/a

Conclusion:

No significant constraints to the development of the site. Future planning policies will likely enable development of the site without need for allocation. Site not recommended for allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP47

Address: land south of Valley Lane, Long Bennington

Proposal: Housing

Size: 0.86 ha

Current Use: Open field

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Infrastructure and Delivery Summary:

- Primary school has capacity to accommodate approximately 100 additional homes
- Secondary school provision (within Grantham) is available but limited
- Long Bennington Health Centre would require extension – development would be expected to make appropriate contribution towards this

Western Power has identified potential capacity issues to accommodate significant development this will require provision of new / upgraded cabling to serve development to the west of the village. This may affect this site.

Site Visit Summary:

Green field site adjacent to existing residential and close to A1.

Other Matters:

n/a

Conclusion:

Site is not recommended for allocation due to potential noise impacts from the A1.

Site Summary Sheet: **Allocate**.

Reference: SKLP132 (LV-H11)

Address: land west of Main Road, Long Bennington

Proposal: Housing

Size: 1.275 ha

Current Use: vacant field

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Infrastructure and Delivery Summary:

- Primary school has capacity to accommodate approximately 100 additional homes
- Secondary school provision (within Grantham) is available but limited
- Long Bennington Health Centre would require extension – land on this site should be set aside to accommodate a future health centre extension

Site Visit Summary:

Green field site adjacent to existing residential.

Other Matters:

n/a

Conclusion:

Limited constraints to the development of the site. Site should be allocated for residential development.

Site Summary Sheet: **Allocate**.

Reference: SKLP140(LV-H10)

Address: land off Main Road, Long Bennington

Proposal: Housing

Size: 2.296 ha

Current Use: vacant field

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Infrastructure and Delivery Summary:

- Primary school has capacity to accommodate approximately 100 additional homes
- Secondary school provision (within Grantham) is available but limited
- Long Bennington Health Centre would require extension – development would be expected to make appropriate contribution towards this

Western Power has identified potential capacity issues to accommodate significant development this will require provision of new / upgraded cabling to serve development to the west of the village. This may affect this site.

Site Visit Summary:

Green field site adjacent to existing residential.

Other Matters:

n/a

Conclusion:

Limited constraints to the development of the site. Site should be allocated for residential development.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP216

Address: adj Old Telephone Exchange, Vicarage Lane, Long Bennington

Proposal: Housing

Size: 1.98 ha

Current Use: vacant field

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Site has more limited accessibility to countryside, due to A1 buffer.

Infrastructure and Delivery Summary:

- Primary school has capacity to accommodate approximately 100 additional homes
- Secondary school provision (within Grantham) is available but limited
- Long Bennington Health Centre would require extension – development would be expected to make appropriate contribution towards this

Western Power has identified potential capacity issues to accommodate significant development this will require provision of new / upgraded cabling to serve development to the west of the village. This may affect this site.

Site Visit Summary:

Green field site adjacent to existing residential and close to A1.

Other Matters:

RAF consultation zone:
Cottesmore (Dev exceeding 91.4m) - MOD7

Concerns over impact of noise from A1.

Conclusion:

Site is not recommended for allocation due to potential noise impacts from the A1.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP266

Address: Land adjacent to Seneca House, Vicarage Lane, Long Bennington, Long Bennington

Proposal: Housing

Size: 1.08 ha

Current Use: Part greenfield part brownfield

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Development would potentially result in the loss of jobs.

Infrastructure and Delivery Summary:

Scale of development on site unlikely to have any significant infrastructure issues

Site Visit Summary:

Part brownfield site on edge of settlement.

Other Matters:

n/a

Conclusion:

No significant constraints to the development of the site. Future planning policies will likely enable development of the site without need for allocation. Site not recommended for allocation.

Site Summary Sheet: Do not allocate.

Reference: SKLP288

Address: Land off Vicarage Lane Long Bennington, Long Bennington

Proposal: Housing

Size: 0.76 ha

Current Use: Vacant Paddock

Sustainability Appraisal Summary:

Site is Greenfield and Grade 3 agricultural – development would have a minor negative effect on this and this effect would be permanent.

Potential moderate impact on landscape, but this could possibly be mitigated through the planning application process.

Infrastructure and Delivery Summary:

Scale of development on site unlikely to have any significant infrastructure issues

Site Visit Summary:

Greenfield site. Potential access issues. Close to A1.

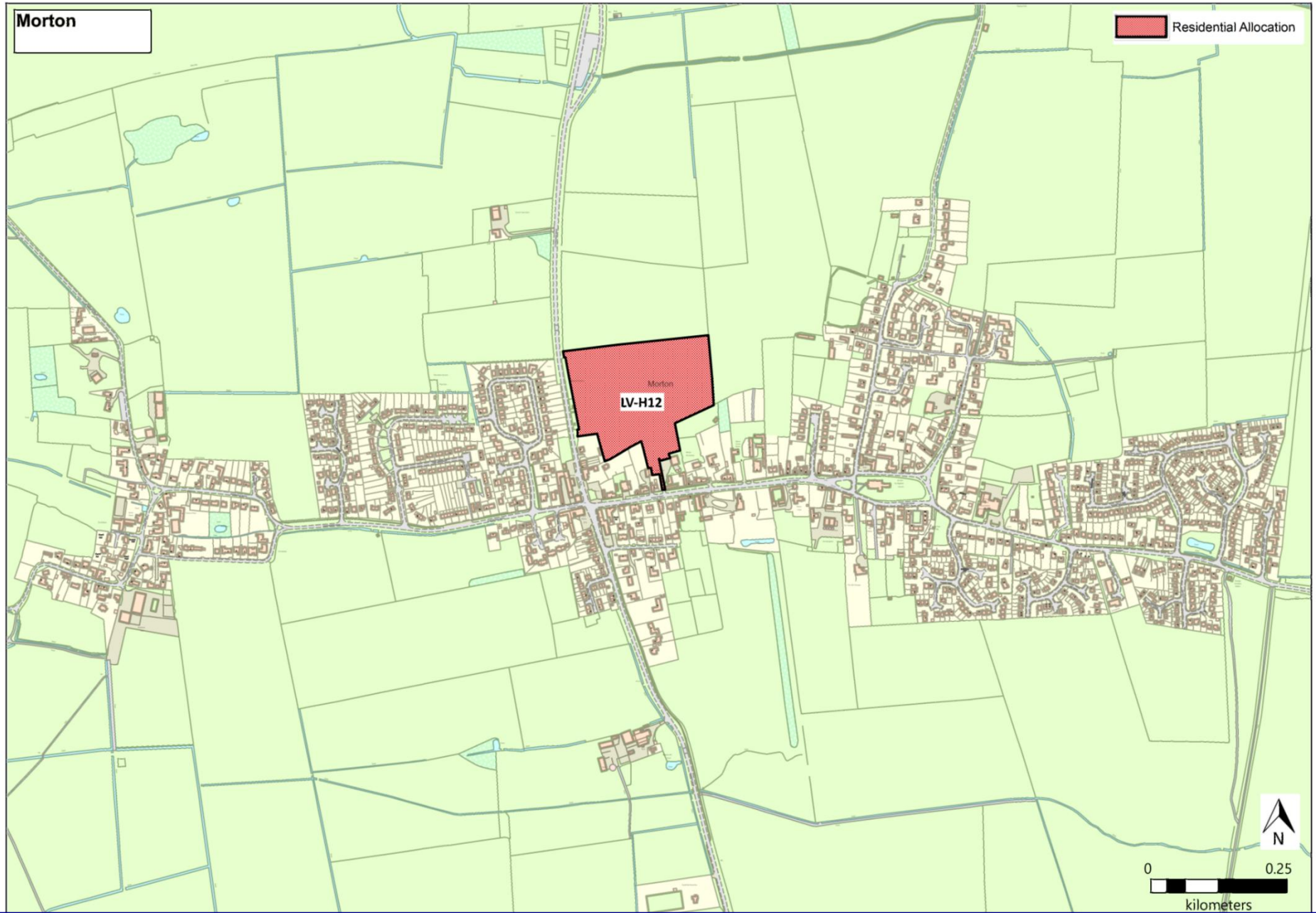
Other Matters:

Concern over A1 noise impacts.

Conclusion:

Site is not recommended for allocation due to potential noise impacts from the A1.

Morton



Site Summary Sheet: Do not allocate.

Reference: SKLP81

Address: land off Victoria Grove, Morton

Proposal: Housing

Size: 1.65 ha

Current Use: Park paddock / bounded by dyke

Sustainability Appraisal Summary:

Site is predominantly Grade 2 agricultural. Development of the land would have a major negative effect. The effect would be permanent.

Infrastructure and Delivery Summary:

**No spare capacity at primary and secondary (in Bourne) schools.
Potential for small expansion of primary school PAN. Additional land required to extend playing field space. This constraint will limit the scale of new development**

Site Visit Summary:

Greenfield

Other Matters:

**Electricity substation:
MORTON C OF E SCHOOL**

Conclusion:

Site not unsuitable for allocation, but centrally located site with regeneration potential preferred location at this time.

Site Summary Sheet: **Allocate**.

Reference: SKLP111 (LV-H12)

Address: Land East of Folkingham Road, Morton

Proposal: Housing

Size: 8.843 ha

Current Use: Part vacant farm part agricultural

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural, although a significant portion is Grade 2. Development of the land would have a minor negative effect. The effect would be permanent.
Potential impact on heritage assets.

Infrastructure and Delivery Summary:

No spare capacity at primary and secondary (in Bourne) schools.
Potential for small expansion of primary school PAN. Additional land required to extend playing field space. This constraint will limit the scale of new development

Site Visit Summary:

Barns to road frontage, field to rear.

Other Matters:

n/a

Conclusion:

Site has potential to impact on heritage assets, however, Conservation Officer has advised that a low density development would be acceptable. Development should not extend beyond current built line of settlement. A reduced site area is recommended for allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP121

Address: r/o 44a High Street, Morton

Proposal: Housing

Size: 0.4 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural. Development of the land would have a minor negative effect. The effect would be permanent.
Potential impact on heritage assets.

Infrastructure and Delivery Summary:

Scale of site is unlikely to generate any significant infrastructure issues

Site Visit Summary:

Farm buildings and fields.

Other Matters:

n/a

Conclusion:

Site not unduly constrained and is suitable for allocation, however, it is likely future planning policies will enable the site to come forward without need for allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP180

Address: off East Lane & north of Paddington Way, Morton

Proposal: Housing

Size: 2.98 ha

Current Use: Greenfield/ vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 2 agricultural. Development of the land would have a major negative effect. The effect would be permanent.

Development could potential impact on heritage features. The nature of this impact in uncertain but it could potentially be mitigated through sensitive design at the planning application stage.

Infrastructure and Delivery Summary:

No spare capacity at primary and secondary (in Bourne) schools.

Potential for small expansion of primary school PAN. Additional land required to extend playing field space. This constraint will limit the scale of new development

Site Visit Summary:

Greenfield.

Other Matters:

n/a

Conclusion:

Site not unsuitable for allocation, but centrally located site with regeneration potential preferred location at this time.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP197

Address: south of Station Road, Morton

Proposal: Housing

Size: 2.67 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 2 agricultural. Development of the land would have a major negative effect. The effect would be permanent.

Infrastructure and Delivery Summary:

No spare capacity at primary and secondary (in Bourne) schools.
Potential for small expansion of primary school PAN. Additional land required to extend playing field space. This constraint will limit the scale of new development

Site Visit Summary:

Greenfield

Other Matters:

Contaminated land.

Conclusion:

Site not unsuitable for allocation, but centrally located site with regeneration potential preferred location at this time.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP198

Address: north of Paddington Way, Morton

Proposal: Housing

Size: 2.5 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 2 agricultural. Development of the land would have a major negative effect. The effect would be permanent.

Infrastructure and Delivery Summary:

No spare capacity at primary and secondary (in Bourne) schools.
Potential for small expansion of primary school PAN. Additional land required to extend playing field space. This constraint will limit the scale of new development

Site Visit Summary:

Greenfield

Other Matters:

n/a

Conclusion:

Site not unsuitable for allocation, but centrally located site with regeneration potential preferred location at this time.

Site Summary Sheet: Do not allocate.

Reference: SKLP248

Address: south of Hill View Gardens, Morton

Proposal: Housing

Size: 0.82 ha

Current Use: Greenfield/ vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural. Development of the land would have a minor negative effect. The effect would be permanent.

Infrastructure and Delivery Summary:

Scale of site is unlikely to generate any significant infrastructure issues

Site Visit Summary:

Greenfield site on edge of settlement.

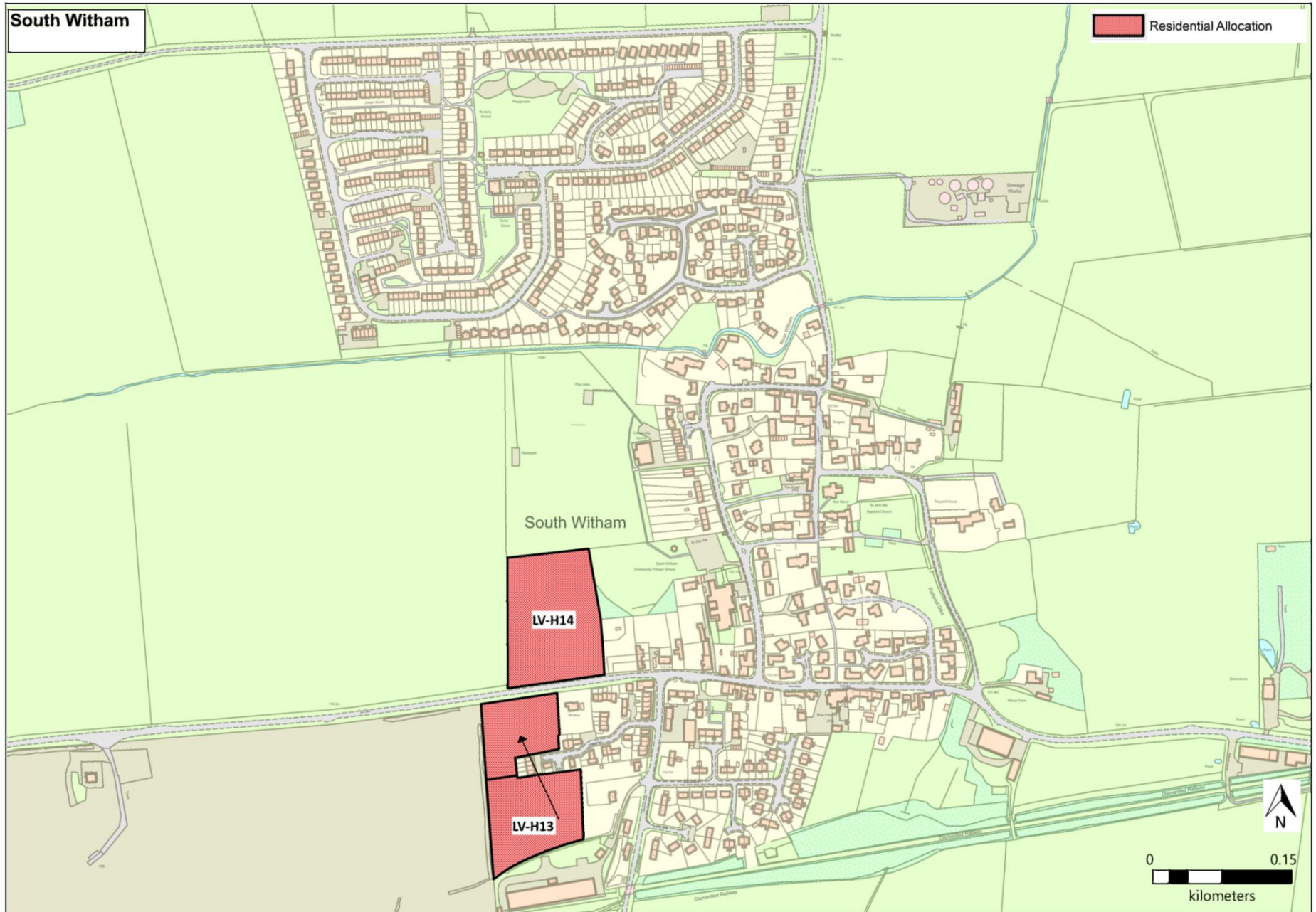
Other Matters:

n/a

Conclusion:

Site not unsuitable for allocation, but centrally located site with regeneration potential preferred location at this time.

South Witham



Site Summary Sheet: [Allocate](#).

Reference: SKLP43 (LV-H13)

Address: Land south of Mill Lane, South Witham

Proposal: Housing

Size: 0.561 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural. Development of the land would have a minor negative effect. The effect would be permanent.

Development would have limited potential to provide a variety of housing due to scale.

Development could potentially impact on landscape character. This could potentially be mitigated through the planning application process and sensitive design.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Vacant field. Fenced off and adjacent to recent residential development. Access from new development.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 45.7m) - MOD7

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

Site is in close proximity to an operational minerals site and it will need to be ensured that the proposal does not have a negative impact on the future operation of this site. Otherwise, development constraints are limited and the site is well related to the existing settlement. Site is recommended for residential allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP64

Address: land to south of Moor Lane [small site], South Witham

Proposal: Housing

Size: 2.111 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural. Development of the land would have a minor negative effect. The effect would be permanent.

Development could potentially impact on landscape character. This could potentially be mitigated through the planning application process and sensitive design.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Vacant field to rear of existing residential.

Other Matters:

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

Site is not unsuitable for allocation, but it is not as well related to the existing settlement as preferred allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP65

Address: land to south of Moor Lane [large site], South Witham

Proposal: Housing

Size: 3.688 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural. Development of the land would have a minor negative effect. The effect would be permanent.

Development could potentially impact on landscape character. This could potentially be mitigated through the planning application process and sensitive design.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Vacant field to rear of existing residential.

Other Matters:

RAF consultation zone: Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6
Cottesmore (Dev exceeding 45.7m) - MOD7

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)
Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

Site is not unsuitable for allocation, but it is not as well related to the existing settlement as preferred allocation.

Site Summary Sheet: [Allocate](#).

Reference: SKLP123 (LV-H13)

Address: land to the west of Thistleton Lane, South Witham

Proposal: Housing

Size: 1.904 ha

Current Use: Brownfield (poultry unit and some open)

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural. Development of the land would have a minor negative effect. The effect would be permanent.

Development could potentially impact on landscape character. This could potentially be mitigated through the planning application process and sensitive design.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Vacant field. Fenced off and adjacent to recent residential development. Access from new development.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 45.7m) - MOD7

Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)

Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Contaminated land.

Conclusion:

Site is in close proximity to an operational minerals site and it will need to be ensured that the proposal does not have a negative impact on the future operation of this site. Otherwise, development constraints are limited and the site is well related to the existing settlement. Site is recommended for residential allocation.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP193

Address: Mill Lane, South Witham

Proposal: Employment

Size: 1.85 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural. Development of the land would have a minor negative effect. The effect would be permanent. Development could potentially impact on landscape character. This could potentially be mitigated through the planning application process and sensitive design.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Vacant field. Access. Close to existing employment. Adjacent to forest.

Other Matters:

RAF consultation zone:

Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6

Cottesmore (Dev exceeding 45.7m) - MOD7

Cottesmore (Dev exceeding 15.2m) - MOD7

Conclusion:

It is not proposed to allocate any land for employment at the Larger Villages. Future planning policies will enable appropriate land to be delivered through development. It is not recommended the site is allocated.

Site Summary Sheet: **Allocate**

Reference: SKLP312 (LV-H14)

Address: land north of High Street, South Witham

Proposal: Housing

Size: 1.36 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural. Development of the land would have a minor negative effect. The effect would be permanent.

Development could potentially impact on landscape character. This could potentially be mitigated through the planning application process and sensitive design.

Infrastructure and Delivery Summary:

No significant infrastructure issues

Site Visit Summary:

Vacant field to rear of existing residential.

Other Matters:

RAF consultation zone: Cottesmore/Wittering (bird strike/open water/refuse tips) - MOD6
Cottesmore (Dev exceeding 45.7m) - MOD7

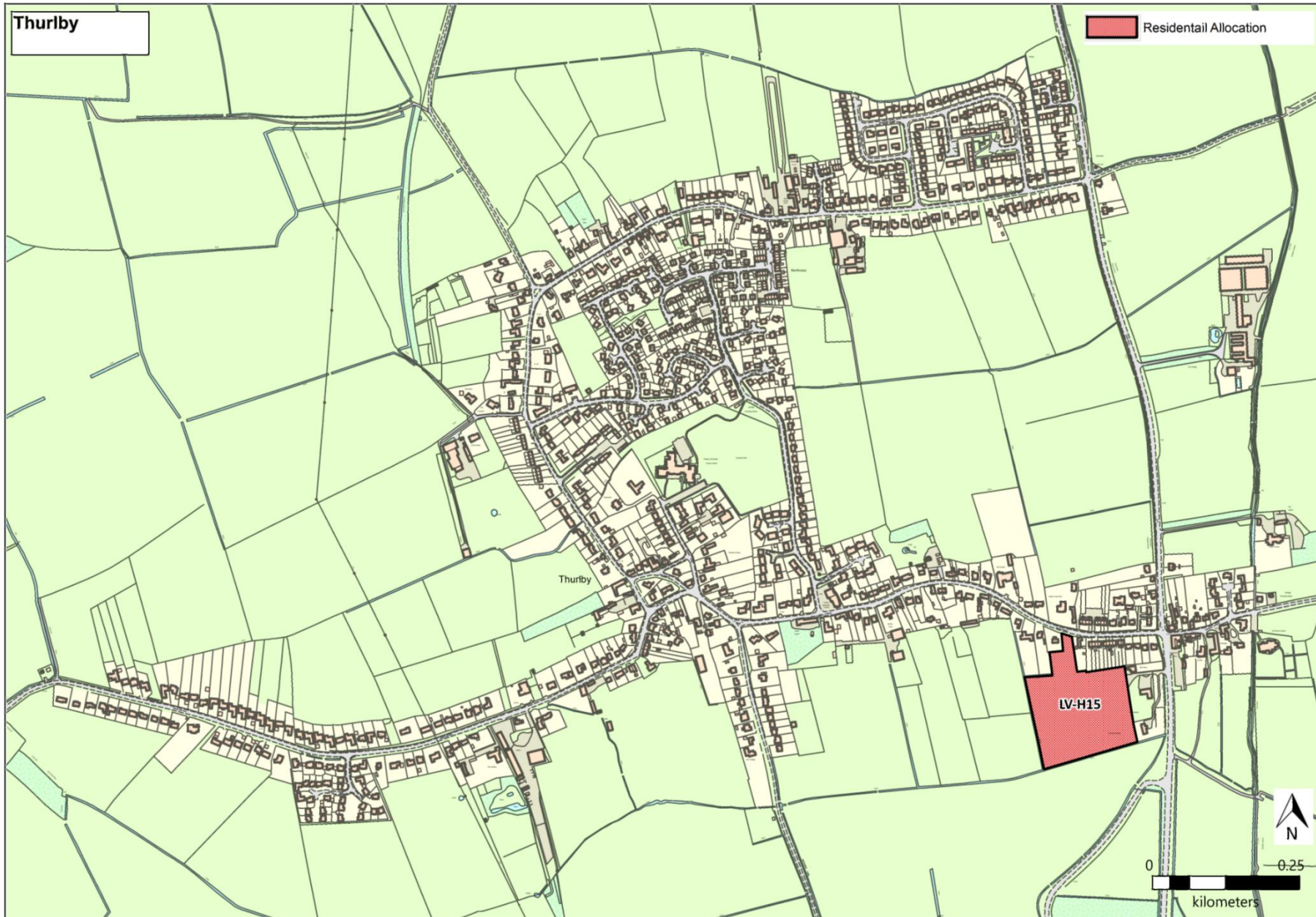
Site Specific Minerals Safeguarding Area (Policy M12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure)

Limestone Mineral Safeguarding Area (Policy M11: Safeguarding of Mineral Resources)
Site Specific Safeguarding (Policy M12) is concerned with protecting sites/infrastructure that already have planning permission. When applications are submitted for such facilities the impacts on any existing/planned development in the surrounding area has to be assessed and where appropriate mitigated. Such assessments will not however include any mitigation to protect future unplanned development. The allocation of sites in the local plan could therefore place sensitive development in close proximity to mineral workings/infrastructure without appropriate mitigation being in place. Any proposal to allocate a site within a Site Specific Safeguarding area should be accompanied by assessments to demonstrate that the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact). If any mitigation is needed for a proposed allocated site, this should be set out in a development brief accompanying the allocation.

Conclusion:

Site is recommended for allocation and is reasonably well related to the existing settlement.

Thurlby



Site Summary Sheet: [Allocate](#).

Reference: SKLP16 (LV-H15)

Address: Part of Elm Farm Yard, Thurlby

Proposal: Housing

Size: 2.557 ha

Current Use: Greenfield / vacant

Sustainability Appraisal Summary:

Site is predominantly Grade 2 agricultural. Development of the land would have a major negative effect. The effect would be permanent.

Infrastructure and Delivery Summary:

- Small capacity available at local primary school to accommodate up to 50 homes, however school can be expanded should this be required.
- Secondary school capacity (in Bourne) limited

Site Visit Summary:

Farm located close to A15. Access from High Street.

Other Matters:

n/a

Conclusion:

Site is Grade 2 agricultural, but is available for development. School also has capacity. Allocation for residential development recommended.

Site Summary Sheet: Do not allocate.

Reference: SKLP150

Address: Highways Depot, Station Road, Thurlby

Proposal: Housing

Size: 1.08 ha

Current Use: Brownfield

Sustainability Appraisal Summary:

**Site is predominantly Grade 3 agricultural; however it is PDL so impact is negligible.
Potential loss of jobs.**

Infrastructure and Delivery Summary:

- **Small capacity available at local primary school to accommodate up to 50 homes, however school can be expanded should this be required.**
- **Secondary school capacity (in Bourne) limited**

Site Visit Summary:

Existing depot / PDL.

Other Matters:

Contaminated land.

Conclusion:

Site is brownfield and allocation would not be required for redevelopment.

Site Summary Sheet: **Do not allocate.**

Reference: SKLP208

Address: White House Nurseries, 23 The Green, Thurlby

Proposal: Housing

Size: 0.48 ha

Current Use: Brownfield

Sustainability Appraisal Summary:

Site is predominantly Grade 3 agricultural, however it is PDL so impact is negligible. Potential impact on heritage assets, this could potentially be mitigated through the planning application process.

Infrastructure and Delivery Summary:

- Small capacity available at local primary school to accommodate up to 50 homes, however school can be expanded should this be required.
- Secondary school capacity (in Bourne) limited

Site Visit Summary:

Site is a nursery with frontage onto the Green / High Street. Extends into countryside to rear (although residential abuts eastern side).

Other Matters:

n/a

Conclusion:

Planning Permission Granted on Appeal. Allocation not necessary.

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