

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

June 2017



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2016

INTRODUCTION

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

The Purpose of this Document

1.2 The SHLAA is a technical document comprising a list of sites that might have some potential for housing at some stage in the future. The SHLAA forms part of the evidence base to support the delivery of land for housing in the District. It will inform the preparation of the Local Plan by:

- providing an objective survey of potential housing sites through an assessment of site suitability, availability, achievability and viability in accordance with existing national guidance
- identifying the issues that need to be resolved in selecting appropriate sites for development
- ensuring a supply of sites to meet the housing requirement for the District set out in the Core Strategy
- reviewing progress in the development of sites with planning permission.

1.3 The SHLAA is an important tool in the preparation of the Council's Local Plan. It does not, itself, determine whether a site should be allocated for housing development. Rather it provides a list of sites which should be assessed for consideration as allocations; it establishes realistic assumptions about the availability, suitability, and likely economic viability of land to meet the identified need for housing over the plan period and forms part of the evidence base for making decisions about which sites should be allocated.

1.4 Key outputs of the SHLAA include:

- a list of all sites considered which are cross-referenced to maps showing the locations;
- an assessment of each site in terms of its suitability or development, availability and achievability, (including whether the site is viable) to determine whether a site is realistically expected to be developed and when;
- Contain detail of the sites considered to be realistic for development, and clearly evidence/justify those which have been discounted;
- the potential type and quantity of development that could be delivered on each site, including an estimate of build rates, and setting out how barriers to delivery could be overcome and when;

- An indicative trajectory of anticipated development.

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

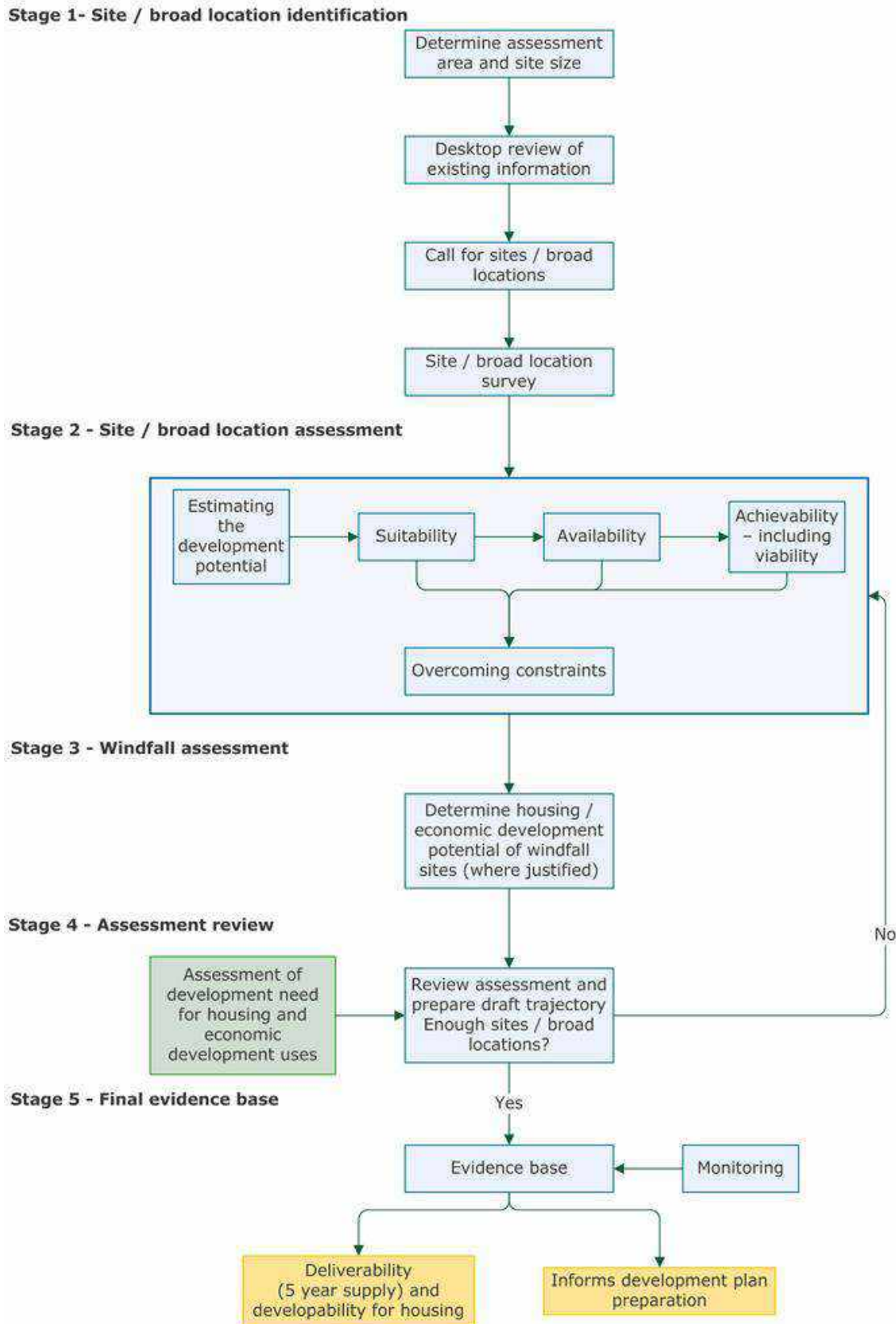
The inclusion of sites in the SHLAA does not preclude them from being developed for other suitable purposes. In addition, the exclusion of sites from the SHLAA does not preclude the possibility of permission for residential development being granted on them.

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

National Policy Context

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

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



Local Policy context

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

2. METHODOLOGY:

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

3. STAGE 1 – IDENTIFICATION OF SITES AND BROAD LOCATIONS

Determining the assessment area

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

Determining site size

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

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

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

Desktop review of existing information

- 3.6 A desktop review of existing information will be carried out which that will revisit information and records for known potential sites for development. The following type of sites will be considered:

- Existing housing and economic development allocations not yet with planning permission
- Planning permissions for housing and economic development that are unimplemented or under construction
- Sites where the Council has resolved to grant planning permission for development subject to signing of a Section 106 Agreement
- Planning applications that have been refused or withdrawn
- Land in the local authority’s ownership
- Other surplus and likely to become surplus public sector land
- Vacant and derelict land and buildings
- Additional opportunities in established area (e.g. making productive use of under-utilised facilities such as garage blocks)
- Large scale redevelopment and redesign of existing residential or economic areas

Call for sites

- 3.7 A new “Call for Sites” was held between November 2015 – January 2016. This sought the suggestion of sites for consideration in the new SHLAA. Sites which were suggested through the call for sites were required to be supported by the following information:

- a) site address and an OS plan showing site boundaries;
- b) contact details
- c) type and scale of development suggested
- d) site ownership
- e) current use of the site
- f) Market interest
- g) Potential development time frame
- h) Potential phasing
- i) Known site constraints

j) Other information

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

Site Survey

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

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

4. STAGE 2: SITE ASSESSMENT

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

Estimating the Development Potential

4.2 Local Authorities are required to estimate the development potential of each site. Many of the sites in the study have been suggested to the council together with an indicative site capacity or are sites where the capacity has already been tested through the plan-making or application processes. Where detailed information is available from planning applications, masterplans and other sources (such as provided with the promotion of the site in the SHLAA), that information will be used to allocate numbers of dwellings to the appropriate timeframe.

4.3 Practice Guidance states that housing potential should be guided by local conditions, including housing densities. So for sites where there is no suggested capacity officers will estimate the sites potential using relevant existing development schemes in the locality as the basis for assessment. Average development density will be adjusted to take account of any individual site characteristics and physical constraints.

4.4 When developing sites, it is usual for a proportion of the site to be given over to access roads, public open space and other ancillary uses. Site areas are recorded "gross" and so, to reflect the realities of development, sites have been "netted" down. The larger the site, the larger the area normally given over to non-developed uses. The SHLAA will use the following assumptions:

- up to 1ha then 95% developable area
- between 1ha and 4ha 80% is developable area
- over 4ha then 60% developable area.

4.5 It should be noted that the dwelling potential of sites in the SHLAA is indicative only: the true potential of any site can only be assessed by more detailed study, having regard to many factors which are outside the scope of the SHLAA, and which need to be considered as part of the planning application process. It should not be assumed that planning permission will be granted for the development, or for the number of dwellings identified, for sites included in the SHLAA.

Suitability

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

Availability

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

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

Achievability (including viability)

4.12 Once the suitability and availability of each site has been assessed consideration will be given to whether the site is achievable for development. A site will be considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This will be affected by market factors (e.g. the presence of bad neighbours, economic viability of existing uses etc.), cost factors (e.g. site preparation costs to overcome identified physical constraints) and delivery factors (e.g. the developer's own phasing schedules).

4.13 Sites which have been assessed as unsuitable for development or which are not considered to be genuinely available for development will be assessed as unachievable as a SHLAA site.

4.14 An assessment will be made of the remaining sites to consider whether there is a reasonable prospect that the particular type of development proposed will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete the development over a certain period.

4.15 A site will be considered to be viable where it can be shown that having taken account of all reasonable costs of development; a scheme will provide a competitive return to the developer and generates a land value sufficient to persuade a landowner to sell the land for the proposed development. If these conditions cannot be met a scheme will not be delivered.

4.16 Consultation and partnership working are an important part of this assessment process. Guidance advises that local authorities work with key stakeholders to ensure a robust and joined-up approach. To help complete the assessment of sites at Stage 2, particularly the assessment of achievability, a SHLAA panel was established in 2013, comprising key stakeholders who have some expertise in the property market and site development. The panel included planners (public and private sector) representatives of housebuilders and landowners, land/estate agents, a surveyor and a registered housing provider. The panel met in April 2014 and it is anticipated that the panel will act as a critical friend of the SHLAA process.

4.17 The panel considered assessment assumptions and agreed the following parameters:

- maximum annual site delivery rates of up to 50 per annum
- density ranges between 20-60 dph but the trend is moving downwards
- agreed the net developable areas included in the methodology
- delivery rates are dependent upon demand and sales

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

Overcoming constraints

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

Conclusions from the site assessment stage

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

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

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

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

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

5. Stage 3 Assessment of potential windfall sites

5.1 SHLAA guidance advises that an allowance for unanticipated (or windfall) sites can be taken into account where it can be justified. The NPPF is clear that an allowance may be made for windfall sites where it can be shown that such sites consistently become available in the local area, and can provide a reliable source of supply. Any allowance should be realistic having regard to, historic windfall delivery rates and expected future trends, and should not include residential gardens. An assessment will be made of the previous five years windfall delivery rates and consider:

- whether the annual rate is likely to increase or decrease
- whether the pattern of redevelopment is likely to remain the same, grow or decline.

5.2 In South Kesteven additional housing has consistently been delivered on small infill and windfall sites: during the period 2008-2016 a total of 539 homes were built on small brownfield and infill sites (with a capacity of 10 or less), an average of 67 units per annum. There is no sign that this rate of delivery will reduce: in view of the historic completion rates it is considered appropriate and realistic to assume that an annual windfall rate that is a consistent mix with historic patterns on previous 5 years will continue to come forward from this source. This figure will be reviewed annually as part of the SHLAA and any change in the rate of delivery on small sites will be reflected in this assumption.

6. Stage 4 Assessment Review

6.1 Following the survey and assessment of the housing potential of each site, Local Authorities are expected to review the assessment to determine whether sufficient sites have been identified to meet the housing requirement for a rolling five-year period. To demonstrate this a trajectory will be prepared showing how and when those sites assessed as deliverable and developable in the SHLAA will meet the housing requirements established in the Core Strategy.

6.2 Where insufficient sites are identified against objectively assessed needs, the assessment will be revisited, where necessary changing the assumptions on development potential on particular sites.

6.3 If, following this review there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for. If there is clear evidence that the needs cannot be met locally, it will be necessary to consider how needs might be met in adjoining areas in accordance with the duty to cooperate. Consideration may also be given to the need to review policies in the Local Plan.

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

7. STAGE 5: Final evidence base

7.1 The final version of SHLAA will be published containing the following information:

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

Monitoring

7.2 Government guidance is that the SHLAA should not be a one-off study. The assessment is an on-going piece of work; an initial large-scale assessment is required then each year it is to be updated as part of the monitoring report process. Monitoring should provide information on:

- whether sites under construction have been developed;
- progress made on sites with planning permission; and
- progress made on removing, or emergence of new, constraints to development.

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

Location: land to the north of Gonerby Lane, Allington



Identified Constraints

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

Site Visit

Site Description	large open field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential to West
Topography	slight slope towards west
Views into and out of the site	extensive views over countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Contrary to policy				
Mitigation: Policy review				
Summary Notes: Contrary to SP1 and SP2.				

Location: land to north of Park Road



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	no
Tree Preservation Order	TPO 66 - Allington Hall
Conservation Area	no
Water course	no
Other	no

Site Visit

Site Description	Field at edge of settlement
Current Land Use	Vacant
Surrounding Land Uses	Residential
Topography	Flat
Views into and out of the site	Very limited, well screened
Point of access from highway	Foston road
On site features eg. Pylons, masts	
Other site features	Site is somewhat detached from village due to location and screening

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land off Foston Road



Identified Constraints

Constraint	Assessment and Notes
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	TPO 66 - Allington Hall
Conservation Area	no
Water course	no
Other	no

Site Visit

Site Description	Fields at edge of settlement
Current Land Use	Vacant
Surrounding Land Uses	Residential, open countryside
Topography	Flat
Views into and out of the site	From existing residential
Point of access from highway	Foston Road / Existing residential areas
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: west of Sedgebrook Road



Identified Constraints

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

Site Visit

Site Description	Open green space
Current Land Use	Recreational / informal
Surrounding Land Uses	Conservation Area / Listed Building (Manor House) and open countryside
Topography	Flat
Views into and out of the site	From Conservation Area
Point of access from highway	Sedgebrook Road
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land east of Sedgebrook Road



Identified Constraints

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

Site Visit

Site Description	Open space at edge of village connecting to existing caravan park
Current Land Use	Vacant
Surrounding Land Uses	Caravan Park, some residential, open countryside
Topography	Flat
Views into and out of the site	From Caravan Park and Sedgebrook Road
Point of access from highway	Sedgebrook Road
On site features eg. Pylons, masts	
Other site features	Drain running through site

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	large grass field - on edge of settlement
Current Land Use	none
Surrounding Land Uses	Residential to East - Railway to South & Residential SW corner - field to North
Topography	slopes northwards
Views into and out of the site	none
Point of access from highway	Yes - from St Martins Way
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Currently contrary to SAP H1

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: East of Ermine Street, Ancaster



Identified Constraints

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

Site Visit

Site Description	grass field within settlement - used for sheep grazing
Current Land Use	grazing sheep
Surrounding Land Uses	Residential to North, South & West, open to East
Topography	level
Views into and out of the site	open countryside - site is open area in streetscene
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Currently site contrary to SAP H1. A reduced site area of 0.7ha to exclude the adjacent land which is within flood zone is now proposed this reduces any potential capacity to about 21 homes.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large field on edge of settlement - in agricultural production - trees/hedges to boundaries
Current Land Use	agriculture - barley
Surrounding Land Uses	Residential to west
Topography	slight slope upwards to A153
Views into and out of the site	trees and hedges to boundaries
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

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



Identified Constraints

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

Site Visit

Site Description	part of large field on northern edge of village, adjacent to B6403 [High Dyke]
Current Land Use	agriculture
Surrounding Land Uses	residential to south, agricultural to north and west
Topography	sloping northwards away from village
Views into and out of the site	extensive views over village to the south
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not resubmitted. Contrary to SAP H1				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Not resubmitted. Contrary to local plan policy SAP H1 of Site allocation and Policies DPD.				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site affects SE corner of site only
Public Footpath	Public Footpath and Restricted ByWays adjacent [FPs 2 & 12]
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	part of large field on western edge of village
Current Land Use	agricultural
Surrounding Land Uses	residential to east and southeast, agricultural to north and west
Topography	slopes upwards towards railway line
Views into and out of the site	extensive views over open countryside
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Contrary to SAPH1				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Contrary to local plan policy SP1 of Core Strategy.				2032+: 0

Location: land north of village, Ancaster



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement separated from village by site ANC14-216
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2 & 3

Site Visit

Site Description	part of large field on northern outskirts of village, adjacent to High Dyke
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	sloping upwards away from village
Views into and out of the site	extensive over village to south
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Contrary to SAP H1				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Greenfield site in open countryside on outskirts of village, not policy compliant [SAP H1].				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	restricted byway adjacent: FP12 & FP2
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	part of large field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	railway line to north, residential to east, agricultural to south and west
Topography	slopes upwards to railway line
Views into and out of the site	extensive views over open countryside
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement separated by ANC14-221
National Heritage	Scheduled Monument Roman Marching Camp on part of site
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent southern boundary
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	part of large field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural to west, south and east, railway line to north
Topography	slopes upwards to railway line
Views into and out of the site	extensive views over open countryside
Point of access from highway	no
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contains heritage asset of national importance [scheduled monument], contrary to policy SAP H1

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

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

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

Location: south of Wilsford Lane



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
Flood Zone 3	No
National and International Environmental	None
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Site contrary to policy SAP H1. Site Inappropriate size/scale to existing development			
Mitigation: Policy Review			
Summary Notes: Site contrary to policy			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	1 Adjacent to the site.
Tree Preservation Order	None
Conservation Area	No
Water course	No
Other	Site Adjacent to a LWS

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Site Contrary to policy SAP H1				
Mitigation: Policy Review				
Summary Notes: Contrary to Policy				

Location: Land South East of Sovereign Street



Identified Constraints

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

Assessment Summary

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

Constraints: Aslackby not identified as a location for development

Mitigation: Policy review

Summary Notes:
Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Land to the North of temple road



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Scheduled Monument Adjacent to Aslackby Castle and a Listed Building
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	Fully within conservation area
Water course	No
Other	None

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Aslackby not identified as a location for development (SP1)				
Mitigation: Policy review				
Summary Notes: Not policy compliant				



Identified Constraints

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

Site Visit

Site Description	open field on edge of settlement - mature trees to Hough Road and north of the site
Current Land Use	paddock/ mown grass
Surrounding Land Uses	Open - residential to the south
Topography	Level
Views into and out of the site	No views boundary treatment
Point of access from highway	Yes
On site features eg. Pylons, masts	Pylons/masts

Assessment Summary

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

Constraints: Identified as an important open area in a conservation area. Greenfield site on edge of settlement contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

Site is identified as an important open area in a conservation area contrary to policy SAP H1.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	Yes - within area identified as Important Open Space
Water course	No
Other	domestic garden

Site Visit

Site Description	domestic cottage and garden within settlement / small field at R/O site
Current Land Use	domestic cottage and garden
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	from driveway to rear of site. Views north to the Granary
Point of access from highway	drive to West Street serving cottage has permission for 3. Discussions with owners of Granary to achieve additional access point from their private drive
On site features eg. Pylons, masts	
Other site features	mature hedge to south boundary: hedges and trees to rear of site

Assessment Summary

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

Constraints: Recent appeal decision states that site cannot be considered infill. It is, therefore, contrary to policy SAP H1.

Mitigation:

Summary Notes:

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

Likely Phasing:

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

Location: land south of West Street



Identified Contraints

Constraint	Assessment and Notes
Flood Zone 3	Affects < 50% of Site
National and International Environmental	None
National Heritage	None
Local Exclusion	Site less than 0.4ha
Public Footpath	no
Tree Preservation Order	no
Conservation Area	Yes
Water course	no
Other	no

Assessment Summary

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

Location: land south of Low Road, Barrowby



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No [access to playing field only]
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 1

Site Visit

Site Description	grass field on edge of settlement - hedged to boundary
Current Land Use	paddock / horse field
Surrounding Land Uses	Residential to South & East, Playing field to North, Countryside to West
Topography	level
Views into and out of the site	extensive views out to West and south
Point of access from highway	No direct access
On site features eg. Pylons, masts	
Other site features	HP Gas Pipe adjacent

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: High Pressure Gas Main adjacent, no direct access from public highway. Currently contrary to SAP H1			
Mitigation: Policy review, avoid gas infrastructure, resolve access limitations			
Summary Notes: No direct access: may be possible through additional land. Site on edge of village - currently contrary to SAP H1.			

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

Location: land north of Low Road, Barrowby



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	sewer runs through the site
Other	Ag Class 1 & 2

Site Visit

Site Description	grass field on edge of settlement
Current Land Use	none
Surrounding Land Uses	Residential to North & West, agriculture to South & East
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Currently contrary to SAP H1 and high quality agricultural land.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 1 & 2

Site Visit

Site Description	large open field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential to North
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	yes via Reedings Road
On site features eg. Pylons, masts	pylons in close proximity to site, telephone lines on boundary of site
Other site features	

Assessment Summary

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

Constraints: Currently contrary to SAP H1. Electricity pylons in close proximity & telephone lines on boundary of site

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

Summary Notes:

Very large site which is inappropriate scale for existing settlement - smaller site may be considered. Currently contrary to SAP H1.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	Not on the immediate edge of an identified settlement
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	None
Conservation Area	No
Water course	None
Other	No

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:
Contary to policy SAP H1

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building Site adjacent to 2 listed buildings
National and International Environmental	None
Flood Zone 3	No
Public Footpath	None
Tree Preservation Order	None
Conservation Area	Site fully within conservation area
Water course	None
Other	Harlaxton Bowl - Landscape setting

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Set within Harlaxton Bowl landscape sensitive to development. Also distant from village services. Site contrary to policy SAP H1				
Mitigation: Policy review				
Summary Notes: Not suitable for details site assessment				



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	residential to South
Topography	level
Views into and out of the site	over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	large ditch to south of site

Assessment Summary

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

Constraints: Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Available and viable BUT located outside built part of settlement therefore contrary to policy SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	Large field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	over open countryside
Point of access from highway	Only via Manor Close
On site features eg. Pylons, masts	
Other site features	Ditch to south of site would need to be crossed to access site

Assessment Summary

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

Constraints: Very large site which is inappropriate to scale of the existing settlement. Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Large site which is inappropriate to scale of the existing settlement and located outside built part of settlement, therefore contrary to policy SAP H1.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agricultural to north and residential to south
Topography	level
Views into and out of the site	over open countryside
Point of access from highway	Suggested access is from A15: possible 2nd access from adjacent residential development
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Very large site which is inappropriate to scale of the existing settlement.
Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Large site which is inappropriate to scale of the existing settlement and located outside built part of settlement, therefore contrary to policy SAP H1.

Likely Phasing:

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

Location: Rear off Chesham Drive, Baston



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	residential to North: agricultural to South
Topography	level
Views into and out of the site	over open countryside
Point of access from highway	not apparent (provision for access made by proposed development to west - Planning application ref S13/1124 approved)
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not policy compliant				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Site currently contrary to SAP H1. Might be viable once development adjacent which has planning permission has been developed. This is the only way to provide access to BAS14-105.				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	work underway on part of site. Remainder (site ref BAS14-105) is a field
Current Land Use	development/ agriculture
Surrounding Land Uses	Residential to north, agriculture to south
Topography	level
Views into and out of the site	over open countryside
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 37	Likely Phasing:
Constraints: Outside settlement. Contrary to SAP H1.				2017-2022: 0
Mitigation: Policy review.				2022-2027: 0
Summary Notes:				2027-2032: 0
Contrary to SAP H1.				2032+: 0

Location: land at Greatford Road, Baston



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	residential to North
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Public footpath. Contrary to policy SAP H1

Mitigation: Policy review, avoid / divert public footpath

Summary Notes:

Not compliant with policy SAP H1 - greenfield on edge of settlement and of inappropriate scale to rest of village.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No site within Flood Zone 2
National and International Environmental	None
National Heritage	None
Local Exclusion	Site less than 0.4ha
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	contamination

Assessment Summary

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



Identified Constraints

Constraint	Assessment and Notes
National and International Environmental	None
National Heritage	None
Flood Zone 3	No site within Flood Zone 2
Local Exclusion	Not on the immediate edge of an identified settlement
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

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

Constraints: Site contrary to policy SAP H1. Site not on the immediate edge of an identified settlement. Part of site in flood zone 2

Mitigation: Policy Review

Summary Notes:
Site contrary to policy

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



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No site in Flood Zone 2
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Site not contrary to policy SAP H1. Part of the site is covered by flood zone 2				
Mitigation: Policy Review				
Summary Notes:				
Site is contrary to policy				

Location: Land at Main Street



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	Not on the immediate edge of an identified settlement
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	None
Conservation Area	No
Water course	None
Other	None

Assessment Summary

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

Constraints: Site Contrary to policy SAP H1

Mitigation: Policy Review

Summary Notes:

Site not compliant with policy SAP H1 - greenfield not within the built up part or the edge of the settlement.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	adj Listed Building
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site 25% affected [all site within FZ2]
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field and farmyard on edge of village
Current Land Use	agricultural
Surrounding Land Uses	residential and agricultural
Topography	level
Views into and out of the site	open site - views across open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	trees to northern boundary

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0
Constraints: Part of site within floodzone. Very large site which is inappropriate to scale of the existing settlement. Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Very large site which is inappropriate to scale of the existing settlement. May wish to consider smaller part of site. Contrary to SAP H1.

Likely Phasing:

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



Identified Constraints

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

Site Visit

Site Description	edge of village site which contains piles of rubble and construction vehicles [clearance programme appears to be ongoing]
Current Land Use	none
Surrounding Land Uses	residential to North
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Site cleared.

Mitigation:

Summary Notes:

Site suitable and should be viable. Site allocated in SAP DPD for housing development. Site has outline planning permission S14/1316 . Approved 14.01.2016

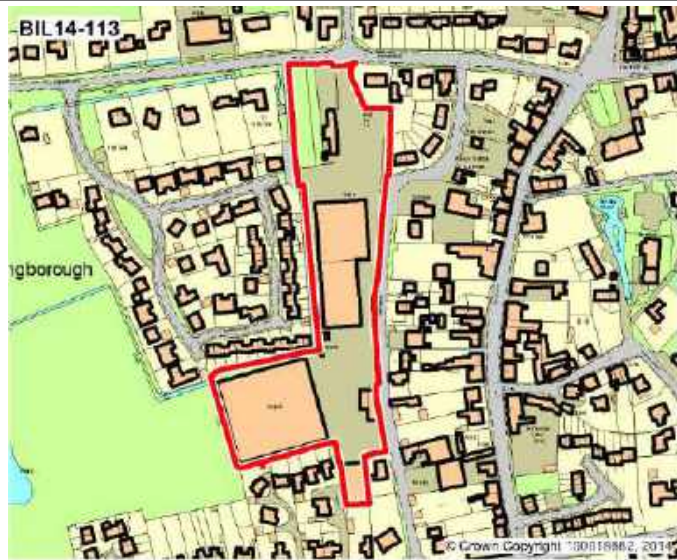
Likely Phasing:

2017-2022: 25

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	site within centre of village - tarmac surface and large industrial sheds
Current Land Use	some lorry storage
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	former station buildings on site

Assessment Summary

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

Constraints: Site is employment site and protected by policy E1 of Core Strategy. Part of site was allocated for housing in old local plan and is subject of current planning application which has demonstrated site no longer suitable for employment.

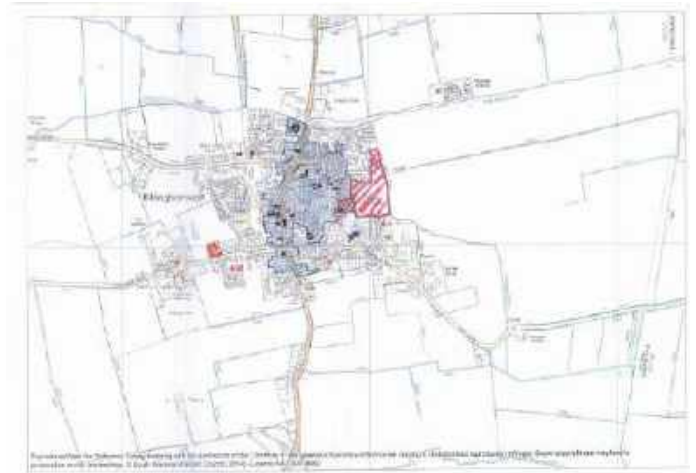
Mitigation: Demonstrate no longer viable and needed for employment use

Summary Notes:

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

Likely Phasing:

2017-2022: 23
 2022-2027: 0
 2027-2032: 0
 2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	adj Hurn Farmhouse [LB] some FZ2 at northern & southern edges of site
Public Footpath	possible public footpath on southern edge of site
Tree Preservation Order	
Conservation Area	
Water course	
Other	

Site Visit

Site Description	fields and farmyard on edge of village, ditch to site boundary
Current Land Use	agricultural
Surrounding Land Uses	residential to north, west and south, open countryside to east
Topography	level
Views into and out of the site	views over open countryside
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Majority of site is contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

Small part of site [farmyard] may be suitable for small infill development - but otherwise not compliant with policy SAP H1 - greenfield site on edge of village.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site contrary to policy SAP H1				2017-2022: 0
Mitigation: Policy Review				2022-2027: 0
Summary Notes:				2027-2032: 0
Site contrary to policy				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
National Heritage	Listed Building Adjacent to listed Building (Hurn Farmhouse)
National and International Environmental	None
Local Exclusion	Site less than 0.4ha
Flood Zone 3	No
Public Footpath	None
Tree Preservation Order	None
Conservation Area	Just Outside the Conservation area
Water course	None
Other	None

Assessment Summary

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



Identified Contraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site
Public Footpath	None
Tree Preservation Order	No
Conservation Area	No
Water course	River runs to the rear of the site
Other	None

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Large ammount of site situated within flood zone 3 . Site contrary to policy SAPH1			
Mitigation: Policy review			
Summary Notes: Site not in accordance with policy SAPH1			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site
Public Footpath	None
Tree Preservation Order	No
Conservation Area	No
Water course	River runs to the rear of the site
Other	None

Assessment Summary

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

Constraints: Large amount of site situated within flood zone 3 . Site contrary to policy SAPH1

Mitigation: Policy review

Summary Notes:
Site not in accordance with policy SAPH1

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



Identified Constraints

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

Site Visit

Site Description	agricultural sheds and area of open ground within village
Current Land Use	appears to be unused
Surrounding Land Uses	agricultural to South, village to East and West
Topography	level
Views into and out of the site	open countryside to south
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines to road edge
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Contrary to policies SP1 and SP2 of the Core Strategy.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Too small

Mitigation:

Summary Notes:

Too small- does not meet the site size threshold.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land east of North Road, Bourne



Identified Constraints

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

Site Visit

Site Description	open field, hedged to boundaries, on northern edge of town
Current Land Use	agricultural
Surrounding Land Uses	residential to South
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contrary to H1 and SAP H1

Mitigation: Policy review

Summary Notes:

Contrary to H1 of Core Strategy and SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	large open field on northern edge of town
Current Land Use	agricultural
Surrounding Land Uses	residential to South, open countryside agricultural to North
Topography	level
Views into and out of the site	extensive open views
Point of access from highway	Yes
On site features eg. Pylons, masts	pylons at southern edge of site
Other site features	

Assessment Summary

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

Constraints: Contrary to H1 and SAP H1

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land off Meadow Drove, Bourne



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3a & 2

Site Visit

Site Description	large flat field in open countryside on edge of town
Current Land Use	agricultural
Surrounding Land Uses	agricultural with residential to West
Topography	level
Views into and out of the site	extensive over town and open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	sporadic hedges and trees to boundaries

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Contrary to H1 and SAP H1				
Mitigation: Policy review				
Summary Notes:				
Large site on edge of settlement part of which is high grade agricultural land. Contrary to SAP H1 and SAP H1.				



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3a & 2

Site Visit

Site Description	large open field in open countryside on edge of town
Current Land Use	agricultural [cows]
Surrounding Land Uses	agricultural with residential to West
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	sporadic hedges and trees to boundaries

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Contrary to policy H1 and SAP H1				
Mitigation: Policy review				
Summary Notes:				
Large site on edge of settlement part of which is high grade agricultural land. Contrary to SAP H1 and SAP H1.				



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field in open countryside on edge of town
Current Land Use	agricultural
Surrounding Land Uses	residential to West
Topography	level
Views into and out of the site	over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity wires cross site
Other site features	owl tower [Len Pick Trust]

Assessment Summary

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

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

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

Summary Notes:

Large site on edge of settlement part of which is high grade agricultural land. Contrary to SAP H1 and SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	No
	Ag Class 3, adjacent SWI [Bourne Wood]

Site Visit

Site Description	field lying between town and Bourne Woods
Current Land Use	agricultural
Surrounding Land Uses	residential to East, agricultural to North, South & West
Topography	level
Views into and out of the site	towards Bourne Woods
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Public footpath, adjacent SWI [Bourne Wood]. Contrary to policy H1 of Core Strategy and SAP H1			
Mitigation: Policy review, proximity of Bourne Wood and presence of public footpath would restrict developable area			
Summary Notes: Contrary to policy H1 of Core Strategy and SAP H1.			

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



Identified Constraints

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

Site Visit

Site Description	open field on edge of town, hedged to boundaries
Current Land Use	agricultural
Surrounding Land Uses	residential to South
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Policy review, avoid / divert public footpath

Summary Notes:

Large site on edge of settlement part of which is high grade agricultural land. Contrary to SAP H1 and SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land west of Meadow Drove, Bourne



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3a & 2

Site Visit

Site Description	large open field on edge of town
Current Land Use	agricultural
Surrounding Land Uses	agricultural and industrial/commercial
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant: part of Employment Allocation B1a

Mitigation: Policy review

Summary Notes:

Contrary to policy H1 of Core Strategy. Also contrary to policies B1a and SAP H1 of the SAP DPD. Should be retained as an employment allocation.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

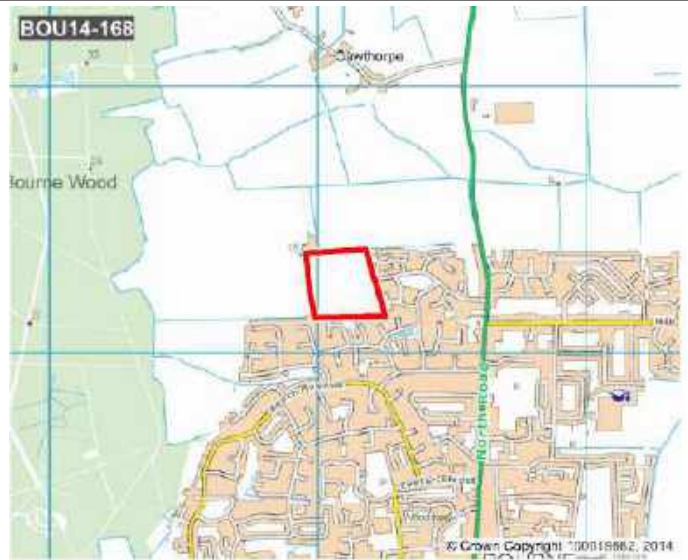
Site Description	copse and open area between housing development
Current Land Use	none, wild area
Surrounding Land Uses	residential development
Topography	level
Views into and out of the site	none
Point of access from highway	Vehicular access has been provided for in adjacent development off Wherrys Yard
On site features eg. Pylons, masts	pylons nearby
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 15
Constraints: Public footpath, adjacent SWI, access. Potential wildlife interest on this site
Mitigation: Avoid public footpath, wildlife issues to be investigated
Summary Notes:
 Investigate wildlife potential, however site suitable and policy compliant.

Likely Phasing:
 2017-2022: 15
 2022-2027: 0
 2027-2032: 0
 2032+: 0

Location: land west of Beaufort Drive, Bourne



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 7 [urban]

Site Visit

Site Description	part of large field on edge on town
Current Land Use	agricultural
Surrounding Land Uses	residential to South and East, agricultural to North and West
Topograpahy	level
Views into and out of the site	west to Bourne Woods
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not compliant with policies H1 and SAP H1

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2 [but urban]

Site Visit

Site Description	area of land within residential and office area
Current Land Use	solar array & 2 showhouses
Surrounding Land Uses	residential and offices
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	pylons adjacent
Other site features	

Assessment Summary

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

Constraints:

Mitigation:

Summary Notes:

Site between areas of residential and commercial uses, would be suitable for either use. Planning application S14/1684 was allowed on appeal for 23 units.

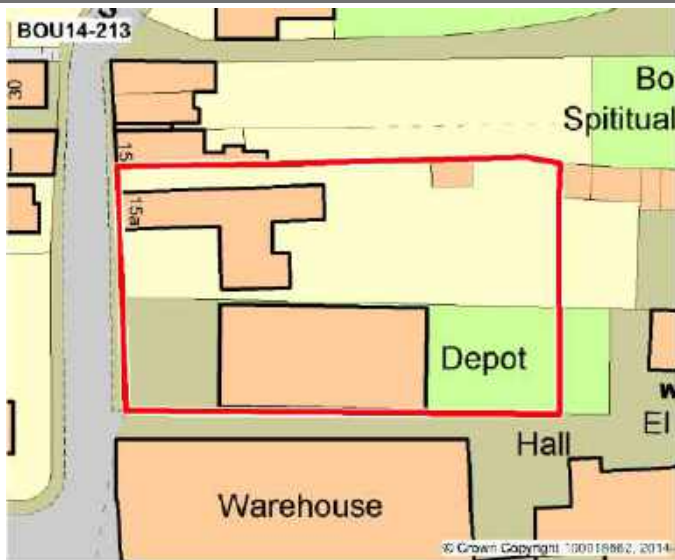
Likely Phasing:

2017-2022: 23

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	cleared site within town centre
Current Land Use	none
Surrounding Land Uses	commercial / retail
Topography	level
Views into and out of the site	none - within town centre
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 14

Constraints:

Mitigation:

Summary Notes:

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

Likely Phasing:

2017-2022: 14

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	adjacent / on boundary: TPO 166 Eastgate House
Conservation Area	No
Water course	No
Other	Ag Class Urban

Site Visit

Site Description	large brick buildings and hardstanding
Current Land Use	auction rooms and associated vehicle parking
Surrounding Land Uses	residential, bus garage adjacent
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Site in employment / commercial use [auction rooms]. Too small

Mitigation:

Summary Notes:

Too small- does not meet the site size threshold. In active use may be available in long term.

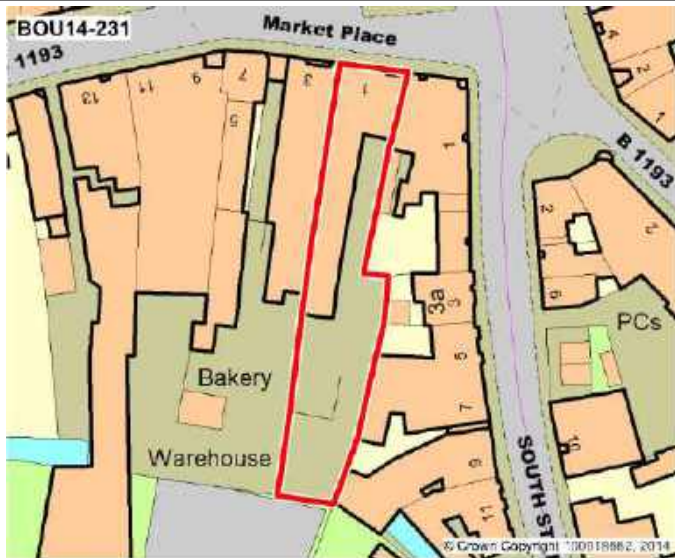
Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	buildings and hardstanding at busy road junction in centre of town
Current Land Use	offices, stores and car parking
Surrounding Land Uses	commercial, retail, car parking
Topography	level
Views into and out of the site	none
Point of access from highway	via public car park to rear of site
On site features eg. Pylons, masts	
Other site features	site may contain mature tree

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Listed Building, commercial uses, can only be accessed via public car park to rear. Too small			
Mitigation:			
Summary Notes:			
Too small- does not meet the site size threshold.			

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

Location: land to the north of Lavender Way



Identified Contraints

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

Site Visit

Site Description	large open field on northern edge of town
Current Land Use	agricultural
Surrounding Land Uses	residential to SE, otherwise agricultural
Topograpahy	level
Views into and out of the site	extensive open views
Point of access from highway	only via private drive from A15
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable:	Potential Capacity: 0
Constraints: Contrary to H1 and SAP H1			
Mitigation: Policy review			
Summary Notes:			
Very large site currently contrary to H1 of Core Strategy and SAP H1 of SAP DPD.			

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

Location: south of The Slipe, South Fen



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Polciy Review

Summary Notes:

Site is contrary to policy and possible confict with adjacent employment (industrial) uses.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Flood Zone 3	No
Public Footpath	crosses
Tree Preservation Order	TPO 16 Bourne (West Road)
Conservation Area	no
Water course	no
Other	adjacent [part of] Bourne Wood SWI [Ancient Wood]

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site is contrary to policy SAP H1 and H1.				2017-2022: 0
Mitigation: Policy Review.				2022-2027: 0
Summary Notes:				2027-2032: 0
Site is contrary to policy				2032+: 0

Location: south of Spalding Road



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:
Site Contrary to policy for housing (Next to employment allocation)

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

Location: land south of The Slipe



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	Not on the immediate edge of an identified settlement
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:
Site Contrary to policy

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



Identified Constraints

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

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Site contrary to policy SAP H1 and policy H1 - site also not on the immediate edge of an identified settlement			
Mitigation: policy review			
Summary Notes: Site contrary to policy			

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



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	Not on the immediate edge of an identified settlement
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Site contrary to policy SAP H1 and policy H1 - site also not on the immediate edge of an identified settlement			
Mitigation: Policy review			
Summary Notes: Site contrary to policy			

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

Location: Southfields [site B]



Identified Constraints

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

Assessment Summary

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

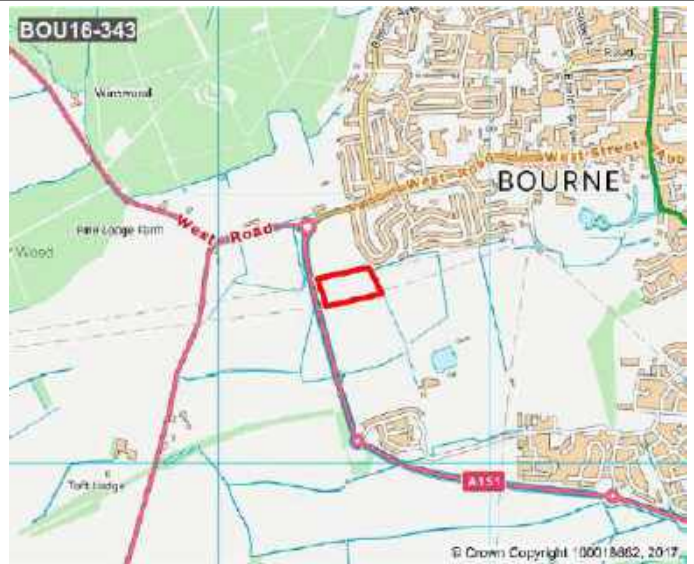


Identified Constraints

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

Assessment Summary

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



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Blind Well Field



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

N/A

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land off Hall Lane



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	grass field within village, surrounded by high hedges
Current Land Use	grass/grazing
Surrounding Land Uses	farmyard and residential
Topography	gently undulating
Views into and out of the site	no view out of site; views into site only from adjacent houses
Point of access from highway	at present only through adjacent farmyard - access could be created
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Contrary to policies SP1 and SP2 of the Core Strategy.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: **Manor Road, Burton-le-Coggles**



Identified Constraints

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

Site Visit

Site Description	grass field within village
Current Land Use	agricultural
Surrounding Land Uses	Residential and agricultural
Topograpahy	undulating
Views into and out of the site	over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	telephone wires cross at road frontage
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Within village but contrary to policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	unproductive field of grass / nettles on edge of village
Current Land Use	none
Surrounding Land Uses	agricultural
Topograpahy	undulating - dip in centre
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not policy compliant				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Contrary to policies SP1 and SP2.				2032+: 0



Identified Constraints

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

Site Visit

Site Description	field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural with residential to East
Topography	gently undulating
Views into and out of the site	extensive [in and out] over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Not compliant with policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	unable to access site to view: no obvious means of access from adjacent land
Current Land Use	agriculture
Surrounding Land Uses	Residential to north, commercial to east, agriculture to west and south
Topography	?
Views into and out of the site	?
Point of access from highway	Owner advises site can only be accessed through Easton Farm implements site
On site features eg. Pylons, masts	?
Other site features	?

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Not compliant with policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	industrial buildings - agricultural machinery
Current Land Use	industrial / agricultural engineering
Surrounding Land Uses	residential to North
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	no obvious access to land at rear

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Not compliant with policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: north of Grantham Road



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy reiew

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No app 20% in centre of site
Public Footpath	crosses site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3: adjacent SWI [Bourne-South Witham Railway]

Site Visit

Site Description	part of grass field on edge of village
Current Land Use	none
Surrounding Land Uses	residential to South
Topography	site slopes steeply northwards
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Contrary to SAP H1. Adjacent to an LWS.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	Site of Special Scientific Interest NE report 1 Jul 2014 states condition is "unfavourable declining"
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3: contamination

Site Visit

Site Description	former quarry on edge of village: grass and trees to road frontage and surface level with steep cliff to west
Current Land Use	none - disused quarry site
Surrounding Land Uses	Residential to north and north east. Open countryside to west and south
Topography	steep cliff [SSSI] to west of site, most of former quarry is gentle slope to quarry floor: most of site is below ground level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	former quarry

Assessment Summary

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

Constraints: SSSI on site. Large site which is inappropriate scale for the existing settlement. Contrary to SAP H1

Mitigation: Policy review, avoid area of wildlife interest

Summary Notes:

Site has planning permission

Likely Phasing:

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



Identified Constraints

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

Site Visit

Site Description	field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agricultural to West, residential to South, disused quarry site to North
Topography	level
Views into and out of the site	none: high hedges - unable to view
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Currently contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building adjacent
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	within
Water course	No
Other	Ag Class 3: adjacent SWI [Bourne-South Witham Railway]

Site Visit

Site Description	derelict farm yard and buildings within village
Current Land Use	none
Surrounding Land Uses	residential
Topography	steeply sloping
Views into and out of the site	none
Point of access from highway	Yes [steep single track to highway adj 16 Station Road + single track to highway adj rail line - serves 42A Station Road]
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Suitable redevelopment site within a Local Service Centre

Summary Notes:

Suitable, but need to consider access and adjacent listed building. Potential Capacity could be as high as 25 dwellings, but need to consider listed building and access so lower density of 5 suggested.

Likely Phasing:

2017-2022:
2022-2027: 5
2027-2032: 0
2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	adj & to north of site [TPO233 Castle Bytham Rectory]
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	enclosed field on edge of village, trees and hedges to boundary and pony shelter
Current Land Use	pony paddock
Surrounding Land Uses	residential to south and west, agricultural to east
Topography	level
Views into and out of the site	none: trees to east obscure extensive views over open countryside
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not policy compliant				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Contrary to policy SAP H1: greenfield site.				2032+: 0

Location: land adjacent to 24 Holywell Road, Castle Bytham



Identified Constraints

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

Site Visit

Site Description	field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	residential to west and north, open countryside to south
Topography	level
Views into and out of the site	open countryside
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Public Footpath	adjacent
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:
Site contrary to policy

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

Location: land south of Cawthorpe Hall



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land to the southwest of Millfield Crescent, Caythorpe



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses site
Tree Preservation Order	No
Conservation Area	adjacent Frieston Green CA [south of site]
Water course	No
Other	Ag Class 3

Site Visit

Site Description	part of larger field on edge of settlement
Current Land Use	sheep and grazing
Surrounding Land Uses	Residential East and South, agricultural West & North
Topography	level
Views into and out of the site	open to west with views over countryside
Point of access from highway	Yes, but crosses third party land
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	open field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential to East, agricultural North, South & West
Topography	level
Views into and out of the site	extensive over open countryside and village
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Policy review, avoid / divert public footpaths

Summary Notes:

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

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	fields on edge of settlement - contained site with hedges to boundaries
Current Land Use	grass - not cultivated
Surrounding Land Uses	Residential North & West
Topography	level
Views into and out of the site	hedges to boundaries
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contrary to policies SP1 and SP2

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land r/o 35 Main Street, Claypole



Identified Constraints

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

Site Visit

Site Description	land to rear of properties on Main Street and Chapel Lane - within village
Current Land Use	none - area of grassland
Surrounding Land Uses	Residential to road frontage - agricultural to rear
Topography	level
Views into and out of the site	extensive views over open countryside to west
Point of access from highway	between 35 and 35a - will include access to garage of No 35
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Could be suitable for small development but currently contrary to policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	farmyard and part of large open field on immediate edge of settlement
Current Land Use	agricultural [includes large barn which owner states can be relocated]
Surrounding Land Uses	agricultural - Residential to North
Topography	level
Views into and out of the site	open - extensive views over countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Public footpath. Not policy compliant				2017-2022: 0
Mitigation: Policy review, avoid / divert public footpath				2022-2027: 0
Summary Notes:				2027-2032: 0
Currently contrary to policies SP1 and SP2.				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses & adjacent
Tree Preservation Order	
Conservation Area	
Water course	
Other	Ag class 3: adjacent main rail line (possible noise issue)

Site Visit

Site Description	grass paddock, adjacent to residential development, on edge of village, railway line to north boundary
Current Land Use	paddock / grazing
Surrounding Land Uses	East Coast Main Line to north, residential to south
Topography	slight upward slope from Barnby Lane
Views into and out of the site	none
Point of access from highway	yes: from Barnby Lane and School Lane
On site features eg. Pylons, masts	
Other site features	rail line in cutting adjacent to site

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0
Constraints: Not policy compliant - contrary to policies SP1 and SP2 - proximity of East Coast Main Line may give rise to noise issues.

Mitigation: Policy review

Summary Notes:

Greenfield site on edge of village, has good access and could be suitable for some development, but currently contrary to policies SP1 and SP2.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	Field
Current Land Use	Vacant
Surrounding Land Uses	Field; some residential and open countryside
Topography	Flat
Views into and out of the site	From Well Fen Lane axnd existing residential
Point of access from highway	Well Fen Lane
On site features eg. Pylons, masts	Public Right of Way
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Claypole not identified as a location for development (SP1)				
Mitigation: Policy Review				
Summary Notes: Not policy compliant location				



Identified Constraints

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

Site Visit

Site Description	Mainly field (203 and 42 = some existing buildings)
Current Land Use	Vacant farm
Surrounding Land Uses	Residential; Open countryside
Topography	Flat
Views into and out of the site	From existing residential
Point of access from highway	
On site features eg. Pylons, masts	Power lines on SKLP212
Other site features	203 = Town Street; 42 = Back lane; 212 = Doddington Lane

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: The Grove Farm Yard, Hough Lane



Identified Constraints

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

Site Visit

Site Description	Farm Farm
Current Land Use	Farm
Surrounding Land Uses	Residential
Topography	Flat
Views into and out of the site	Existing residential
Point of access from highway	Main Street (down track)
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	Mainly field (203 & 42 = some existing buildings)
Current Land Use	Vacant farm
Surrounding Land Uses	Residential; Open countryside
Topography	Flat
Views into and out of the site	From existing residential
Point of access from highway	
On site features eg. Pylons, masts	Power lines on SKLP212
Other site features	023 = Town Street; 42 = Back Lane; 212 = Dodding Lane

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Local Exclusion	No
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	Field
Current Land Use	Vacant
Surrounding Land Uses	Field; some residential and open countryside
Topography	Flat
Views into and out of the site	From Well Fen Lane axnd existing residential
Point of access from highway	Well Fen Lane
On site features eg. Pylons, masts	Public Right of Way
Other site features	

Assessment Summary

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

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

Mitigation: policy review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Assessment Summary

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

Location: The Paddock Claypole Lane Dry Doddington Newark.



Identified Constraints

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

Assessment Summary

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

Location: Land East of Rectory Lane



Identified Constraints

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

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Site too small				2017-2022: 0
Mitigation: Policy Review				2022-2027: 0
Summary Notes:				2027-2032: 0
Claypole not identified as suitable location for large scale development				2032+: 0

Location: north of Bourne Road, Colsterworth



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	open field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential to West but no access from it to site, A1 to East
Topography	level
Views into and out of the site	into site from A1
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not resubmitted. Outside built up part of village, currently contrary to SAP H1			
Mitigation: Policy review			
Summary Notes: Potential highway constraints which may make site unviable - possible long term option BUT currently contrary to policy.			

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

Location: south of Bourne Road, Colsterworth



Identified Constraints

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

Site Visit

Site Description	open field on edge of settlement and adj A1
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	into site from A1
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Currently contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Not well related to existing village, contrary to SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	TPO 59
Conservation Area	No
Water course	No
Other	Ag Class 3
Other	Potential impact on the setting of Woolsthorpe Manor

Site Visit

Site Description	open field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential to North & West, A1 to East
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Assess impact on heritage asset.

Summary Notes:

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

Likely Phasing:

2017-2022: 48

2022-2027: 0

2027-2032: 0

2032+: 0

Location: east of A1



Identified Constraints

Constraint	Assessment and Notes
National and International Environmental	None
National Heritage	None
Flood Zone 3	No
Local Exclusion	No
Public Footpath	yes [crosses northern part of site]
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	possible contamination [south part] from previous uses

Assessment Summary

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

Constraints: Site does not relate to the existing village - may be suitable for employment development but not suitable for housing

Mitigation:

Summary Notes:
 May be suitable for employment development but not suitable for housing

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



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	Not on the immediate edge of an identified settlement
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	No
Water course	No
Other	

Site Visit

- Public Footpath
- Tree Preservation Order
- Conservation Area
- Water course
- Other

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:
 Contrary to policy

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

Location: Land Adjacent Bridge End . Colsterworth



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	Not on the immediate edge of an identified settlement
Flood Zone 3	No
Public Footpath	1 Public Footpath through the site
Tree Preservation Order	None
Conservation Area	No
Water course	None
Other	

Assessment Summary

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

Constraints: Site Not on the immediate edge of an identified settlement. Site contrary to policy SAPH1. Site very large scale for the village

Mitigation: Policy Review

Summary Notes:
 Contary to policy SAP H1

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



Identified Constraints

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

Site Visit

Site Description	grass field on edge of village
Current Land Use	none
Surrounding Land Uses	school to North - open countryside to South
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Greenfield site on edge of village - contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

Greenfield site located on the edge of the settlement, therefore contrary to policy SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Tanners Lane, Corby Glen



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	Yes - Important Open Space within CA
Water course	No
Other	contamination - PDL?

Site Visit

Site Description	area of scrub and rubble on the edge of the village
Current Land Use	none
Surrounding Land Uses	residential to east, open field to south
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Possible contamination from previous uses, important open space within Conservation Area. Contrary to SAP H1			
Mitigation: Policy review			
Summary Notes:			
Site on edge of village and within an important open area in the Conservation Area. Currently contrary to policy SAP H1.			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 3.6% of SE of site affected
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	grass field / paddock on high ground on edge of village
Current Land Use	grazing
Surrounding Land Uses	residential to South and agricultural to North
Topography	sloping site
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes [footpath]
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

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

Summary Notes:

Potential access is constrained and site has poor relationship with existing settlement. Currently contrary to SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	grass field on edge of village
Current Land Use	part domestic garden - part field
Surrounding Land Uses	residential - open countryside to West
Topography	level
Views into and out of the site	
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints:

Mitigation:

Summary Notes:

Suitable, viable and allocated.

Likely Phasing:

2017-2022: 30

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	field in agricultural production on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agriculture to South and residential to East
Topography	steep slope up from road
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Not within or immediately adjacent to existing built up part of the settlement - contrary to SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

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



Identified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 15% of east of site affected
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large agricultural field on edge of village but outside built confines
Current Land Use	agricultural - wheat
Surrounding Land Uses	agricultural
Topograpahy	steeply sloping
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Not policy compliant				
Mitigation: Policy review				
Summary Notes: Greenfield site outside the confines of the village - not compliant with policy SAP H1.				

Location: Tanners Farm, Corby Glen



Identified Constraints

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

Site Visit

Site Description	grass paddock on edge of village
Current Land Use	grass / grazing
Surrounding Land Uses	agricultural with residential to road frontage
Topography	sloping site located above the nearby development
Views into and out of the site	over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Greenfield site on edge of settlement - not compliant with policy SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: north of Bourne Road



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
Flood Zone 3	No
National and International Environmental	None
Public Footpath	crosses site
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Site Visit

Site Description	Large. Greenfield site
Current Land Use	Vacant
Surrounding Land Uses	Residential to west. Open countryside to east
Topography	Flat
Views into and out of the site	Minimal. Existing residential
Point of access from highway	A151 does not seem appropriate. Potential through existing residential areas but ransome strips could be an issue
On site features eg. Pylons, masts	adj wooded area. Potential for Bio-diversity
Other site features	None. Pushing settlement east

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Site not policy compliant to policy SAP H1 - site also Inappropriate size/scale to existing development			
Mitigation: Policy review			
Summary Notes: Site not policy Compliant - site to large scale			

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

Location: south of Station Road



Identified Contraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	Not on the immediate edge of an identified settlement
Public Footpath	adj east side
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Site Visit

Site Description	Greenfield
Current Land Use	Vacant
Surrounding Land Uses	Residential to east
Topograpahy	Steep rising to ridge/plateau
Views into and out of the site	Minimal, existing residential
Point of access from highway	A151. No defined access
On site features eg. Pylons, masts	None
Other site features	Far edge of settlement

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not compliant to policy SAP H1- Site also not on the immediate edge of an identified settlement			
Mitigation: Policy Review			
Summary Notes: Not compliant to policy, not on the edge of settlement.			

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

Location: Corby Glen



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	3 adjacent from the site
Conservation Area	No
Water course	No
Other	No

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Site is contrary to Policy SAP H1				
Mitigation: Policy Review				
Summary Notes: Site Contrary to Policy				



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 10% of site [in centre/south]
Public Footpath	crosses
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large field on edge of settlement [outside the built confines of town]
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	yes. 25m strip retained adjacent to Larkfleet development north of Spalding Road plus access point within Larkfleet development.
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Contrary to SAP H1 and part of site within floodzone 3				
Mitigation: Policy review, flood risk prevention measures, change in flood zones				
Summary Notes: Out of scale with existing settlement and not within or on the immediate edge of the settlement. Contrary to SAP H1 and part of site within floodzone 3, public footpath.				



Identified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent and crosses
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of settlement, adjacent to residential estate
Current Land Use	agricultural
Surrounding Land Uses	residential to South and agricultural to North
Topograpahy	level
Views into and out of the site	open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines cross site
Other site features	

Assessment Summary

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

Constraints: Crossed by public footpath, electricity lines

Mitigation: Avoid public footpath and electricity infrastructure

Summary Notes:

Suitable, viable and allocated for development.

Likely Phasing:

2017-2022: 100

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	part of field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	residential North & West: Agricultural East
Topography	level
Views into and out of the site	extensive views out over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Greenfield on edge of settlement: This smaller parcel relates better to settlement form than previous large site, but it is currently contrary to policy (SAP H1).

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land west of Linchfield Road, The Deepings



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	residential to West & South; industrial to North; countryside to East
Topography	level
Views into and out of the site	extensive views over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines cross site
Other site features	drain to northern edge

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Public footpaths, electricity lines, drain. Contrary to policy SAP H1			
Mitigation: Policy review, presence of public footpaths, electricity lines and drain may restrict developable area			
Summary Notes: Greenfield site on edge of settlement. Contrary to policy SAP H1.			

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



Identified Constraints

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

Site Visit

Site Description	grass fields on edge of settlement [trees to boundaries]
Current Land Use	grass: part used as paddock with horses
Surrounding Land Uses	residential to West
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Public footpath. Contrary to policy SAP H1

Mitigation: Policy review, avoid/divert public footpath

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land at 153 Eastgate, Deeping St James



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No part of site in FZ2
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3 [part of site]

Site Visit

Site Description	abandoned glasshouses and overgrown land to the rear of residential properties on the edge of the settlement
Current Land Use	none
Surrounding Land Uses	residential to south
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	site contains two frontage properties, which appear to be derelict

Assessment Summary

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

Constraints: Not resubmitted. Part of site extends into countryside beyond settlement, that part is contrary to policy SAP H1. Viability is questioned.

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

Summary Notes:

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

Likely Phasing:

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

Location: Eastgate House 87 Eastgate



Identified Contraints

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

Assessment Summary

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

Constraints: Highways may restrict developable area

Mitigation:

Summary Notes:

brownfield infill site suitable for development

Likely Phasing:

2017-2022: 10

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Land at Dunsby



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 across the site
Tree Preservation Order	None
Conservation Area	Partly
Water course	None
Other	None

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:
Not policy compliant

Likely Phasing:

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



Identified Constraints

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

Site Visit

Site Description	Complex of farmhouse and associated buildings
Current Land Use	Agricultural
Surrounding Land Uses	residential and agricultural buildings
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 6

Constraints:

Mitigation:

Summary Notes:

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

Likely Phasing:

2017-2022: 6

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land south of Main Road, Dyke



Identified Constraints

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

Site Visit

Site Description	field in agricultural use on edge of village
Current Land Use	agricultural
Surrounding Land Uses	residential to East
Topography	level
Views into and out of the site	open views to Bourne
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Contrary to SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land north of Main Road, Dyke



Identified Constraints

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

Site Visit

Site Description	agricultural field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	Residential to East
Topography	level
Views into and out of the site	open
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not policy compliant			
Mitigation: Policy review			
Summary Notes: Contrary to SP1 and SP2.			

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

Location: land north and south of Main Road, Dyke



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental Flood Zone 3	Affecting All Site
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	open fields within village
Current Land Use	grass to South and sheep to North of Main Road
Surrounding Land Uses	agricultural to North & South - residential to East & West
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Whole site in floodzone. Not policy compliant

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

Summary Notes:

Wholly within floodzone. Also contrary to SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

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



Identified Contraints

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

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy reiew

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Land to South of Main Road Dyke

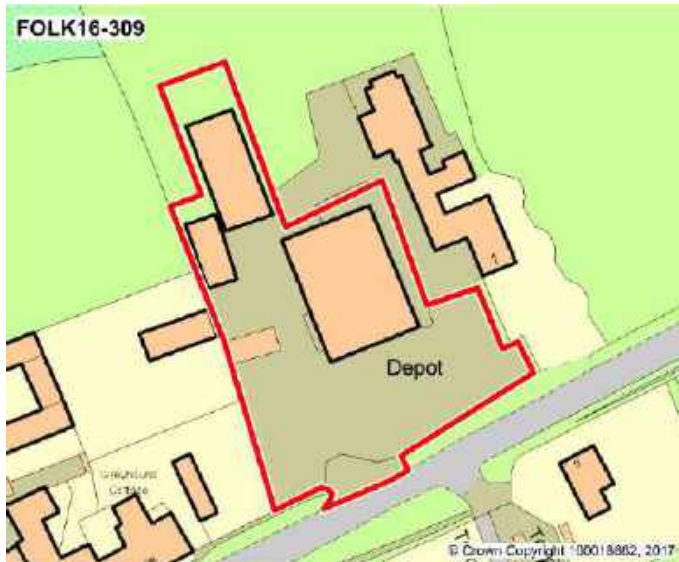


Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	None
Conservation Area	No
Water course	No
Other	No

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity:	Likely Phasing:
Constraints: Dyke not identified as a location for development inappropriate scale and size to development - also not well related (SP1)				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Not policy compliant location				2032+: 0



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land south of Wilkinson Road, Foston



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	field adjacent to residential estate on edge of settlement: mature trees and hedges to boundaries
Current Land Use	grass
Surrounding Land Uses	Residential to West
Topography	level
Views into and out of the site	extensive views over Lincolnshire Edge
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Contrary to policies SP1 and SP2				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Contrary to policies SP1 and SP2.				2032+: 0



Identified Constraints

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

Site Visit

Site Description	bungalow and paddock outside village
Current Land Use	Residential and equine
Surrounding Land Uses	open countryside
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines cross site
Other site features	

Assessment Summary

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

Constraints: Contrary to policies SP1 and SP2

Mitigation: Policy review

Summary Notes:

Contrary to policies SP1 and SP2. electricity lines cross site.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	front of paddock - defined by post and rail fence
Current Land Use	grazing
Surrounding Land Uses	
Topography	
Views into and out of the site	
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Small site which is not policy compliant				2017-2022: 0
Mitigation:				2022-2027: 0
Summary Notes:				2027-2032: 0
small site which is too small to meet the threshold and which is also contrary to Core Strategy policies SP1 and SP2.				2032+: 0



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Small site which is not policy compliant

Mitigation:

Summary Notes:

small site which is too small to meet the threshold and which is also contrary to Core Strategy policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

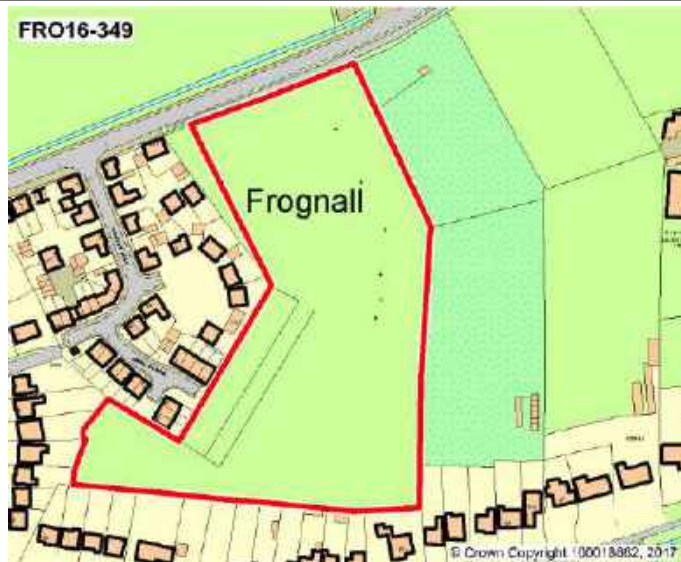
Site Visit

Site Description	grass paddock outside settlement
Current Land Use	paddock
Surrounding Land Uses	residential to West
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Location: south of Spalding Road and east of Abel Close



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:
Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Site too Small			
Mitigation: Policy Review			
Summary Notes: Planning Application - S15/0916 (demolition & res dev [3]) refused awaiting appeal decision			

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



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:

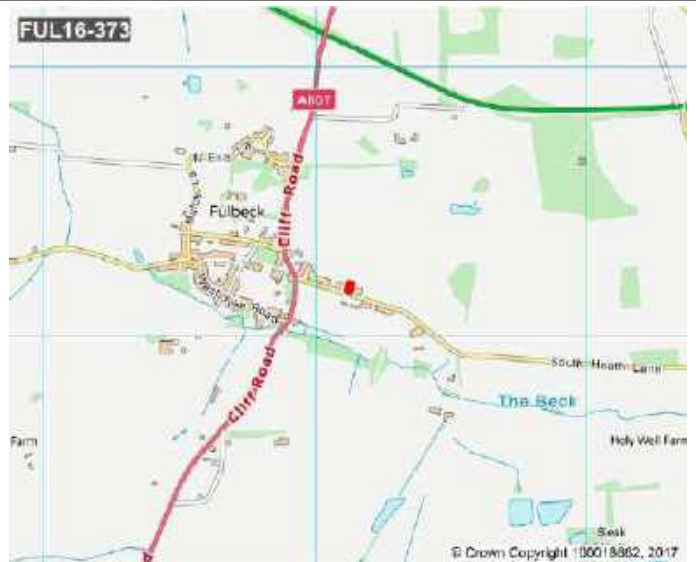
2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Land South of Heath Lane



Identified Constraints

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

Assessment Summary

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

Location: west of B1174 & south of railway line



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	Not on the immediate edge of an identified settlement
Public Footpath	crosses site
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

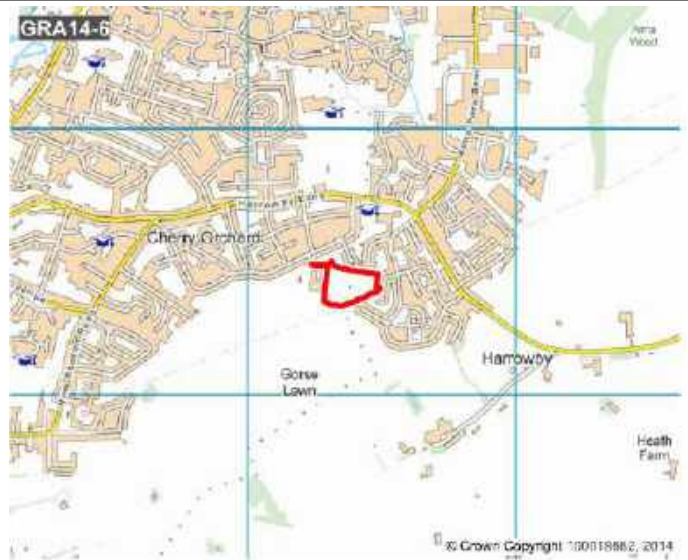
Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0

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

Mitigation: Policy Review

Summary Notes:
Contrary to policy SAP H1

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class urban
Other	covenant on use of the site

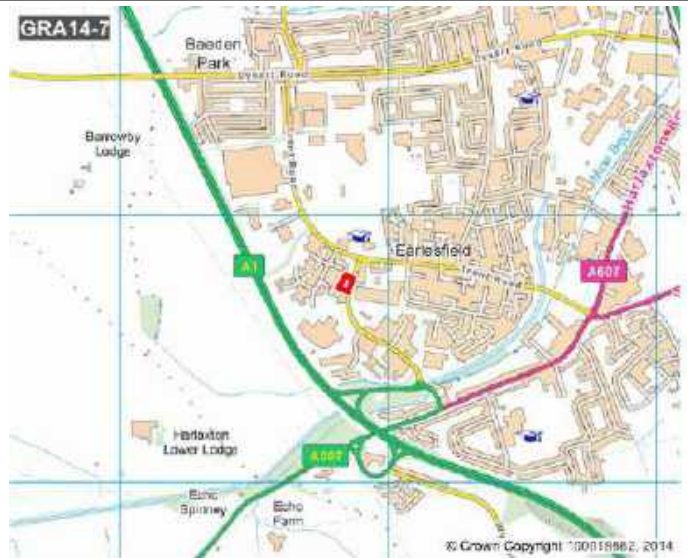
Site Visit

Site Description	grass field to rear of residential properties on Rossetti Court
Current Land Use	grass field used as public open space
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	none
Point of access from highway	Yes but currently restricted
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Covenant on site. Access may be a constraint. In use as public open space so contrary to policy.			
Mitigation: Policy review, address covenant on land, demonstrate access is achievable			
Summary Notes: Need to demonstrate that access is achievable. Development would be contrary to policy EN1 as site is currently public open space. Need to demonstrate no overall loss in open space provision.			

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



Identified Constraints

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

Site Visit

Site Description	small grassed area on edge of residential estate
Current Land Use	public open space
Surrounding Land Uses	residential
Topography	level [raised above road level]
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 6

Constraints: Small site. Planning permission granted for 6 dwellings

Mitigation:

Summary Notes:

Site has permission and is under construction - S16/1343 approved 16/08/16

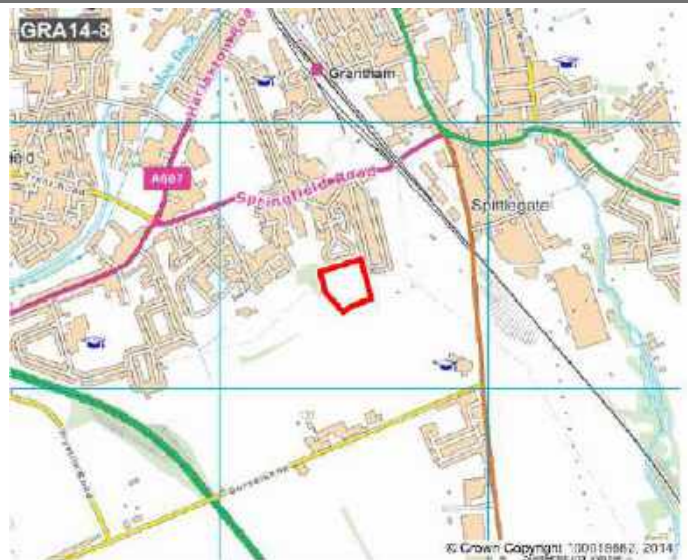
Likely Phasing:

2017-2022: 6

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	site to the rear of residential properties but not accessible - not able to view
Current Land Use	
Surrounding Land Uses	
Topography	very steep slope
Views into and out of the site	
Point of access from highway	no
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Site not in accordance with the Grantham Capacity Study. Also no current point of access.			
Mitigation:			
Summary Notes:			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large field on the edge of open countryside outside the town
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	extensive over open countryside - A1 is visible on higher land to the southwest
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not currently policy compliant

Mitigation: Policy review

Summary Notes:

Not currently suitable because of policy, but would be viable, and may be suitable in the longer term, when Relief road is in place. However, more likely to be suitable for employment uses.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field on edge of open countryside outside the town
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	pylons adjacent
Other site features	A1 noise

Assessment Summary

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

Constraints: Not currently policy compliant (SP1)

Mitigation: Policy review, may require soundproofing measures

Summary Notes:

Currently not on the immediate edge of the settlement, however might be suitable and viable as a longer term option when Relief road is in place. Potential noise from A1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Register of Historic Parks & Gardens Within Setting of Belton House and Park and Gardens
National and International Environmental Flood Zone 3	None
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large field on edge of residential area to north of town
Current Land Use	agricultural [wheat]
Surrounding Land Uses	residential to South and agricultural to North
Topography	site slopes northeastwards
Views into and out of the site	extensive views over open countryside to northeast - view of Belmont Town and Belton House
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines cross site
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not in conformity with the Grantham Capacity Study. Potential impact on the setting of Belton House. Electricity infrastructure crosses site.				2017-2022: 0
Mitigation: N/A				2022-2027: 0
Summary Notes:				2027-2032: 0
				2032+: 0

Location: south of former Barfords factory, Grantham



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class urban; notified SNCI (Paper Mill Farm pit) and adj SWI

Site Visit

Site Description	area of overgrown land on edge, and outside the built confines, of Grantham, bounded by river and East Coast Main Line
Current Land Use	none
Surrounding Land Uses	railway to west, river to east and waste industrial site to north
Topography	largely level, although banked to east
Views into and out of the site	none, secluded site
Point of access from highway	access currently only available via nearby industrial site
On site features eg. Pylons, masts	none
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Site is an SNCI. Has restricted access and is adjacent LWS				
Mitigation:				
Summary Notes: No point of access. Site remains an SNCI adjacent to LWS				



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Register of Historic Parks & Gardens Within Setting of Belton House and Park and Gardens
National and International Environmental Flood Zone 3	None
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class urban

Site Visit

Site Description	field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agricultural to North, residential to South and East
Topography	steeply sloping site
Views into and out of the site	elevated site has view over Poplar Farm development
Point of access from highway	Direct from The Haverlands - needs to be checked by highways
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Not in conformity with the Grantham Capacity Study. Impacts on landscape and coalescence between Grantham and Great Gonerby. Topography and access further constraints.				
Mitigation: N/A				
Summary Notes:				



Identified Constraints

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

Site Visit

Site Description	large area of land on edge of town, some of which has been used as allotments, now mostly overgrown and wild
Current Land Use	two plots, adjacent Vicarage, used as gardens but the rest is overgrown
Surrounding Land Uses	residential to West and South; cemetery to North
Topography	gentle slope
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not resubmitted. Multiple landowners, access limited - would require demolition of house.			
Mitigation:			
Summary Notes:			
Not likely to be achievable due to complexity of multiple ownerships and access.			

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

Location: land at Somerby Hill, Grantham



Identified Constraints

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

Site Visit

Site Description	house, garden and workshop/commercial area on edge of Grantham
Current Land Use	mix of commercial and residential
Surrounding Land Uses	TA Barracks to East, agricultural to West, South and North
Topography	sloping site
Views into and out of the site	site occupies high ground above town and has extensive views over both town and open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Site not in conformity with the Grantham Capacity Study. Not policy compliant.			
Mitigation:			
Summary Notes:			

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



Identified Constraints

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

Site Visit

Site Description	Former Victorian red brick school and yard
Current Land Use	retail units
Surrounding Land Uses	railway station and car park, residential, church
Topography	level
Views into and out of the site	limited
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Currently in retail use. Not resubmitted

Mitigation:

Summary Notes:

Site area too small. Site suitable and viable but not resubmitted.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large field on edge of town [includes one small field adjacent to residential estate], hedges and trees to boundaries
Current Land Use	agricultural [barley]
Surrounding Land Uses	TA Barracks to East, Residential to West, agricultural South and North
Topography	steeply sloping site
Views into and out of the site	extensive views over open countryside, residential areas of Grantham and industrial/commercial developments on Spitalgate Level, and heritage assets in the town
Point of access from highway	no direct access: track only from Cold Harbour Lane
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not in conformity with Grantham Capacity Study. Not resubmitted. Access constraint.			
Mitigation:			
Summary Notes: Large parcel not immediately adjacent to existing settlement, therefore unsuitable on its own. Not resubmitted. Requires third party land for access.			

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

Ref: **GRA14-60**

Settlement: Grantham

Land Type: Greenfield

Site Size: 13.188

Location: land at Somerby Hill [adjacent to site GRA14-120], Grantham



Identified Constraints

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

Site Visit

Site Description	cleared site
Current Land Use	none
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	none
Other site features	land identified "To Let Hodgson & Elkington"

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 190

Constraints: Not resubmitted. Site is a Local Wildlife Site (LWS). Likely to have contamination from previous uses.

Mitigation: Remove contamination, and evaluate LWS status against possible development benefits.

Summary Notes:

Suitable for redevelopment and may be viable in the long term when easier options have been taken up. Not resubmitted

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 190

2032+: 0



Identified Constraints

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

Site Visit

Site Description	part of site under construction, part agricultural
Current Land Use	part agricultural
Surrounding Land Uses	agricultural and residential
Topography	sloping
Views into and out of the site	yes
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 1800

Constraints:

Mitigation:

Summary Notes:

Suitable and viable. Site allocated and phase 1 under construction.

Likely Phasing:

2017-2022: 410

2022-2027: 500

2027-2032: 500

2032+: 390



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2/3; SWI buffer

Site Visit

Site Description	several large fields in open countryside on the southern outskirts of Grantham
Current Land Use	agricultural
Surrounding Land Uses	agricultural and residential
Topography	sloping site
Views into and out of the site	extensive
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 3700

Constraints: LWS + SNCI adjacent to site area

Mitigation:

Summary Notes:

Site suitable, viable and allocated by Core Strategy.

Likely Phasing:

2017-2022: 150

2022-2027: 625

2027-2032: 625

2032+: 2300

Location: land to the north of Springfield Road, Grantham



Identified Constraints

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

Site Visit

Site Description	overgrown site
Current Land Use	none
Surrounding Land Uses	care home and residential
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 40

Constraints: Not resubmitted. Planning consent for extra care apartments, unlikely to be delivered (S11/1501)

Mitigation:

Summary Notes:

Site considered suitable for housing development, although there is extant planning permission for 72 care flats.

Likely Phasing:

2017-2022: 0
 2022-2027: 40
 2027-2032: 0
 2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent and crossing
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large fields on edge of Grantham, adjacent to school and permanent Gypsy and Traveller site
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	level to Gorse Lane - steep slope to part site adjacent to South Parade
Views into and out of the site	views out of site and distant views of the site form part of the character of the town
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Not policy compliant. Not in conformity with the Grantham Capacity Study. Public footpath, topography.

Mitigation:

Summary Notes:

Site not within or on the immediate edge of identified settlement.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land south of Barrowby Road (A52)



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 1/2

Site Visit

Site Description	area of scrubland, grass and trees on the edge of Grantham, immediately adjacent to the A1 trunk road
Current Land Use	none
Surrounding Land Uses	A1 to the west, residential to the east
Topography	sloping site which dips in the centre
Views into and out of the site	over open countryside [distant view of Harlaxton Manor]
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	noise from A1

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 300

Constraints: Site has planning permission

Mitigation:

Summary Notes:

Site has planning permission

Likely Phasing:

2017-2022: 150

2022-2027: 150

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	large field between residential estates and army barracks on edge of Grantham
Current Land Use	agricultural
Surrounding Land Uses	residential West, army barracks East, agricultural North & South
Topography	sloping
Views into and out of the site	extensive over open countryside and heritage assets in the town
Point of access from highway	Yes - but timing may be restricted by delivery of relief road
On site features eg. Pylons, masts	No
Other site features	No

Assessment Summary

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

Constraints: Not in conformity with the Grantham Capacity Study.

Mitigation:

Summary Notes:

Site not within existing settlement. Findings of the Grantham Capacity Study highlight the importance of the openness in the landscape which would make development inappropriate in the context of wider views and the setting of the town.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	gated space between 2 houses [Nos 63 & 67 Stamford Street] occupied by garage and shed - no obvious access to land to rear of properties
Current Land Use	site occupied by domestic garage and shed
Surrounding Land Uses	residential
Topography	level at road frontage
Views into and out of the site	none
Point of access from highway	Yes - between Nos 63 & 67 Stamford Street
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Access

Mitigation:

Summary Notes:

Access may reduce potential capacity but suitable and policy compliant.

Likely Phasing:

2017-2022: 5

2022-2027: 5

2027-2032: 0

2032+: 0

Location: land north of Dysart Road, Grantham



Identified Constraints

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

Site Visit

Site Description	grass field to rear of residential properties on edge of Grantham
Current Land Use	grass
Surrounding Land Uses	residential to East and South, open to North and A1 to West
Topography	sloping site
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	A1 noise

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 227

Constraints:

Mitigation:

Summary Notes:

Site has planning permission S14/2953

Likely Phasing:

2017-2022: 227

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Register of Historic Parks & Gardens Within the setting of Belton House and Park a Gardens
National and International Environmental Flood Zone 3	None
Public Footpath	crosses
Tree Preservation Order	TPO 401 - to be confirmed
Conservation Area	No
Water course	crosses [Running Furrows]
Other	Ag Class 3

Site Visit

Site Description	large fields on edge of Grantham
Current Land Use	agricultural
Surrounding Land Uses	residential to South
Topography	gently undulating
Views into and out of the site	views over open countryside and adjacent residential estates
Point of access from highway	Yes
On site features eg. Pylons, masts	on edge of site
Other site features	adjacent railway line [ECML]

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 480

Constraints: Potential impact on the setting of Belton House, water course [Running Furrows]. Previous highway objection to appeal site. Land below the 65m contour considered suitable in the Grantham Capacity Study, subject to suitable mitigation.

Mitigation: Assess impact on setting of Belton House. Demonstrate access restriction and impact on Running Furrows can be addressed.

Summary Notes:

Large greenfield site on edge of settlement. Need to assess the impact of development on the setting of Belton House. Development on lower lying land may be suitable - subject to demonstrating there is no harm to this national heritage asset.

Likely Phasing:

2017-2022: 170
 2022-2027: 240
 2027-2032: 70
 2032+: 0

Ref: **GRA14-150**

Settlement: Grantham

Land Type: Greenfield

Site Size: 32.916

Location: land north of Longcliffe Road and Ryedale Close, Manthorpe, Grantham

Location: land at Inner Street, Grantham



Identified Contraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	None
National and International Environmental	None
Flood Zone 3	No Floodzone 2
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class urban

Site Visit

Site Description	scrapyard
Current Land Use	scrapyard
Surrounding Land Uses	commercial / retail units
Topograpahy	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 10

Constraints: May have contamination issues

Mitigation: Remove contamination from site

Summary Notes:

Potential deveopment in longer term.

Likely Phasing:

2017-2022: 0

2022-2027: 10

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	
National and International Environmental	
Flood Zone 3	
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	No

Site Visit

Site Description	Small commercial building within car park
Current Land Use	commercial
Surrounding Land Uses	mix of commercial, residential and peripheral retail
Topography	level
Views into and out of the site	yes
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 6

Constraints: Small site, but indicative capacity of more than 10. (Site has implemented planning consent for 6 dwellings)

Mitigation:

Summary Notes:

Brownfield urban site policy compliant - would be too small except the indicative capacity is shown as 18 flats. Implemented planning consent for 6 dwellings (S07/0640).

Likely Phasing:

2017-2022: 6

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2/3

Site Visit

Site Description	field, adjacent to railway line, on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agricultural; railway line;
Topography	sloping site
Views into and out of the site	
Point of access from highway	Not at present [part of residential development]
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 225

Constraints:

Mitigation:

Summary Notes:

Part of land identified for NWQ: cannot be accessed until adjacent development progresses further.

Likely Phasing:

2017-2022: 0

2022-2027: 225

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 1, 2 & 3

Site Visit

Site Description	large fields on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agricultural and residential [development ongoing]
Topography	sloping
Views into and out of the site	views from site to St Wulframs and town centre
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 592

Constraints:

Mitigation:

Summary Notes:

Part of land identified for NWQ policy H2A of Core Strategy.

Likely Phasing:

2017-2022: 75

2022-2027: 250

2027-2032: 250

2032+: 17



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 1/2

Site Visit

Site Description	large field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 275

Constraints:

Mitigation:

Summary Notes:

Part of land identified as NWQ by policy H2A of the Core Strategy

Likely Phasing:

2017-2022: 75

2022-2027: 200

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 1

Site Visit

Site Description	large field in open countryside on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agricultural; A1 adjacent to West
Topography	site slopes down to A1
Views into and out of the site	over A1
Point of access from highway	Yes - but proximity to A1 junction may be a constraint
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 215

Constraints: Part of a larger site, which is sensitive to the local landscape. Grantham Capacity Study indicates this site is suitable for housing development. Proximity to A1 junction may be a constraint to development.

Mitigation: Adjacent to North West Quadrant

Summary Notes:

Site immediately adjacent to A1 in prominent location: part of larger site which is sensitive in the local landscape terms. The Grantham Capacity Study indicates that lower lying land, which includes this part of the site, could be suitable for housing development. Proximity to A1 junction may constrain development.

Likely Phasing:

2017-2022: 0
 2022-2027: 50
 2027-2032: 100
 2032+: 65

Ref: **GRA14-200**

Settlement: Grantham

Land Type: Greenfield

Site Size: 11.968

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



Identified Constraints

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

Site Visit

Site Description	former allotment site adjacent to NWQ land currently being developed
Current Land Use	none - grassed area
Surrounding Land Uses	allotment land to north, NWQ development [ongoing] to west, south and east
Topography	level
Views into and out of the site	
Point of access from highway	not at present: may be available when estate is developed further
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 82

Constraints: Not resubmitted. Access only possible via Poplar Farm scheme

Mitigation: Masterplan redesign and access road needs to reach the site.

Summary Notes:

Access is dependant upon a redesign of the Poplar Farm scheme.

Likely Phasing:

2017-2022: 0
 2022-2027: 82
 2027-2032: 0
 2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	possible contamination from previous uses; building of local historic interest

Site Visit

Site Description	brick-built, former maltings and yard, adjacent to railway and within industrial area of Grantham
Current Land Use	vacant vacant
Surrounding Land Uses	industrial and commercial units
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** No **Potential Capacity:** 20

Constraints: Not resubmitted. Close to railway so may be subject to noise issues

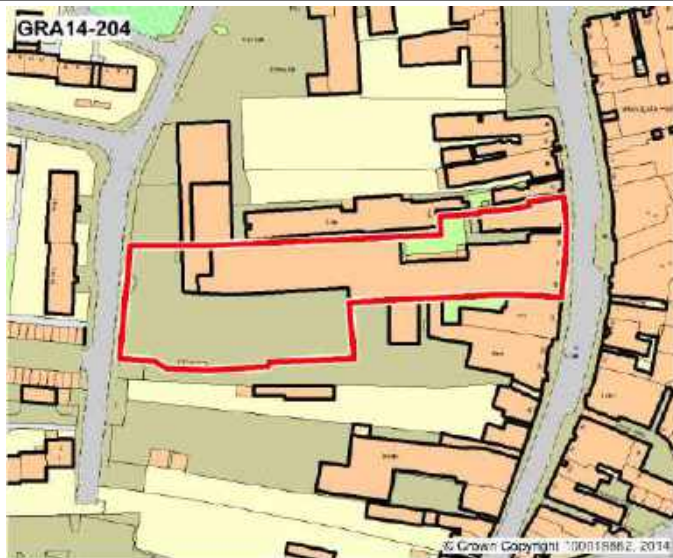
Mitigation: May require soundproofing measures

Summary Notes:

Brownfield urban site, however not resubmitted. May be better suited to employment uses in short-medium term and considered as part of longer term wider re-development.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building 93 Westgate = GII
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	part of site within CA
Water course	No
Other	No

Site Visit

Site Description	retail units and car parking within and adjacent to town centre
Current Land Use	retail/commercial
Surrounding Land Uses	retail/commercial
Topography	level
Views into and out of the site	none / town centre location
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 10

Constraints: No 93 is a Listed building, within conservation area

Mitigation: Conversion of listed building may be acceptable. Redevelopment or new development would have to be appropriate to setting.

Summary Notes:

Site forms part of Greyfriars redevelopment area (not adopted policy). Brownfield urban site would be suitable for redevelopment and conversion subject to heritage issues being satisfactorily addressed.

Likely Phasing:

2017-2022: 0
 2022-2027: 10
 2027-2032: 0
 2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Local Exclusion	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	possible contamination from previous uses

Site Visit

Site Description	cleared site adjacent to magistrates court and Bairds Malt premises
Current Land Use	none
Surrounding Land Uses	court / commercial / allotments
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No **Suitable:** No **Achievable:** Long Term **Potential Capacity:** 25

Constraints: Urban brownfield site, possible contamination from previous uses. Noise from adjacent factory site.

Mitigation: Decontamination if required. Wider re-development of area.

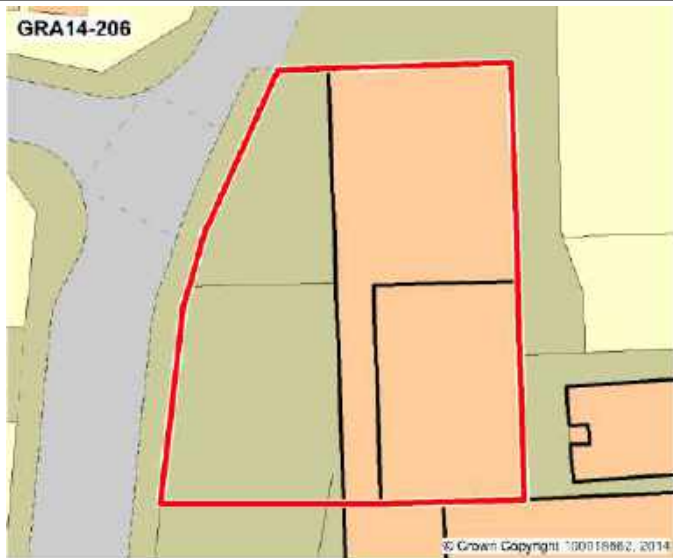
Summary Notes:

Urban redevelopment site, however not resubmitted. Noise from adjacent factory site factor in recent refusal of planning permission site would need to be considered as part of wider redevelopment programme.

Likely Phasing:

2017-2022: 0
 2022-2027: 0
 2027-2032: 25
 2032+: 0

Location: 1-2 Greyfriars, Grantham



Identified Constraints

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

Site Visit

Site Description	small industrial/retail units and hard standing close to town centre
Current Land Use	small businesses and car parking
Surrounding Land Uses	commercial / industrial and residential
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Too small				
Mitigation:				
Summary Notes: Too small.				



Identified Constraints

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

Site Visit

Site Description	small field adjacent to residential estate, hedges and trees to boundaries
Current Land Use	agricultural [barley]
Surrounding Land Uses	Residential to west and north, residential / agricultural land identified for SUE to the south and agriculture to the east
Topography	steeply sloping site
Views into and out of the site	views over open countryside and neighbouring residential areas
Point of access from highway	small field immediately adjacent to A52, agricultural access only
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Not in conformity with the Grantham Capacity Study.

Mitigation:

Summary Notes:

Findings of the Grantham Capacity Study highlight the importance of the openness in the landscape which would make development inappropriate in the context of wider views and the setting of the town.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: site of former Jacko's Public House, Trent Road, Grantham



Identified Constraints

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

Site Visit

Site Description	former public house and associated land within residential estate
Current Land Use	none
Surrounding Land Uses	residential / retail / school
Topograpahy	level
Views into and out of the site	none - within residential area
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 12

Constraints: Part of site is public open space use. Site under construction for flats and houses

Mitigation: Retain open space

Summary Notes:

Public house demolished - site redeveloped under S16/1345 for 12 units. Adjacent site (Site 2) also redeveloped under S16/1343 for 6 units) - Remaining area suitable for redevelopment. Being promoted through Council Capital Programme.

Likely Phasing:

2017-2022: 12

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	tarmac car park within town centre
Current Land Use	public car park
Surrounding Land Uses	area of retail / commercial uses
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Public car park and too small				2017-2022: 0
Mitigation:				2022-2027: 0
Summary Notes:				2027-2032: 0
Public car park and too small.				2032+: 0



Identified Constraints

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

Site Visit

Site Description	tarmac car park in centre of Grantham
Current Land Use	public car park
Surrounding Land Uses	retail / commercial and residential
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Public car park and too small

Mitigation:

Summary Notes:

Public car park and too small.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land south of Houghton Road



Identified Constraints

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

Site Visit

Site Description	cleared site
Current Land Use	none
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	none
Other site features	land identified To Let Hodgson & Elkington

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 80

Constraints: Not resubmitted. Contamination from previous uses

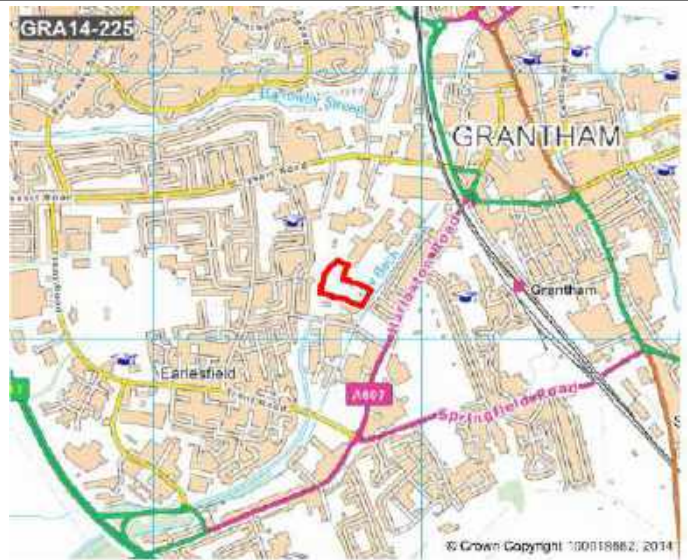
Mitigation: Removal of contamination

Summary Notes:

Not resubmitted. Suitable for redevelopment and may be viable in the long term when easier options have been taken up.

Likely Phasing:

2017-2022: 0
 2022-2027: 20
 2027-2032: 40
 2032+: 20



Identified Constraints

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

Site Visit

Site Description	fenced off area to rear of residential properties on main approach to town centre
Current Land Use	trailer storage / gas plant
Surrounding Land Uses	residential / playing field / allotments
Topography	level
Views into and out of the site	none
Point of access from highway	yes, but long single width track
On site features eg. Pylons, masts	gas pipeline
Other site features	

Assessment Summary

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

Constraints: Contamination, gas plant, employment/storage uses, restricted access.

Mitigation: Remediation of contamination. Relocation of existing employment use or demonstrate no longer a suitable use for this site. Resolve access constraint.

Summary Notes:

Contrary to policy E1 - site in employment use. If it can be demonstrated it is no longer needed or viable for employment use, or that a redevelopment brings local benefits to outweigh loss of employment use, a redevelopment scheme might be appropriate.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	area of open land located at busy junction on major approach to town centre
Current Land Use	none
Surrounding Land Uses	industrial to north, commercial to east, road to south & canal to west
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Land owner confirms that site is kept as expansion land for adjacent commercial company, or other commercial activity. Contrary to Policy E1 of the Core Strategy.

Mitigation: Policy review

Summary Notes:

Site not available: required as expansion land for adjacent company or for other commercial uses.

Likely Phasing:

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

Location: former Grantham Tyre & Auto, Rycroft Street, Grantham



Identified Constraints

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

Site Visit

Site Description	cleared site and car park within the built-up part of Grantham
Current Land Use	pay and display surface car park
Surrounding Land Uses	residential and commercial residential and commercial
Topography	site on two levels [each of which is level]
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 38

Constraints: Surface car park would be suitable for redevelopment and has planning permission for 38 flats. Owners states not currently viable

Mitigation: Change in market conditions

Summary Notes:

Site has planning permission for 38 apartments. Owner indicates current market conditions make site unviable at this time, but scheme may be viable in long term. Planning permission on site has expired.

Likely Phasing:

2017-2022: 0
2022-2027: 38
2027-2032: 0
2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Other	adjacent East Coast Rail Line [possible noise]

Site Visit

Site Description	overgrown area and disused building
Current Land Use	none
Surrounding Land Uses	residential to east, railway line to west
Topography	level
Views into and out of the site	none
Point of access from highway	yes, but restricted
On site features eg. Pylons, masts	none
Other site features	proximity of railway line may present a noise issue

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 10

Constraints: Not resubmitted as available. Adjacent East Coast Main Rail Line.

Mitigation: Soundproofing measures may be required

Summary Notes:

Site has an implemented planning permission for 16 apartments, however unlikely that this permission can be achieved, but a smaller scheme may be deliverable in the long term.

Likely Phasing:

2017-2022: 0
 2022-2027: 10
 2027-2032: 0
 2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	TPO 285 on boundary - Springfield Road frontage
Conservation Area	No
Water course	No
Other	No

Site Visit

Site Description	commercial site [land and buildings] adjacent busy road junction on major approach to town centre
Current Land Use	Maltings - in active use
Surrounding Land Uses	residential to south, cleared site to east
Topography	level
Views into and out of the site	no views out of site but maltings tower can be seen from outside Grantham
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	maltings tower is a prominent landmark

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 50

Constraints: Not resubmitted. Contrary to Policy E1 of the Core Strategy - loss of employment. Site in active use. Demolition and site clearance costs high which makes site unviable in current climate

Mitigation: Change in market conditions. Relocation of employment uses.

Summary Notes:

Brownfield site within built up part of the town. Planning permission previously granted (S07/0798) but since expired. Site contrary to Policy E1.

Likely Phasing:

2017-2022: 0
 2022-2027: 0
 2027-2032: 50
 2032+: 0



Identified Constraints

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

Site Visit

Site Description	site of former secondary school - hardstanding and buildings
Current Land Use	none - former school site
Surrounding Land Uses	residential to west, north and east and playing fields to south
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	none
Other site features	none

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 44

Constraints:

Mitigation:

Summary Notes:

Brownfield site, former school, within built-up part of Grantham. Immediately adjacent to residential estate developments. Planning application [outline] for residential development of 44 approved 24/09/2015

Likely Phasing:

2017-2022: 44

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	Empty building and associated grounds adjacent to residential estate development vacant building, car parking and grassed area
Current Land Use	vacant building, car parking and grounds
Surrounding Land Uses	residential, commercial and family centre
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	none
Other site features	none

Assessment Summary

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

Constraints: Not resubmitted

Mitigation:

Summary Notes:

Not resubmitted, but vacant site adjacent to residential estate development. Brownfield urban site suitable for redevelopment.

Likely Phasing:

2017-2022:

2022-2027: 20

2027-2032: 0

2032+: 0

Location: former Church High School Playing Field, Queensway



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Playing fields - Sport England and policy ojection to development

Mitigation:

Summary Notes:

Not policy compliant - playing fields

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 30

Constraints: in use as fire station

Mitigation: alternative site and premises required for relocation

Summary Notes:

site may be suitable for redevelopment provided that replacement facility provided

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 30

2032+: 0

Location: land at Harrowby Hall, off Kenilworth Road



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	No
Flood Zone 3	No
Public Footpath	adjcent - RUPP/Restricted byway
Tree Preservation Order	TPO - 86 Grantham (Harrowby Hall)
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity:	Likely Phasing:
Constraints: Site not in accordance with the Grantham Capacity Study				2017-2022: 0
Mitigation:				2022-2027: 0
Summary Notes:				2027-2032: 0
N/A				2032+: 0

Location: land at Harrowby Hall, off Hall Road



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	No
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	TPO 86 - Grantham (Harrowby Hall)
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity:	Likely Phasing:
Constraints: Site not in accordance with the Grantham Capacity Study				2017-2022: 0
Mitigation:				2022-2027: 0
Summary Notes:				2027-2032: 0
N/A				2032+: 0



Identified Constraints

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

Assessment Summary

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

Constraints: Site not in accordance with the Grantham Capacity Study.

Mitigation:

Summary Notes:

N/A

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	High sensitivity to development in LS&C 2011

Assessment Summary

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

Constraints: Site is not in accordance with the Grantham Capacity Study

Mitigation:

Summary Notes:

N/A

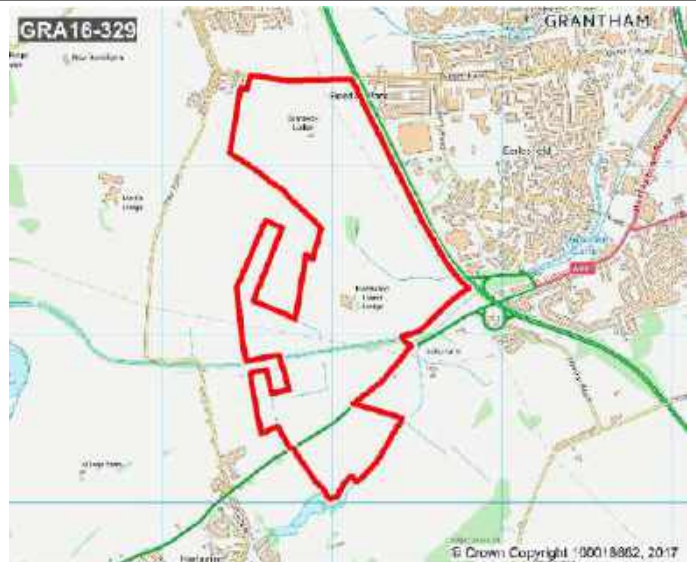
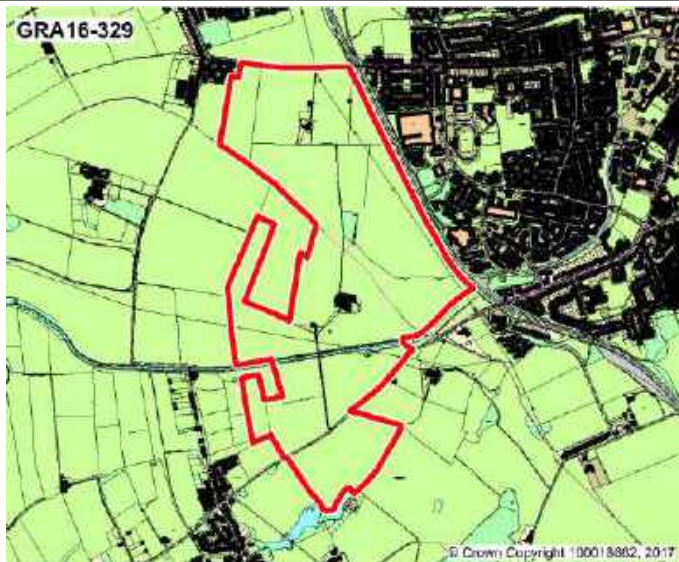
Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Public Footpath	crosses
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	SWI buffer [Grantham canal]
	poss important archaeological remains [see IV]

Assessment Summary

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

Constraints: Site not in accordance with the Grantham Capacity Study

Mitigation:

Summary Notes:

N/A

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: north of Harrowby Lane



Identified Constraints

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

Assessment Summary

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

Constraints: Site not in accordance with the Grantham Capacity Study.

Mitigation:

Summary Notes:

N/A

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	TPO 148 - Grantham [Spittlegate Farm]
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 5

Constraints: Redevelopment of farm buildings policy compliant.

Mitigation: low scale development of existing brick built buildings

Summary Notes:

Planning Application S15/1718(res dev [23 units + 6 barn conversions]) refused. Revised lower density planning application still to be determined relates to conversions and replacement buildings only.

Likely Phasing:

2017-2022: 5

2022-2027:

2027-2032:

2032+: 0



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features
- NOTES

Assessment Summary

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

Constraints: Site not in accordance with the Grantham Capacity Study

Mitigation:

Summary Notes:

N/A

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Land at Harrowby Lane



Identified Constraints

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

Site Adjacent to LWS - Alma Park

Assessment Summary

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

Constraints: Site identified in the Capacity Study as sensitive to development.

Mitigation:

Summary Notes:

N/A

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 running through the site
Tree Preservation Order	None
Conservation Area	No
Water course	No
Other	None

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 188

Constraints: Grantham Capacity Study indicates part of the site is unsuitable for development due to sensitive landscape, however a smaller part of the site is still suitable for development (10.44ha)

Mitigation: Part of the site is suitable for development.

Summary Notes:

Part of the site identified as unsuitable for development by Capacity study. Remaining area suitable under SP1

Likely Phasing:

2017-2022: 0
 2022-2027: 25
 2027-2032: 75
 2032+: 88



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building 1 on the site - Officer's mess, Former RAF Spittlegate
National and International Environmental Flood Zone 3	None
Public Footpath	No
Tree Preservation Order	None
Conservation Area	No
Water course	No
Other	LWS behind the site.

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 3000

Constraints: Site is still currently in operation as a Barracks however Government have announced it will be disposed of by 2020.

Mitigation: Disposal of the Barracks.

Summary Notes:
Site identified as suitable for long term redevelopment through the Grantham Capacity Study

Likely Phasing:
2017-2022: 0
2022-2027: 500
2027-2032: 500
2032+: 2000



Identified Constraints

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

Site Visit

Site Description	paddock on edge of village, immediately opposite row of single-storey dwellings
Current Land Use	paddock
Surrounding Land Uses	residential to West and open countryside to East
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints:

Mitigation:

Summary Notes:

Suitable viable and allocated for housing.

Likely Phasing:

2017-2022: 0
 2022-2027: 30
 2027-2032: 0
 2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2/3

Site Visit

Site Description	large field on edge of settlement - between Grantham and Great Gonerby
Current Land Use	agricultural
Surrounding Land Uses	residential to North and South
Topography	sloping site
Views into and out of the site	views over Poplar Farm development
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	includes no 16 Grantham Road

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not in conformity with the Grantham Capacity Study. Very large greenfield site. Contrary to SAP H1			
Mitigation:			
Summary Notes:			
Site is very large and inappropriate to scale of Great Gonerby. Would fill the remaining open space between Great Gonerby and Grantham. Contrary to policy SAP H1.			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	unable to access to view
Current Land Use	
Surrounding Land Uses	
Topography	
Views into and out of the site	
Point of access from highway	Access point retained When Highfield Mews developed - also potential access from B1174 subject to LCC agreement
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Currently contrary to policy SAP H1				
Mitigation: Policy review				
Summary Notes: Not compliant with policy SAP H1 - greenfield site on edge of settlement and size/scale inappropriate for settlement.				

Location: land off Church Lane, Great Gonerby



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	grass field within village
Current Land Use	grass
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	none
Point of access from highway	Yes [single track lane]
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Access. Not policy compliant

Mitigation: Policy review, no access

Summary Notes:

Not resubmitted. Access dependant upon development of adjacent land. Site not currently policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	TPO 262
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	paddock within village
Current Land Use	paddock [horses grazing]
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	none
Point of access from highway	Yes [single track lane]
On site features eg. Pylons, masts	electricity lines cross site
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. TPO, access. Not policy compliant

Mitigation: Policy review

Summary Notes:
Not resubmitted.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field on edge of settlement - hedged to boundary
Current Land Use	grass
Surrounding Land Uses	residential to North and East
Topography	level but with dip in centre
Views into and out of the site	none [hedged to boundaries & residential abutting northern edge]
Point of access from highway	Yes [from Belvoir Gardens only]
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Public footpath. Not policy compliant				2017-2022: 0
Mitigation: Policy review, avoid public footpath				2022-2027: 0
Summary Notes:				2027-2032: 0
Not compliant with policy SAP H1 - greenfield site on edge of settlement and size/scale inappropriate for settlement.				2032+: 0

Location: land north of Belton Lane, Great Gonerby



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	grassfield on edge of settlement
Current Land Use	grass field
Surrounding Land Uses	residential to East; cemetery to West
Topography	level
Views into and out of the site	over open countryside to north
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

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

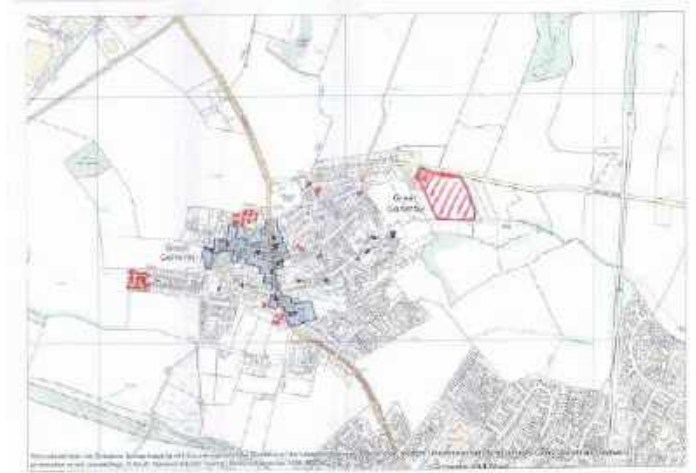
Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Contraints

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

Site Visit

Site Description	field in open countryside on edge of settlement
Current Land Use	grazing horses
Surrounding Land Uses	residential to west, open countryside to north, south and east
Topograpahy	steeply sloping site [away from village]
Views into and out of the site	extensive views over open countryside, and Grantham; site very visible from the west
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not policy compliant				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Greenfield site in open countryside on outskirts of village, not compliant with policy SAP H1.				2032+: 0



Identified Contraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	
Tree Preservation Order	TPO 262
Conservation Area	
Water course	
Other	Ag Class 2

Site Visit

Site Description	grass field within village; has been divided into 2 paddocks
Current Land Use	grazing for horses
Surrounding Land Uses	residential to north, south and west, open area to east
Topograpahy	level
Views into and out of the site	none
Point of access from highway	via single track lane
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Access. Not policy compliant

Mitigation: Policy review, no access

Summary Notes:

Not compliant with policy SAP H1 - greenfield site within settlement.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	
Tree Preservation Order	
Conservation Area	
Water course	
Other	Ag Class 2/3 part of site GTG14-75

Site Visit

Site Description	part of larger field on edge of settlement - lies between Grantham and Great Gonerby
Current Land Use	agricultural
Surrounding Land Uses	residential to north
Topography	sloping site
Views into and out of the site	views over the Poplar Farm development
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	includes No 16 Grantham Road

Assessment Summary

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

Constraints: Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Development would fill the remaining open space between Grantham and Great Gonerby. Contrary to policy SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land at Baston Road, Greatford



Identified Constraints

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

Site Visit

Site Description	field on edge of village with mature trees to northern boundary
Current Land Use	none
Surrounding Land Uses	residential and agricultural
Topography	level
Views into and out of the site	views out towards countryside
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Floodzone. Contrary to Core Strategy policies SP1 and SP2

Mitigation: Policy review, avoid area of floodzone

Summary Notes:

Contrary to Core Strategy policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2 & 3

Site Visit

Site Description	large field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	
Views into and out of the site	
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not compliant with SP1 and SP2. Public footpaths, electricity lines cross site			
Mitigation: Policy review			
Summary Notes:			
Not compliant with SP1 and SP2, very large site of inappropriate scale for existing settlement. May be scope to convert existing farm buildings (see HAC14-98). public footpaths, electricity lines cross site.			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building No3, chapel Lane
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	PDL [farm buildings]

Site Visit

Site Description	farmyard and buildings
Current Land Use	farm yard
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	open land to north [agricultural]
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	listed building

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 3

Constraints: Listed building on site.

Mitigation:

Summary Notes:

Conversion of existing farm buildings might be acceptable and policy compliant (SP1).

Likely Phasing:

2017-2022: 3

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Land to the east of Haconby



Identified Constraints

Constraint	Assessment and Notes	
National Heritage	Listed Building	2 Listed Buildings situated close to or adjacent from submitted site.
National and International Environmental	None	
Local Exclusion	Inappropriate size/scale to existing development	
Flood Zone 3	Affects < 50% of Site	
Public Footpath	2 Across sites submitted	
Tree Preservation Order	None	
Conservation Area	No	
Water course	None	
Other	None	

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:
Not policy compliant

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
National Heritage	Listed Building 10 Listed Buildings situated close to or adjacent from submitted site.
National and International Environmental	None
Local Exclusion	Inappropriate size/scale to existing development
Flood Zone 3	Affects < 50% of Site
Public Footpath	3 Across all sites submitted
Tree Preservation Order	None
Conservation Area	No
Water course	None
Other	None

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	field and farmyard adjacent to village
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	none
Point of access from highway	using farm access
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 3

Constraints: Planning permission granted for conversion to 3 dwellings

Mitigation:

Summary Notes:

Redevelopment of farmyard and buildings suitable and viable. Consent approved for 3 dwellings under S15/0057 - full application.

Likely Phasing:

2017-2022: 3

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Contraints

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

Assessment Summary

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

Constraints: Policy SAP H1 infill development - 10 or fewer houses.

Mitigation: Larger development scheme could be considered under policy review

Summary Notes:

Site suitable for infill development under SAP H1

Likely Phasing:

2017-2022: 10

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	TPO 58
Conservation Area	No
Water course	No
Other	Ag Class 2 & 3

Site Visit

Site Description	smallholding on edge of settlement - boarded to boundary
Current Land Use	smallholding
Surrounding Land Uses	Residential to South & East
Topography	slopes northwards
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines cross site
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not Policy Compliant. TPO, electricity lines.			
Mitigation: Policy review, presence of protected trees and electricity lines may restrict developable area			
Summary Notes: Contrary to SAP H1.			

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

Location: land west of Swine Hill, Harlaxton



Identified Constraints

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

Site Visit

Site Description	open field on edge of settlement - trees to boundaries
Current Land Use	agricultural - cows
Surrounding Land Uses	Residential to North & East
Topography	level - but slope from entrance
Views into and out of the site	extensive views over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant.

Mitigation: Policy review

Summary Notes:

Not policy compliant (SAPH1).

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
Local Exclusion	No
National Heritage	Register of Historic Parks & Gardens
Public Footpath	no
Tree Preservation Order	TPO 58-Harlaxton
Conservation Area	no
Water course	no
Other	none

Assessment Summary

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

Constraints: Site not allocated and on edge of LSC - site not policy compliant

Mitigation: Policy review

Summary Notes:

Site not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building adjacent to 2 listed buildings
National and International Environmental	None
Flood Zone 3	No
Public Footpath	1 through the site
Tree Preservation Order	3 TPOs within the site
Conservation Area	Site fully within the conservation area
Water course	None
Other	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: site contrary to policy SAP H1				2017-2022: 0
Mitigation: Policy Review				2022-2027: 0
Summary Notes:				2027-2032: 0
N/A				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	TPO63 adj
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	2 large fields - one grazed and one unused - on edge of settlement
Current Land Use	grassland
Surrounding Land Uses	Residential North & West: A607 East & South
Topography	slight slope northwards
Views into and out of the site	glimpses from village road: from A607 views into site
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	wall and mature trees to boundaries

Assessment Summary

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

Constraints: Not resubmitted. Very large site which is inappropriate to scale of the existing settlement. Contrary to SP1 and SP2

Mitigation: Policy review

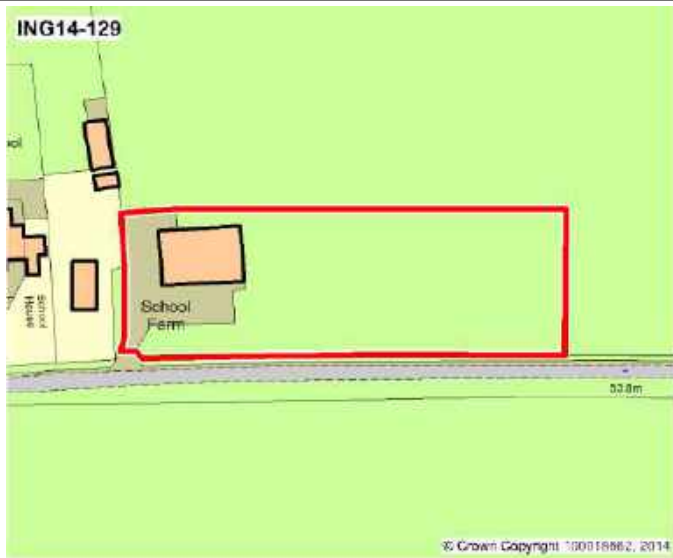
Summary Notes:

Not resubmitted. Contrary to local plan policy SP1 and SP2 of Core Strategy and is of an inappropriate scale to existing settlement

Likely Phasing:

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

Location: land to north of Main Street, Ingoldsby



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large grass field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	slight slope
Views into and out of the site	
Point of access from highway	Yes
On site features eg. Pylons, masts	pumping station on site
Other site features	large agricultural barn - site high off road

Assessment Summary

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

Constraints: Not resubmitted. Pumping station. Contrary to SP1 and SP2

Mitigation: Policy review

Summary Notes:

Not resubmitted. Contrary to SP1 and SP2.

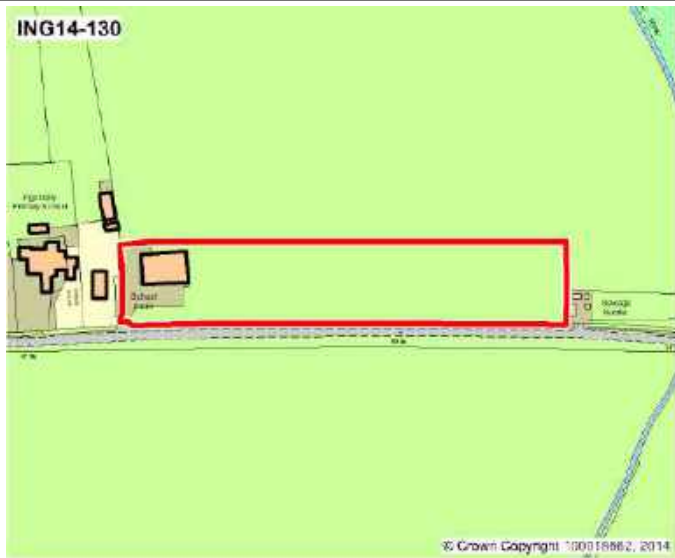
Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large grass field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	slight slope
Views into and out of the site	
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not resubmitted. Not policy compliant				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Not resubmitted. Contrary to SP1 and SP2.				2032+: 0



Identified Constraints

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

Site Visit

Site Description	wheat field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural and residential to South
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Public footpath, not policy compliant

Mitigation: Policy review, divert / avoid public footpath

Summary Notes:

Not resubmitted. Contrary to SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	barley field on edge of village barley field
Current Land Use	agricultural
Surrounding Land Uses	residential to North
Topography	level
Views into and out of the site	extensive to south
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines and poles
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not resubmitted. Public footpath, electricity lines, not policy compliant			
Mitigation: Policy review, area would be restricted by presence of electricity lines. Divert / avoid public footpath.			
Summary Notes: Not resubmitted. Contrary to SP1 and SP2.			

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

Location: south of Main Street



Identified Constraints

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

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0
Constraints: Kirkby Underwood not identified as a location for development (SP1)
Mitigation: Policy review
Summary Notes:
 Not policy compliant location

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	residential to North: agricultural to West
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Greenfield site on edge of village - contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Land south of West End Langtoft



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	part of very large field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	residential to North and agricultural to South
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	site can only be accessed through the adjacent field which fronts Peterborough Road
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Can only be accessed via adjacent land. Greenfield site on edge of village - contrary to policy SAP H1			
Mitigation: Policy review			
Summary Notes: Access only via adjacent land. Contrary to SAP H1.			

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

Location: Land off New Road - Langtoft



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	part of large field on edge of settlement [outside built confines of village]
Current Land Use	agricultural
Surrounding Land Uses	agricultural with residential to North
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Greenfield site on edge of village - contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

Contrary to SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural with residential to South
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	LCC comments on access [to A15] have been sought by Longstaffs
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Contrary to SAP H1				
Mitigation: Policy review				
Summary Notes: May be access issues. Contrary to SAP H1.				

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	open area to rear of residential properties
Current Land Use	paddock, menage and stable
Surrounding Land Uses	residential and agricultural
Topography	level
Views into and out of the site	open countryside to south, otherwise none
Point of access from highway	none direct from highway, suggested access by removal of nos 38 & 40 Cloven Ends
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Access requires demolition of pair of semi detached houses. Currently contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Could be suitable for small development if access could be arranged, however, as a greenfield site on the edge of the village it is not currently policy compliant (SAP H1).

Likely Phasing:

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

Location: north of Dickens Close, West End, Langtoft



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	residential to South
Topography	level
Views into and out of the site	over open countryside to north: no views into from estate
Point of access from highway	No: fence across entrance from Dickens Close
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Currently contrary to SAP H1

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agricultural to North and residential to South
Topography	level
Views into and out of the site	over open countryside to north: no views into from residential estate
Point of access from highway	access only from outside village confines: no access from adjacent residential
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Access from outside village. Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1				
Mitigation: Policy review				
Summary Notes: Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1.				



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 6: contamination

Site Visit

Site Description	part of larger area of former gravel workings on edge of village - bounded by trees and hedges
Current Land Use	none
Surrounding Land Uses	residential to north
Topography	level
Views into and out of the site	none
Point of access from highway	none at present, but could be accessed via the adjacent site which has planning permission for 6 dwellings
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Possible contamination from previous uses, access arrangements need clarification

Mitigation: Remove contamination and create access

Summary Notes:
 Could be suitable for small development if suitable access can be arranged.

Likely Phasing:
 2017-2022: 25
 2022-2027: 0
 2027-2032: 0
 2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 6

Site Visit

Site Description	part of a large area of former gravel workings on edge of village - overgrown and bounded by trees
Current Land Use	none - naturally regenerated land
Surrounding Land Uses	none
Topography	level
Views into and out of the site	none
Point of access from highway	none at present, but could be accessed via adjacent site
On site features eg. Pylons, masts	low level electricity lines cross site [north-south]
Other site features	

Assessment Summary

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

Constraints: Currently contrary to policy. Naturally regenerated greenfield site

Mitigation: Policy review

Summary Notes:

Contrary to policy [SAP H1] - greenfield site.

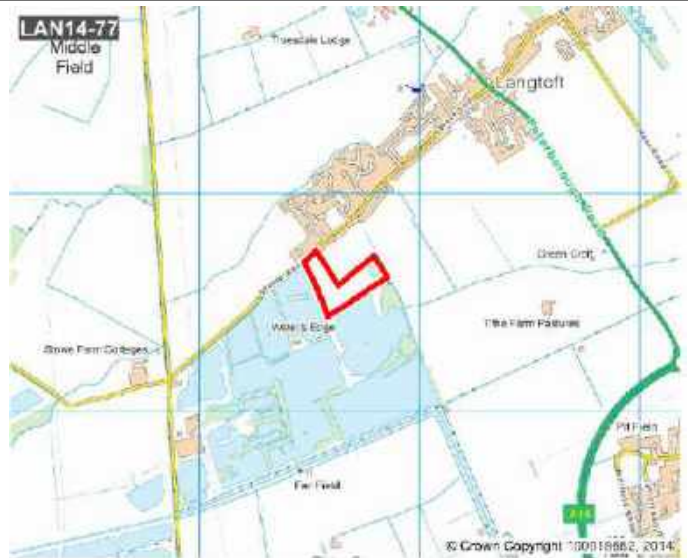
Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 6

Site Visit

Site Description	large area of open countryside outside village, part of former gravel workings
Current Land Use	none - largely overgrown, with wild areas and bounded by trees
Surrounding Land Uses	lakes to west and south, residential to north
Topography	level
Views into and out of the site	none, secluded site
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1			
Mitigation: Policy review			
Summary Notes: Contrary to policy [SAP H1]: greenfield site outside village and is of an inappropriate scale to existing settlement.			

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

Location: land at East End, Langtoft



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	Listed Building 2 barns
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	part domestic garden, old farm buildings within built form of village and large field on edge of settlement
Current Land Use	part residential and part agricultural
Surrounding Land Uses	residential and agricultural
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes [proposal to remove No 22 East End to enable access to land at rear]
On site features eg. Pylons, masts	electricity lines cross site [east-west]
Other site features	Listed barns on site

Assessment Summary

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

Constraints: Public footpath, listed buildings. Contrary to policy SAP H1

Mitigation: Avoid / divert public footpath. Assess impact on listed buildings Policy review.

Summary Notes:

Mixed brownfield / greenfield site on edge of settlement - scale inappropriate relative to size of village - smaller part of site adjacent to built-up part of village may be suitable.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land east of Peterborough Road



Identified Constraints

Constraint	Assessment and Notes
National and International Environmental	None
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Site Visit

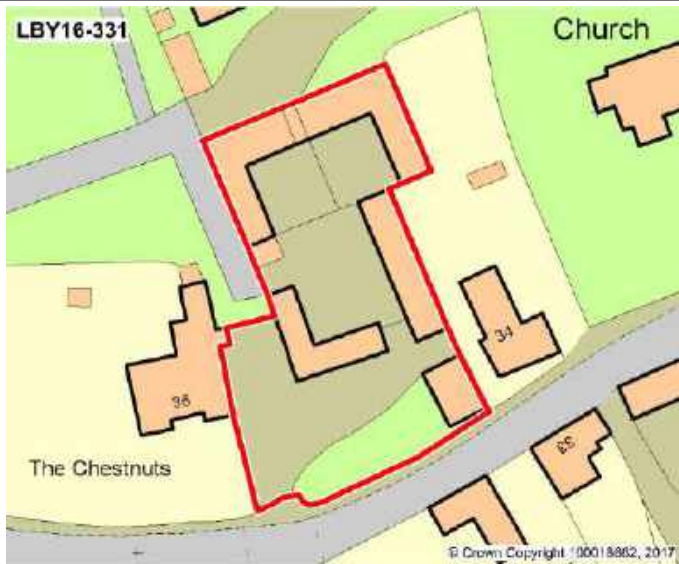
Site Description	Greenfield
Current Land Use	Vacant
Surrounding Land Uses	Open countryside
Topography	Flat
Views into and out of the site	Minimal
Point of access from highway	A15 no suitable. Via adjoining sites 12 / 99
On site features eg. Pylons, masts	None, nearby Public Right of Way
Other site features	None

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Contrary to Policy SAP H1 . Site not on the immediate edge of an identified settlement			
Mitigation: Policy Review			
Summary Notes: Site contrary to Policy			

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

Location: Chestnuts Farmyard, High Street



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	Affects < 50% of Site
National and International Environmental	None
National Heritage	None
Local Exclusion	Site less than 0.4ha
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Station Road [site B]



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land off Main Road, Long Bennington



Identified Constraints

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

Site Visit

Site Description	grass field on edge of settlement - hedged to boundaries
Current Land Use	grass
Surrounding Land Uses	Residential to North, agricultural to South, A1 to West
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No part FZ2
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	grass strip, hedged to south boundary - within village
Current Land Use	none
Surrounding Land Uses	Residential to North, agricultural to South
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Contrary to SAP H1				
Mitigation: Policy review				
Summary Notes: Viable but shape may limit number of units achievable. Currently contrary to SAP H1.				



Identified Constraints

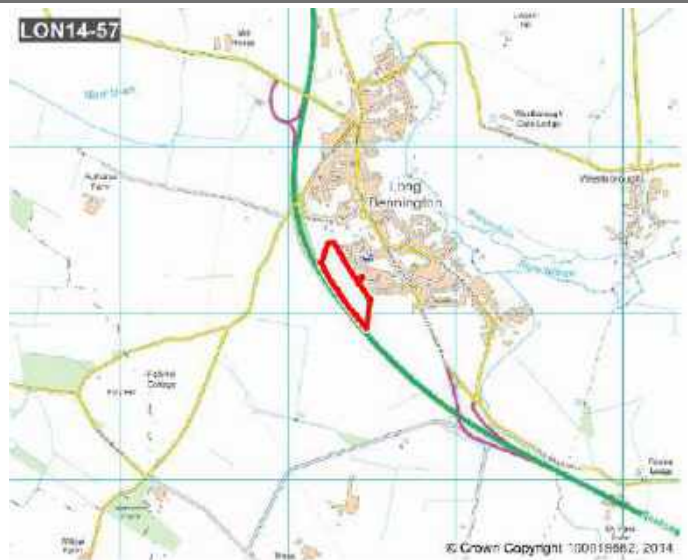
Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large field in agricultural use - on edge of settlement but outside confines of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural - some residential to north
Topography	level
Views into and out of the site	extensive over village to north & east and A1 to west
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	A1 traffic noise [immediately adjacent to A1]

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Currently contrary to SAP H1				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Very large site - out of sale with existing settlement - may wish to consider smaller site area. Contrary to SAP H1. Public footpath crosses site.				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	crosses site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	grass field, hedged - gate / stile - between settlement and A1
Current Land Use	grass
Surrounding Land Uses	Residential to East, A1 to West
Topography	level
Views into and out of the site	none
Point of access from highway	Access retained by land owner from the pastures.
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Currently contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Access may be a constrained. Large site located outside existing village therefore currently contrary to SAP H1.

Likely Phasing:

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

Location: Alma Farm, 18 Main Road, Long Bennington



Identified Constraints

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

Site Visit

Site Description	farm yard and buildings in centre of village
Current Land Use	farm
Surrounding Land Uses	Residential and Public House
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Adjacent listed building

Mitigation:

Summary Notes:

Suitable and viable - care required for setting of adjacent listed building.

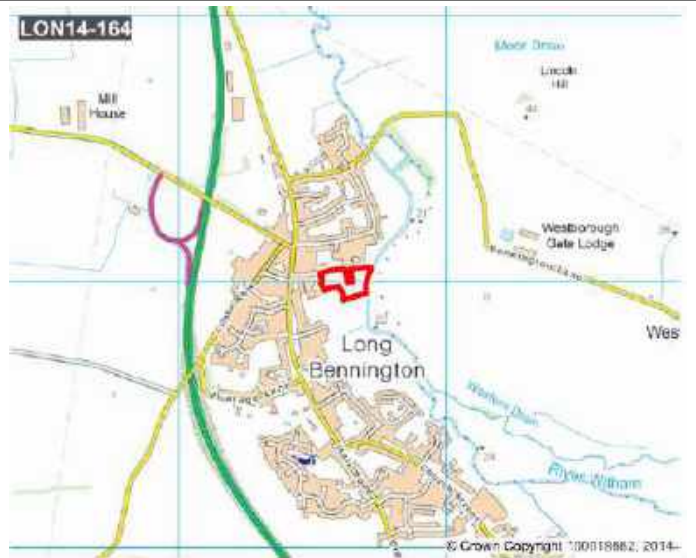
Likely Phasing:

2017-2022: 15

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	grass field within village - with mature hedges to boundaries
Current Land Use	none
Surrounding Land Uses	Residential to West and North
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Public footpath. Not policy compliant

Mitigation: Policy review, avoid / divert public footpath

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land west of Main Road



Identified Constraints

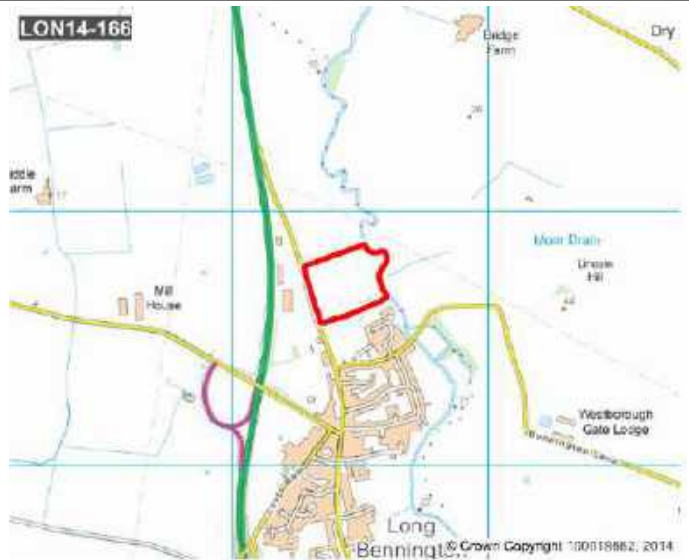
Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	scrubland with mature trees to boundaries - within confines of village
Current Land Use	grass/scrub
Surrounding Land Uses	Residential to East [on road frontage]
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not policy compliant				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Greenfield site - not compliant with policy SAP H1.				2032+: 0



Identified Constraints

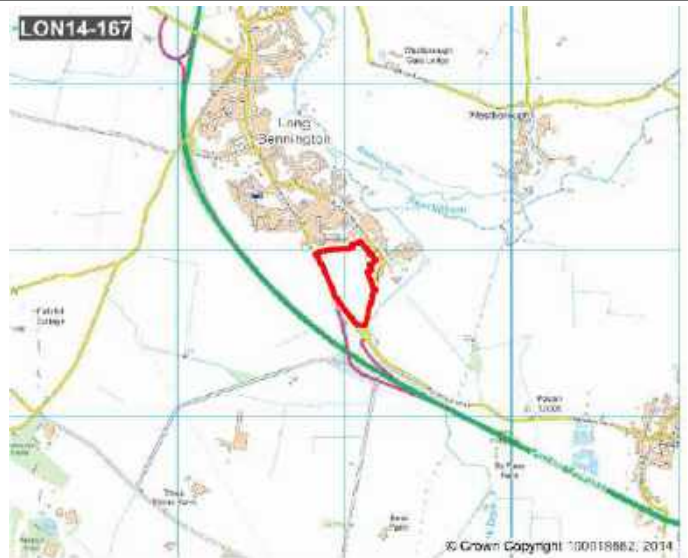
Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large open field - on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agriculture
Topography	level
Views into and out of the site	extensive over open countryside and churches
Point of access from highway	Yes
On site features eg. Pylons, masts	pylons - not in field but wires cross
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Public footpath. Contrary to policy SAP H1				2017-2022: 0
Mitigation: Policy review, avoid / divert public footpath				2022-2027: 0
Summary Notes:				2027-2032: 0
Contrary to policy SAP H1 - greenfield on edge of settlement.				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affecting >= 50% of Site FZ approx 5% to south of site - FZ2 approx 50%
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large open field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential to North and East
Topography	level
Views into and out of the site	extensive over village and open countryside to east
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Floodzone. Contrary to policy SAP H1				2017-2022: 0
Mitigation: Policy review, avoid area of floodzone				2022-2027: 0
Summary Notes:				2027-2032: 0
Contrary to policy SAP H1 - greenfield, edge of settlement and scale inappropriate for size of settlement.				2032+: 0

Location: land north of Valley Lane, Long Bennington



Identified Constraints

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

Site Visit

Site Description	grass field hedged to boundary on edge of settlement
Current Land Use	paddock [horses]
Surrounding Land Uses	A1 to West, medical centre to East, open to North
Topography	level
Views into and out of the site	A1 visible - slightly higher than site - views to and from medical centre only
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	A1 traffic noise

Assessment Summary

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

Constraints: A1 traffic noise, not policy compliant

Mitigation: Policy review, soundproofing measures may be required

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large grass field on edge of settlement
Current Land Use	grass
Surrounding Land Uses	Residential to East, A1 to West
Topography	sloping to A1 and to Valley Lane
Views into and out of the site	views over open country beyond A1
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	A1 traffic noise [immediately adjacent to A1]

Assessment Summary

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

Constraints: A1 traffic noise, not policy compliant

Mitigation: Policy review, soundproofing measures required

Summary Notes:

Greenfield site on edge of settlement - scale inappropriate relative to size of village - smaller part of site may be suitable BUT currently contrary to policy SAP H1.

Likely Phasing:

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

Location: land west of Costa Row [A], Long Bennington



Identified Constraints

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

Site Visit

Site Description	grass field on edge of settlement
Current Land Use	grass field
Surrounding Land Uses	A1 and Residential
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	A1 traffic noise

Assessment Summary

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

Constraints: A1 traffic noise, not policy compliant

Mitigation: Policy review, soundproofing measures required

Summary Notes:

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

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Not compliant with policy SAP H1 - greenfield site on edge of village - too small to allocate.

Likely Phasing:

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

Location: land at A1 slip, Long Bennington



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	grassed area within slip road to A1 - outside village
Current Land Use	grass
Surrounding Land Uses	roads
Topography	level
Views into and out of the site	extensive
Point of access from highway	2 existing gateways into field from A1 slip road. Unsure whether HA would accept increased uses of these access points
On site features eg. Pylons, masts	
Other site features	traffic noise [immediately adjacent to A1]

Assessment Summary

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

Constraints: Access. Contrary to policy SAP H1

Mitigation: Policy review. Appropriate access would need to be identified.

Summary Notes:

Unrelated to settlement, no suitable access and contrary to policies SP1 and SP2 of Core Strategy and SAP H1 of the SAP DPD.

Likely Phasing:

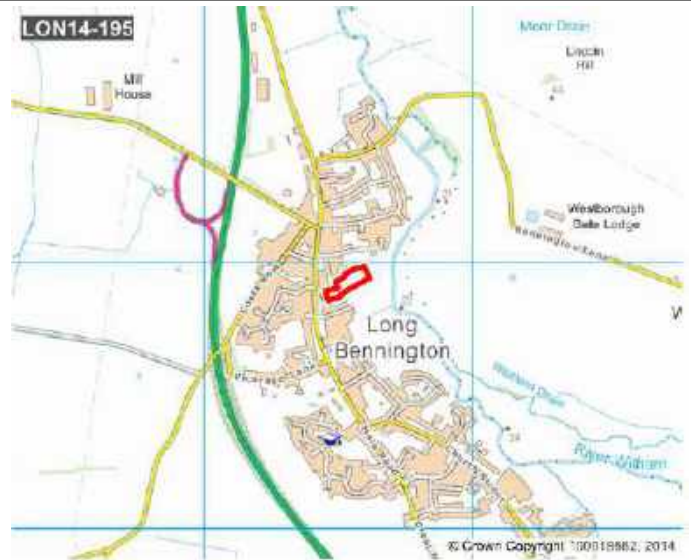
2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land to the rear of The Royal Oak PH, Main Street, Long Bennington



Identified Constraints

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

Site Visit

Site Description	paddock at R/O public house within centre of village
Current Land Use	paddock and beer garden
Surrounding Land Uses	Public House to West, Residential to North, open field to East and South
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 10

Constraints: Not resubmitted.

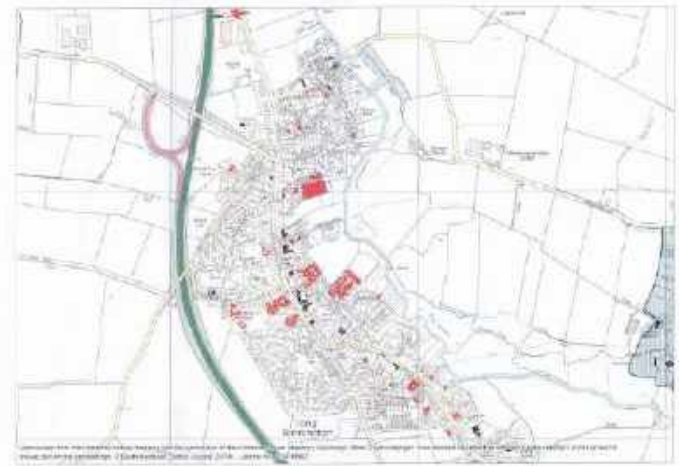
Mitigation:

Summary Notes:

Site suitable but not resubmitted. Entire site not suitable for development, need to consider relationship to existing built form also.

Likely Phasing:

2017-2022: 0
 2022-2027: 10
 2027-2032: 0
 2032+: 0



Identified Constraints

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

Site Visit

Site Description	grass paddock, fencing & hedging at boundaries, on edge of village
Current Land Use	paddock
Surrounding Land Uses	residential to north and west; grassed area to south
Topography	slight slope upwards from road
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant [SAP H1]

Mitigation: Policy review

Summary Notes:

Greenfield site on edge of village. Not considered to be infill and, therefore, not compliant with policy SAP H1.

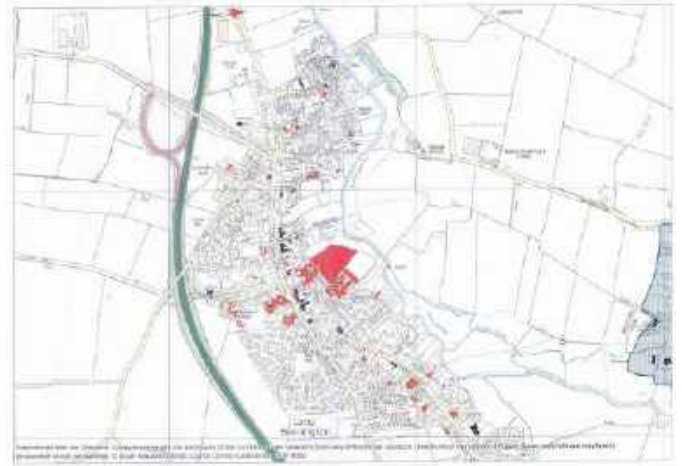
Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 public footpaths cross site
Tree Preservation Order	
Conservation Area	
Water course	
Other	Ag Class 3

Site Visit

Site Description	field on edge of village, overlooking open countryside
Current Land Use	paddock for grazing horses
Surrounding Land Uses	residential to west, north and south and open countryside to east
Topography	level at road frontage and slope to east
Views into and out of the site	extensive views of open countryside to east
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Greenfield site on edge of settlement - contrary to policy SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	Open field and existing farm adj A1
Current Land Use	Vacant
Surrounding Land Uses	Residential and A1
Topography	Mostly flat with ridge towards rear. Steep back to A1
Views into and out of the site	From existing residential
Point of access from highway	Several from Costa Row
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	Not on the immediate edge of an identified settlement
Public Footpath	2 x cross site
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Site Visit

Site Description	Field
Current Land Use	Vacant
Surrounding Land Uses	Residential; vacant fields
Topography	Flat (West ridge and slope to A1)
Views into and out of the site	From residential (Highway)
Point of access from highway	Vicarage Lane
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Currently contrary to Policy SAP H1.Site is not on the immediate edge of an identified settlement. Possible noise issues from the A1			
Mitigation: Policy review			
Summary Notes: Site contrary to policy			

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



Identified Constraints

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

Assessment Summary

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

Constraints: Curtilage development probably acceptable and policy compliant, however development number likely to be low

Mitigation: further policy review

Summary Notes:

Curtilage development probably acceptable and policy compliant, however development number likely to be low

Likely Phasing:

2017-2022: 25
 2022-2027: 0
 2027-2032: 0
 2032+: 0

Location: Land at Vicarage Lane



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	No
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	2 Group TPOS are within the site
Conservation Area	No
Water course	None
Other	None

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** Long Term **Potential Capacity:** 10

Constraints: Contrary to policy SAP H1

Mitigation: Policy Review

Summary Notes:

Site may be suitable for infill development (no more than 10)

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 10

2032+: 0

Location: part Town Lands Farm, Manthorpe



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 33% of site
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	unable to view site
Current Land Use	
Surrounding Land Uses	
Topography	
Views into and out of the site	
Point of access from highway	
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Contrary to SP1 and SP2 and part of site within floodzone 3			
Mitigation: Policy review, flood risk prevention measures, change in flood zones			
Summary Notes: Not compliant with SP1 and SP2.			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	TPO - 159 Bourne Manthorpe
Conservation Area	no
Water course	no
Other	no

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	grass area to rear of council housing within settlement
Current Land Use	public open space
Surrounding Land Uses	residential to West and industrial to East
Topography	slope
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Current uses as public open space contrary to policy

Mitigation: Policy review

Summary Notes:

Site is public open space so might be contrary to SAP10.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land at Millfield Road, Market Deeping



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 4.5% of site
Public Footpath	crosses site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large grass field, on edge of settlement, between housing and A15 bypass
Current Land Use	none - grass field
Surrounding Land Uses	A15 to West and residential to East
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 200

Constraints: In keeping with Policy SP1

Mitigation: n/a

Summary Notes:

Large site on edge of settlement, policy SP1 applies.

Likely Phasing:

2017-2022: 100

2022-2027: 100

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	TPO 37 adjacent
Conservation Area	No
Water course	No
Other	Ag Class 2

Adjacent Towngate Farm complex - GII listed buildings

Site Visit

Site Description	fields on edge of settlement, between A15 & town
Current Land Use	agricultural
Surrounding Land Uses	A15 to North & residential to South
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: TPO. Contrary to policy SAP H1

Mitigation: Policy review, protected trees may restrict developable area

Summary Notes:

Large greenfield site, not within settlement. Contrary to policy SAPH1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	TPO37
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	fields and pasture with commercial units along Spitfire Way
Current Land Use	agricultural
Surrounding Land Uses	Residential to South and East, agriculture to north and west
Topography	level
Views into and out of the site	local views from the site to south and north
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 240

Constraints: Site allocated as DE3. TPO

Mitigation: Protected trees may restrict developable area

Summary Notes:

Suitable, viable and allocated (for 240 homes plus employment development). Planning permission approved subject to S106 being signed.

Likely Phasing:

2017-2022: 200
 2022-2027: 40
 2027-2032: 0
 2032+: 0

Location: land at Godsey Lane, Market Deeping



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	footpath crosses
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	part of development site
Current Land Use	housing development
Surrounding Land Uses	residential to South and West, agriculture to East
Topography	level
Views into and out of the site	views out
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 85

Constraints: Site has planning permission and is allocated for housing in SAP DPD.

Mitigation:

Summary Notes:

Allocation DE1a [85 dwellings]. Planning Consent S11/2472 - 60 units complete 2015/16

Likely Phasing:

2017-2022: 25

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	part of allocation ExE D1 [adj Fen Manufacturing, Blenheim Industrial Estate]

Site Visit

Site Description	buildings within built-up area of Market Deeping
Current Land Use	scout hut and meeting room
Surrounding Land Uses	residential to west and industrial to east
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 14

Constraints: Land and building in public use, alternative provision may need to be identified

Mitigation: identify alternative location for users of building

Summary Notes:

Adjacent to residential development, notices to be given.

Likely Phasing:

2017-2022: 0
 2022-2027: 14
 2027-2032: 0
 2032+: 0

Location: land at Sheepskin Hall Farm



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
Flood Zone 3	No
National Heritage	None
National and International Environmental	None
Public Footpath	2 x cross site
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

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

Constraints: Site is contrary to policy SAP H1

Mitigation: Policy Review

Summary Notes:

Site is contrary to policy

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land at Millthorpe Drive [site 2]



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy reiew

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land at Millthorpe Drove [site 1]



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	hardstanding, paddock and farm buildings on edge of settlement
Current Land Use	farmyard, agricultural and residential
Surrounding Land Uses	residential and agricultural
Topography	level
Views into and out of the site	none
Point of access from highway	Farm access into farmyard. This is adequate for the farming traffic. May be suitable to access small development on farmyard. Client would be happy to work with neighbouring Trucedale Hospital site to gain access to larger development, however no proposal for the Trucedale Hospital site to be considered for development

On site features eg. Pylons, masts

Other site features

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 5

Constraints: Access may limit total number of units achievable

Mitigation:

Summary Notes:

May be suitable for small development on amended area, provided that access can be satisfactorily arranged.

Likely Phasing:

2017-2022: 5

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	house and garden
Current Land Use	
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	none
Point of access from highway	Yes - private drive serving several houses
On site features eg. Pylons, masts	none
Other site features	

Assessment Summary

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

Constraints: Too small

Mitigation:

Summary Notes:

Site is infill and could be in accordance with policy SAP H1, however the site area is too small to include in SHLAA.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: south of Rosehip Road, off Fen Road, Morton



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	Part of a large open field on edge of village
Current Land Use	agriculture
Surrounding Land Uses	agricultural with residential to North
Topography	level
Views into and out of the site	extensive open views to south
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Currently contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Greenfield site on edge of village so not compliant with policy SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land to south of Morton Fen Road, Morton



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent [restricted byway]
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large open field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	extensive - open to south - none to north
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	line mature poplars on eastern boundary

Assessment Summary

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

Constraints: Large site outside village. Currently contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Very large site out of scale with existing settlement and contrary to SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 50% of land affected
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large fields outside built confines of village
Current Land Use	mainly agricultural
Surrounding Land Uses	agricultural
Topography	level
Views into and out of the site	extensive over open countryside - village to south
Point of access from highway	yes through existing farm access
On site features eg. Pylons, masts	electricity lines cross
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Very large site located away from the existing settlement. Contrary to SAP H1. 50% of site in Flood zone 3				
Mitigation: Policy review. Flood prevention measures				
Summary Notes: Very large parcel of land which is located away from the existing settlement. Contrary to SAPH1.				



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affecting >= 50% of Site app 53%
Public Footpath	crosses
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	cemetery to South, agricultural North, West & East
Topography	level
Views into and out of the site	extensive westwards towards higher land
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity cables cross
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Floodzone 3. Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1			
Mitigation: Policy review, flood risk prevention measures, change in flood zones			
Summary Notes: Very large greenfield on edge of village. Out of scale with existing settlement.			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 20% of site affected
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large open field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	residential to South, agricultural to North, West and East
Topography	level
Views into and out of the site	extensive over open countryside to east
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines cross
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Location not policy compliant. Site crossed by public footpaths, electricity lines, floodzone.				
Mitigation: Policy review, avoid / divert public footpaths, avoid electricity infrastructure, flood risk prevention measures, change in flood zones				
Summary Notes: Very large greenfield site on edge of village. Out of scale with existing settlement.				



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 8%
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	No

Site Visit

Site Description	large field on edge of village
Current Land Use	agricultural
Surrounding Land Uses	residential to North; agricultural to South
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	dyke to road frontage

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0
Constraints: Very large site which is inappropriate scale for the existing settlement.
 Contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Very large greenfield site on edge of village. Out of scale with existing settlement. Small area of floodzone 3, dyke, location not policy compliant.

Likely Phasing:

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

Location: land west of Bourne Road, Morton



Identified Constraints

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

Site Visit

Site Description	Field on edge of village
Current Land Use	Agriculture
Surrounding Land Uses	Residential to north and on opposite side of road. Countryside to west and south
Topography	flat
Views into and out of the site	yes
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

Greenfield site not within village nor infill therefore not compliant with SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land north of Hanthorpe Road [A], Morton



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of settlement, edged to northern boundary - between Morton and Hanthorpe
Current Land Use	agricultural
Surrounding Land Uses	agricultural and residential
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Contrary to policy SAP H1				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Not compliant with policy SAP H1.				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	agricultural and residential
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	No - can only be accessed via adjacent fields
On site features eg. Pylons, masts	pylons
Other site features	

Assessment Summary

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

Constraints: Contrary to policy SAP H1. No means of access

Mitigation: Policy review. Additional land required to access site

Summary Notes:

Large greenfield site outside of village which is contrary to policy SAP H1. Site has no apparent means of access.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	3 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	Farmyard and buildings in village large fields outside built confines of village
Current Land Use	mainly agricultural
Surrounding Land Uses	residential to south, fields to north
Topography	level
Views into and out of the site	extensive over open countryside - village to south
Point of access from highway	yes through existing farm yard
On site features eg. Pylons, masts	electricity lines cross
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Public footpaths, electricity lines. Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1			
Mitigation: Policy review. Avoid / divert public footpath and avoid electricity lines.			
Summary Notes: Redundant building at Home Farm, High Street, Morton within submission has planning permission for 5 dwellings. Otherwise contrary to SAP H1.			

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

Location: land south of The Cedars, Station Road



Identified Constraints

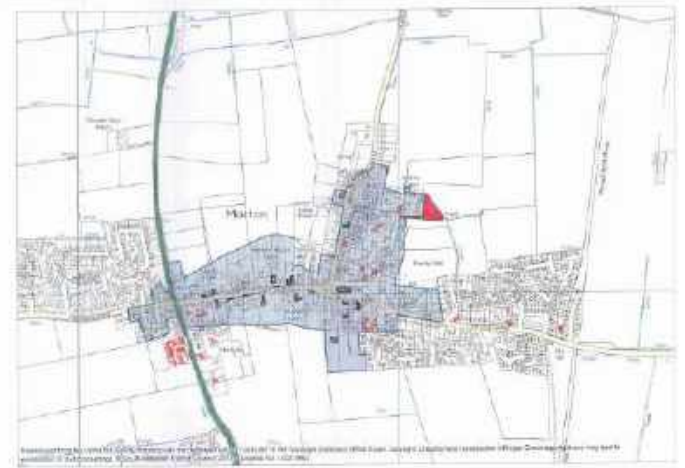
Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	No

Site Visit

Site Description	field/paddock on edge of village
Current Land Use	paddock/grass
Surrounding Land Uses	residential to north and east, open countryside to south
Topography	level
Views into and out of the site	none
Point of access from highway	no direct access: currently via drive adjacent to The Cedars
On site features eg. Pylons, masts	none
Other site features	none

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Not resubmitted. Contrary to SAP H1				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Not resubmitted. Greenfield site on edge of village so not compliant with policy SAP H1.				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	public footpath within site
Tree Preservation Order	
Conservation Area	
Water course	
Other	Ag Class 2

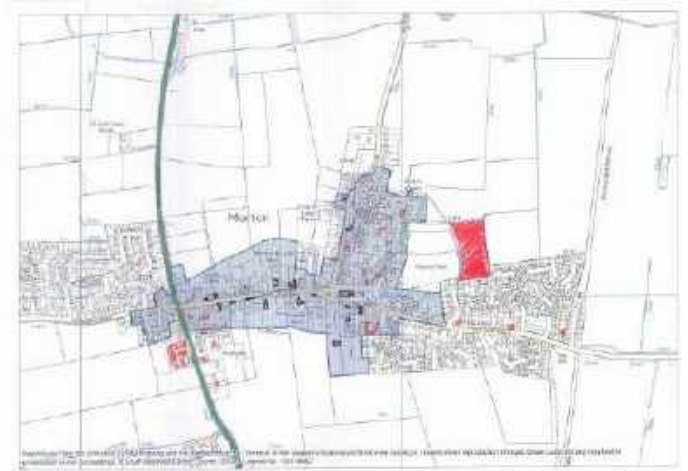
Site Visit

Site Description	rough grassed area to rear of residential properties, on edge of village, ditches to eastern boundary
Current Land Use	none
Surrounding Land Uses	residential to west and open countryside to east
Topography	level
Views into and out of the site	open countryside
Point of access from highway	yes, via narrow track from East Lane
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Access and not policy compliant. Not resubmitted. Site also too small			
Mitigation: Policy review			
Summary Notes: Greenfield site not within village, nor infill, therefore not compliant with SAP H1.			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	public footpath crosses site
Tree Preservation Order	
Conservation Area	
Water course	
Other	Ag Class 2

Site Visit

Site Description	field on edge of settlement
Current Land Use	paddock
Surrounding Land Uses	residential development to east, open countryside to north and west
Topography	slight slope
Views into and out of the site	none
Point of access from highway	yes, estate road
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contrary to policy SAP H1

Mitigation: Policy review

Summary Notes:

Greenfield site not within village, nor infill, therefore not compliant with SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Assessment Summary

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

Location: north of Millfield Road



Identified Constraints

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

Site Visit

Site Description	Greenfield
Current Land Use	Vacant. Informatkl recreation
Surrounding Land Uses	Residential. Open countryside
Topograpahy	Flat
Views into and out of the site	None
Point of access from highway	None. 173 informal route round back of gardens
On site features eg. Pylons, masts	Road noise (A15) noticeable
Other site features	Water. Dyke along housing to east

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity:	Likely Phasing:
Constraints: Site is contrary to policy SAP H1				2017-2022: 0
Mitigation: Policy Review				2022-2027: 0
Summary Notes:				2027-2032: 0
Site is contrary to policy				2032+: 0



Identified Contraints

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

Site Visit

Site Description	Greenfield
Current Land Use	Vacant
Surrounding Land Uses	Residential
Topograpahy	Flat
Views into and out of the site	Village of Haconby. Church
Point of access from highway	Off Paddington Way
On site features eg. Pylons, masts	Power lines
Other site features	

Assessment Summary

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

Constraints: Site is contrary to policy SAP H1

Mitigation: Policy Review

Summary Notes:

Site is contrary to policy

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Site contrary to policy SAP H1				
Mitigation: Policy Review				
Summary Notes: Site contrary to policy				

Location: south of Bakers Way



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
Flood Zone 3	Affects < 50% of Site
National and International Environmental	None
Public Footpath	adjacent
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

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

Constraints: Site contrary to policy SAP H1 -Inappropriate size/scale to existing development. Part of site located in flood zone 3

Mitigation: Policy Review

Summary Notes:

Site contrary to policy

Likely Phasing:

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

Location: adj 55 Haconby Lane



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
Flood Zone 3	No
National and International Environmental	None
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Site contrary to policy SAP H1 - Site is not on the immediate edge of an identified settlement			
Mitigation: Policy review			
Summary Notes: Planning application S15/1738 refused on the site- Site is contrary to policy.			

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



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land at Church Lane



Identified Constraints

Constraint	Assessment and Notes
National and International Environmental	None
National Heritage	Listed Building Church of St Andrew [GI] & The Old Barn [GII]
Local Exclusion	No
Flood Zone 3	No
Public Footpath	crosses site
Tree Preservation Order	no
Conservation Area	no
Water course	crosses site
Other	no

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: off Fen Road

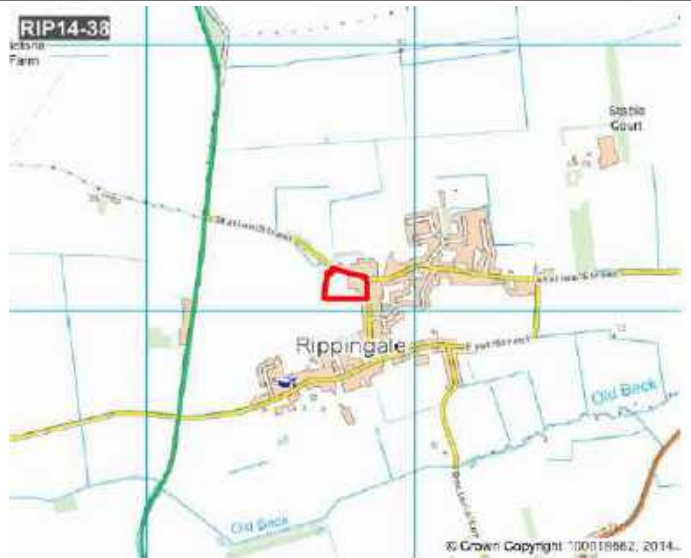


Identified Constraints

Constraint	Assessment and Notes
National and International Environmental	None
National Heritage	None
Local Exclusion	No
Flood Zone 3	No part of site within Flood Zone 2
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	dyke to road frontage and southern boundary
Other	possible contamination - former railway line?

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Pointon not identified as a location for development (SP1)				
Mitigation: Policy Review				
Summary Notes: Not policy compliant location				



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building White Rose Farmhouse GII
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	farm yard and buildings

Site Visit

Site Description	farm yard and buildings within centre of village
Current Land Use	agricultural [farm yard]
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	no access to site from Station Street

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Contrary to SP1 and SP2. However conversion of existing buildings may be acceptable. Listed building on site			
Mitigation: Policy review			
Summary Notes: Contrary to SP1 and SP2.			

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



Identified Constraints

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

Site Visit

Site Description	paddock to rear of 30 East Street, surrounded by hedges and not visible from highway
Current Land Use	
Surrounding Land Uses	residential to west, agricultural to east and south
Topography	level
Views into and out of the site	none
Point of access from highway	via driveway of No 30 East Street
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contrary to policies SP1 and SP2

Mitigation: Policy review

Summary Notes:

Small site on edge of village, may be suitable for small development but currently contrary to policies SP1 and SP2.

Likely Phasing:

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



Identified Constraints

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

Site Visit

Site Description	large field, in agricultural production, on edge of settlement + paddock adjacent The Brambles
Current Land Use	part agricultural uses [oil seed rape] and allotments, with paddock used for grazing adjacent to The Brambles
Surrounding Land Uses	open countryside to north, residential to south
Topography	site slopes upwards away from village
Views into and out of the site	open countryside to north of village
Point of access from highway	potential access from Station Street and from The Brambles
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable:	Potential Capacity: 0	Likely Phasing:
Constraints: Rippingale not identified as a location for development (SP1)				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
Not policy compliant location				2032+: 0



Identified Contraints

- Public Footpath
- Tree Preservation Order
- Conservation Area
- Water course
- Other

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

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

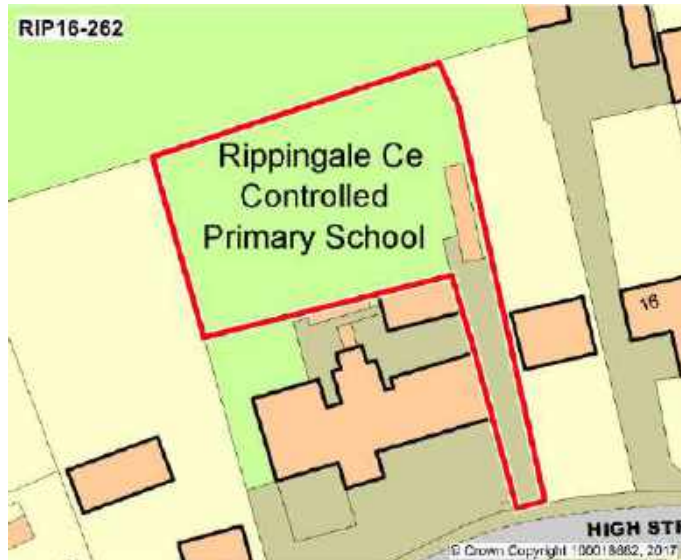
Mitigation: Policy review

Summary Notes:

Not policy compliant location

Likely Phasing:

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



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:
Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land north of Grantham Road, Ropsley



Identified Constraints

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

Site Visit

Site Description	grass field on edge of village - hedged with trees - hedge to highway
Current Land Use	grassland
Surrounding Land Uses	Residential opposite and agriculture to North
Topography	gently undulating
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Public footpath crosses site. Site size and location contrary to policy (SP1 and SP2).

Mitigation: Policy review, avoid / divert public footpath

Summary Notes:

Not resubmitted. Contrary to CS policies SP1 and SP2. Public footpath also crosses site.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: Abbey Farm



Identified Constraints

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

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	part of site
Water course	No
Other	Ag Class 3

Site Visit

Site Description	raised open field - edge of settlement but frontage within village
Current Land Use	grass
Surrounding Land Uses	Residential West & East, open countryside to North
Topography	site elevated above road
Views into and out of the site	extensive over village
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines cross and poles in field
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Loss of village hall and playing field, and location all contrary to policies in Core Strategy and SAP DPD			
Mitigation: Policy review			
Summary Notes: Contrary to policies SP1 and SP2 of Core Strategy and SAP H1 and SAP1 of the SAP DPD.			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	part of site within CA
Water course	No
Other	Ag Class 3

Site Visit

Site Description	village hall & playfield field + farmyard and buildings
Current Land Use	playing field, village hall, farm yard
Surrounding Land Uses	agricultural and village
Topography	level
Views into and out of the site	over village
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity wires cross site
Other site features	listed building on site

Assessment Summary

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

Constraints: Not policy compliant (SP1). Listed building

Mitigation: Policy review

Summary Notes:

Contrary to policies SP1 and SP2 - would involve loss of village facilities.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land to the west of Thistleton Lane, South Witham



Identified Constraints

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

Site Visit

Site Description	house, paddock & poultry unit on edge of village
Current Land Use	poultry unit and residential
Surrounding Land Uses	Residential to North & East, agricultural to West & South
Topography	site on two levels - poultry unit on higher ground
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 45

Constraints:

Mitigation:

Summary Notes:

Suitable and viable. Redevelopment and infill site, so compliant with SAP H1.

Likely Phasing:

2017-2022: 45

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	open field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential to East, agricultural to North, West & South
Topography	level - undulating in centre
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Public footpaths. Contrary to SAP H1.				2017-2022: 0
Mitigation: Policy review, avoid / divert public footpaths				2022-2027: 0
Summary Notes:				2027-2032: 0
Contrary to SAP H1. Greenfield site on edge of settlement.				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large open field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential to East, otherwise agricultural
Topography	level - undulating to centre
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Public footpaths. Contrary to SAP H1.				2017-2022: 0
Mitigation: Policy review, avoid / divert public footpaths				2022-2027: 0
Summary Notes:				2027-2032: 0
Contrary to SAP H1. Greenfield site on edge of the settlement.				2032+: 0

Location: land south of Mill Lane, South Witham



Identified Constraints

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

Site Visit

Site Description	overgrown paddock area on edge of village
Current Land Use	none
Surrounding Land Uses	Residential East, open countryside to West
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not policy compliant

Mitigation: Policy review

Summary Notes:

Would be viable but currently contrary to SAPH1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Flood Zone 3	No
National and International Environmental	None
National Heritage	None
Local Exclusion	Not on the immediate edge of an identified settlement outside confines of village
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	on northern edge of site
Other	no

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0
Constraints: Site contrary to policy SAP H1 - Site not on the immediate edge of an identified settlement
Mitigation: Policy Review
Summary Notes:
 Site contrary to policy

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



Identified Constraints

Constraint	Assessment and Notes
National and International Environmental	None
National Heritage	None
Flood Zone 3	Affects < 50% of Site
Local Exclusion	Site less than 0.4ha
Public Footpath	no
Tree Preservation Order	no
Conservation Area	no
Water course	no
Other	no

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Site too Small				
Mitigation:				
Summary Notes:				
N/A				



Identified Constraints

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

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: site contrary to Policy SAP H1				2017-2022: 0
Mitigation: Policy review				2022-2027: 0
Summary Notes:				2027-2032: 0
N/A				2032+: 0



Identified Constraints

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

Site Visit

Site Description	grass area, offices and car park within a mixed use part of town
Current Land Use	car park and offices
Surrounding Land Uses	residential and industrial
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	pylons cross eastern part of site
Other site features	

Assessment Summary

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

Constraints: Western part of site in employment use, redevelopment is contrary to policy E1. Electricity pylons cross the eastern half of the site which is undeveloped. Whole site in floodzone 3

Mitigation: Flood risk prevention measures, change in flood zones. Re-route or underground electricity infrastructure.

Summary Notes:

Site not currently suitable because of flood zone. Brownfield part of the site might be suitable for redevelopment if flood risk concerns and policy E1 criteria are addressed. Given the constraints to delivery no phasing timeframe is applied to this site.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None Setting of Newstead Mill
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 28%
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3
Other	Setng of Newstead Mill listed building

Site Visit

Site Description	garden area to residential house adjacent to A16 on edge of town
Current Land Use	domestic garden
Surrounding Land Uses	residential
Topograpahy	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Greenfield site outside settlement contrary to policy SAP H1. Impact on setting and views to and from Newstead Mill				2017-2022: 0
Mitigation: Policy review. Heritage impact assessment				2022-2027: 0
Summary Notes:				2027-2032: 0
Only 3 dwellings proposed too small. Site also impact on setting and views to and from Newstead Mill				2032+: 0



Identified Constraints

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

Site Visit

Site Description	industrial units within town
Current Land Use	various industrial/commercial uses
Surrounding Land Uses	area of mixed residential and industrial/commercial development
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Small site. In employment use currently

Mitigation:

Summary Notes:

Too small on its own.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: south of Kettering Road, Stamford



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	2 cross site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3 [urban]

Site Visit

Site Description	elevated grass field on edge of town
Current Land Use	pasture used for grazing sheep
Surrounding Land Uses	residential to East, school playingfield and open countryside to West
Topography	level
Views into and out of the site	west part of site secluded and has no views, east part views to Bottle Lodges and Wothorpe
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** No **Potential Capacity:** 29

Constraints: Planning permission refused twice and a appeal also dismissed.

Mitigation: Impact on heritage to be considered. Smaller development proposal could overcome this.

Summary Notes:

Site is suitable however as planning permission has been refused twice, and upheld at planning appeal, the deliverability of the site is uncertain.

Likely Phasing:

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



Identified Constraints

Constraint

Assessment and Notes

Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site > 1% at south of site
Public Footpath	crosses
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2 & 3

Site Visit

Site Description	several large fields adjacent to built areas on the edge of Stamford
Current Land Use	various - agricultural and equestrian
Surrounding Land Uses	industrial/commercial to West and open countryside to East and North
Topography	level to Newstead Lane; unundulating towards centre
Views into and out of the site	extensive over town and Burley Estate and open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Outside built up part of Stamford, public footpaths, potential impact on setting of Burghley House. Currently contrary to SAP H1. Part of the site (SKLP124) is not in conformity with the Stamford Capacity Study.

Mitigation: Policy review, avoid / divert public footpaths, consider impact of setting of Burghley House

Summary Notes:

Very large site out of scale with existing settlement - currently contrary to policy. Public footpaths cross site and potential impact on setting of Burghley House.

Likely Phasing:

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

Ref: STA14-50

Settlement: Stamford

Land Type: Greenfield

Site Size: 78.506

Location: land between Ryhall Road and Newstead Lane, Stamford

Location: south of Priory Road, Stamford



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Scheduled Monument
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site app 18%
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class urban

Site Visit

Site Description	grass field adjacent to Priory
Current Land Use	none
Surrounding Land Uses	residential to North and West, Priory to East, river to South
Topography	slope towards river
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	pylons cross site
Other site features	

Assessment Summary

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

Constraints: Scheduled Monument, floodzone, pylons

Mitigation: application to remove SM has been refused.

Summary Notes:

Most of site affected by Scheduled Monument. Application to English heritage to remove designation was not granted.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: east of Cherryholt Road, Stamford



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Scheduled Monument Adjacent to RUINS AND SITE OF ST LEONARDS PRIORY
National and International Environmental Flood Zone 3	None Affects < 50% of Site app 29% of site
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class urban

Site Visit

Site Description	grass field within town
Current Land Use	grass
Surrounding Land Uses	Residential to West and North
Topography	slope southwards
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	pylons [high and low voltage lines] cross site
Other site features	

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** Yes (Now) **Potential Capacity:** 25

Constraints: Floodzone, pylons and low voltage power lines

Mitigation: n/a

Summary Notes:

Contrary to policy EN1

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3: outside SKDC administrative area
Other	Rutland CC candidate wildlife site [Rutland policy would prevent developer which causes significant harm to identified wildlife interest]

Site Visit

Site Description	large grass field on edge of settlement with wooded area to north
Current Land Use	grass land
Surrounding Land Uses	residential East and South, open countryside to North and West
Topography	level
Views into and out of the site	views over open countryside and A1 to west
Point of access from highway	Yes
On site features eg. Pylons, masts	telephone mast
Other site features	bus stop adjacent to site

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0
Constraints: Contrary to policy (both SKDC and RCC policy), candidate wildlife site
Mitigation: Policy review and reassess wildlife impact

Summary Notes:

Large site on the edge of settlement. Contrary to policy SAPH1. Located within Rutland CC area, where it has been identified as a candidate wildlife site and restrictive policy applies. Countryside stewardship funding on the site from Natural England.

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



Identified Constraints

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

Site Visit

Site Description	fallow field on edge of town
Current Land Use	none
Surrounding Land Uses	residential to North & East; agriculture to West
Topography	level
Views into and out of the site	extensive over open countryside and residential development
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 60

Constraints: Allocated for local centre - to include some residential [above shops and/or care home]

Mitigation:

Summary Notes:

Site allocated as part of urban extension to provide housing and commercial uses - site has permission for local centre in accordance with STM3 - site suitable for some residential development as part of a mixed use development which must include a local centre.

Likely Phasing:

2017-2022: 0
 2022-2027: 60
 2027-2032: 0
 2032+: 0



Identified Constraints

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

Site Visit

Site Description	large field on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	A1 to West, Residential North and East
Topography	level
Views into and out of the site	extensive over open countryside; no views in
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contrary to policy STA3 which requires the provision of at least a 10ha business park as part of the development of this urban extension. This site is the area shown in the masterplan which has outline consent.

Mitigation: Policy review and revision of masterplan and therefore extant planning permission

Summary Notes:

Site has permission for employment development in accordance with STM3 - development for housing would result in the loss of employment land contrary to policy E1 of Core Strategy and STM2c and STM3 of the SAP DPD.

Likely Phasing:

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



Identified Constraints

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

Site Visit

Site Description	offices & concrete works
Current Land Use	commerical (now largely vacant)
Surrounding Land Uses	commerical and open countryside
Topograpahy	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Contrary to SAP5 ExE S3

Mitigation: Policy Review. Or demonstrate that redevelopment of this site will deliver economic regeneration benefits to the site and/or area.

Summary Notes:

Brownfield site which together with site SKLP300 has potential capacity for 162 dwellings, subject to policy review.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

Site Description	tarmac area on the edge of Stamford
Current Land Use	public car parking
Surrounding Land Uses	River Welland and public open space to north and residential to south
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 70

Constraints: Not resubmitted. Covenants, notice of cessation, need to identify alternative car parking provision

Mitigation: Identify alternative site for car park, address covenants

Summary Notes:

Brownfield site which may be suitable for redevelopment. However, covenants on the land, notice of cessation requirements and the need to identify alternative car parking provision means this site is only developable in the longer term if it becomes available

Likely Phasing:

2017-2022: 0
 2022-2027: 70
 2027-2032: 0
 2032+: 0

Location: north western part of Stamford Near East



Identified Constraints

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

Site Visit

Site Description	Naturally regenerated foundary tip site. Shrubs and trees
Current Land Use	none
Surrounding Land Uses	commercial to south and west and open countryside to north and east
Topograpahy	gentle slope
Views into and out of the site	Views from site to north and east
Point of access from highway	no (although potential to access from existing commercial estate)
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Site allocated for new Employment development [STM2d] - not policy compliant. Access would have to be derived through existing commercial estate			
Mitigation: Policy review.			
Summary Notes: Site has been identified as employment allocation STM2d. Loss of employment land would be contrary to policy.			

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	Affects < 50% of Site approximately 30% of site within identified floodzone
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	River Gwash flows through site
Other	Agricultural land classification 3b

Site Visit

Site Description	open area of countryside on edge of Stamford - River Gwash flows along western boundary
Current Land Use	none
Surrounding Land Uses	open countryside to north and east, commercial to south and former foundary tip site to west
Topography	gentle slope
Views into and out of the site	views from site over open countryside to north and east, views of site from north and east
Point of access from highway	no
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:

Greenfield site on edge of settlement, approximately 30% of which falls within the identified flood zone. Not compliant with policy.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	Listed Building former Crown & Woolpack PH and adj 52 Scotgate
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	yes
Water course	No
Other	Ag Class Urban

Site Visit

Site Description	open area of largely overgrown scrub and hardstanding to rear of properties on Scotgate
Current Land Use	part used for vehicle parking
Surrounding Land Uses	Jackson's yard, residential and commercial
Topography	level
Views into and out of the site	site is overlooked from north, which is on higher ground, views of church from within site
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	site is lower than properties to north

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints: Listed Building. Too small				2017-2022: 0
Mitigation:				2022-2027: 0
Summary Notes:				2027-2032: 0
Too small.				2032+: 0

Location: land south of Uffington Road, Stamford



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	yes
Tree Preservation Order	TPO 124 [Virginia Cottage]
Conservation Area	No
Water course	adjacent River Welland
Other	possible contamination

Site Visit

Site Description	Most of the site has been levelled site and cleared from former uses, Virginia Cottage is derelict and boarded up. Existing commercial premises on Meadow View open and in active use
Current Land Use	none
Surrounding Land Uses	river to south, public highway to north
Topography	site levelled, but because of landfall this has resulted in steep bank to the southern edge
Views into and out of the site	extensive over meadows and open countryside
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 37

Constraints: Possible contamination from previous uses

Mitigation: Removal of contamination

Summary Notes:

Site has Planning Permission - S15/1477.

Allocated for mixed employment and residential use as STM1c and STM2b.

Likely Phasing:

2017-2022: 37

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Site less than 0.4ha
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	Yes
Water course	No
Other	urban, possible contamination from previous uses

Site Visit

Site Description	Commercial buildings and associated hardstanding
Current Land Use	none
Surrounding Land Uses	Residential to north, Burghley Park to South
Topograpahy	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 37

Constraints: Housing allocation in old Local Plan.

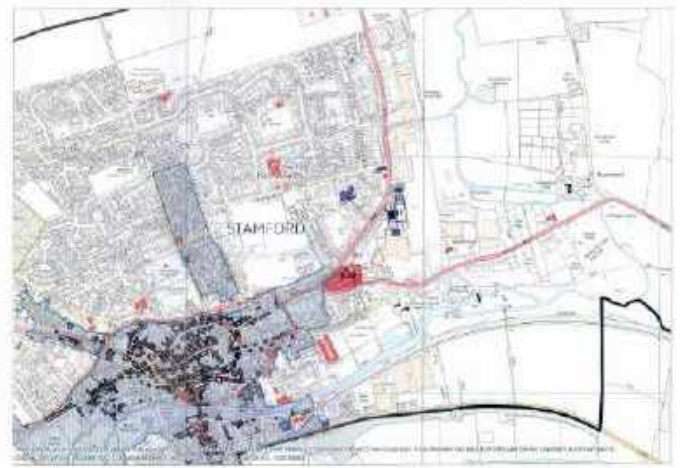
Mitigation:

Summary Notes:

Planning Permission for 35 retirement living units approve 23 April 2015. S14/0082. 33 units complete 2015/16

Likely Phasing:

2017-2022: 2
 2022-2027: 33
 2027-2032: 0
 2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building Hospital building
National Heritage	Scheduled Monument Stamford Whitefriars gate
National and International Environmental	None
Flood Zone 3	No
Public Footpath	
Tree Preservation Order	
Conservation Area	adjacent to Stamford Conservation Area
Water course	
Other	urban

Site Visit

Site Description	part of hospital site
Current Land Use	NHS hospital and associated functions
Surrounding Land Uses	residential
Topography	level
Views into and out of the site	none
Point of access from highway	possible
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

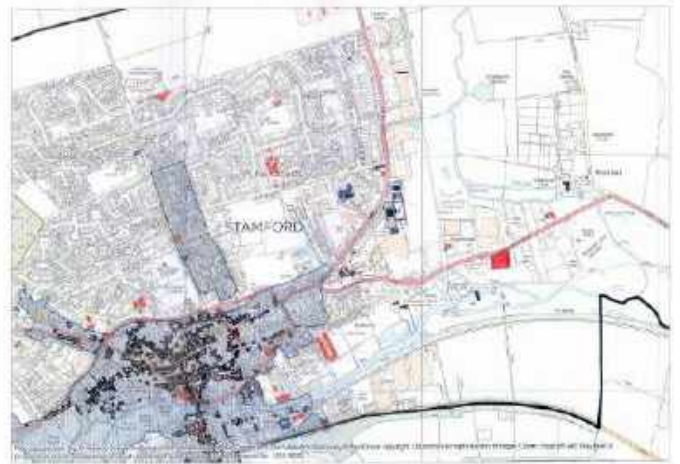
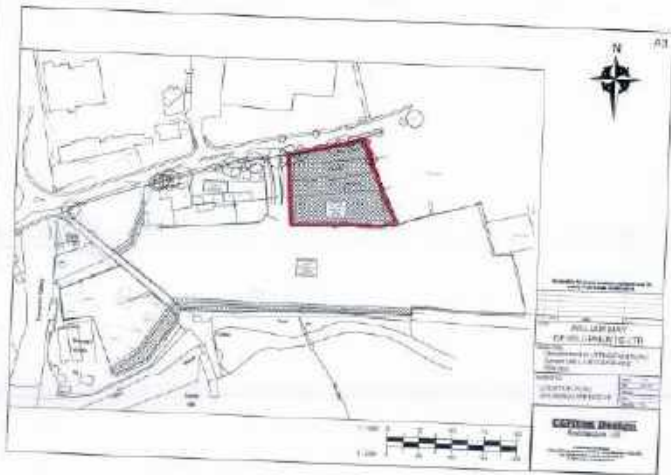
Available: No **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 20

Constraints: Access and heritage [hospital is Listed Building and Scheduled Monument on site]

Mitigation: not able to access site

Summary Notes:
Brownfield site within Stamford, therefore policy compliant. However not resubmitted to call for sites. The site may be suitable for some redevelopment provided that the heritage and access constraints can be satisfactorily addressed.

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



Identified Constraints

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

Site Visit

Site Description	car showroom and car park and miscellaneous buildings on edge of Stamford
Current Land Use	car showroom and workshops, and associated car parking
Surrounding Land Uses	scrap yard to west and open to south, highway to north
Topography	level
Views into and out of the site	none
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** No **Potential Capacity:** 10

Constraints: Possible contamination from previous uses

Mitigation:

Summary Notes:

Brownfield site which may be suitable for redevelopment. Site is immediately adjacent to site allocated for employment and residential uses: STM1c [STM2b] in SAP DPD. S17/0519 still to be determined

Likely Phasing:

2017-2022: 10

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Site too small

Mitigation: Policy Review

Summary Notes:

N/A

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: south of Priory Road



Identified Constraints

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

adj SM [St Leonards Priory]

Assessment Summary

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

Constraints: Site is in existing employment use. Would not want to remove the use.

Mitigation:

Summary Notes:
In existing employment use

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

Location: land west of Ryhall Road



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Contrary to Policy (SAP H1 + SP1)

Mitigation: Policy review

Summary Notes:

Large site on the edge of the settlement. Site is Contrary to policy SAP H1.

Likely Phasing:

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



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Contrary to Policy (SAP H1 + SP1)

Mitigation: Policy review

Summary Notes:

Large site on the edge of the settlement. Site is Contrary to policy SAP H1.

Likely Phasing:

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



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 0

Constraints: Site contrary to policy SAP10 due to possible loss of open space. Consider improved replacement provision.

Mitigation: Policy review

Summary Notes:
Site possibly fully policy compliant

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	1 Group TPO is on part of the site
Conservation Area	No
Water course	No
Other	None

Assessment Summary

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

Constraints: Brownfield site suitable for redevelopment. Potential contamination issues need to be addressed.

Mitigation: Address contamination issues

Summary Notes:

S17/0613 - pending consideration.

Potential capacity relates to planning application numbers, the wider site could generate further capacity also.

Consider relationship to adjacent employment land - ExE S3.

Likely Phasing:

2017-2022: 50

2022-2027: 50

2027-2032: 0

2032+: 0

Location: Site North of Radcliffe Road



Identified Constraints

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

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Long Term **Potential Capacity:** 14

Constraints: Existing business premises

Mitigation: Relocate business uses.

Summary Notes:

Suitable brownfield redevelopment - however business relocation impacts on likely early phasing.

Likely Phasing:

2017-2022: 0
 2022-2027: 14
 2027-2032: 0
 2032+: 0

Location: land west of Fenton Road



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land north of Claypole Lane



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant location

Likely Phasing:

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



Identified Constraints

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

Site Visit

Site Description	garden area within village - overgrown
Current Land Use	garden
Surrounding Land Uses	residential
Topography	
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Too small and contrary to policies SP1 and SP2

Mitigation: Policy review

Summary Notes:

Too small and contrary to CS policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land north of Carlton Road, Sudbrook



Identified Constraints

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

Site Visit

Site Description	large field on edge of settlement - prominent in landscape
Current Land Use	agricultural
Surrounding Land Uses	residential to East - agricultural North, South, West
Topography	steep slope to north
Views into and out of the site	open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Contrary to policies SP1 and SP2.

Mitigation: Policy review

Summary Notes:

Not resubmitted. Contrary to policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land south of Carlton Road, Sudbrook



Identified Constraints

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

Site Visit

Site Description	field on edge of settlement
Current Land Use	grassland
Surrounding Land Uses	Residential to East - agricultural North, South, West
Topography	level
Views into and out of the site	glimpses from road
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Contrary to policies SP1 and SP2

Mitigation: Policy review

Summary Notes:

Not resubmitted. Contrary to policies SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0

Location: land east of Heath Lane, Sudbrook



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large field - on edge of settlement
Current Land Use	agricultural
Surrounding Land Uses	Residential Southwest corner
Topography	steep slop North and West
Views into and out of the site	open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Not resubmitted. Contrary to policies SP1 and SP2				
Mitigation: Policy review				
Summary Notes: Not resubmitted. Contrary to policies SP1 and SP2, and size/scale inappropriate relative to size of settlement.				

Location: land north of Tallington



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development village area = 21ha
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2: SWI part of site

Site Visit

Site Description	very large fields which surround the village on the northern side
Current Land Use	agricultural [various crops]
Surrounding Land Uses	residential to South and open countryside/agricultural to North
Topography	level
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	pylons cross site
Other site features	East Coast Main Railway Line bisects site

Assessment Summary

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

Constraints: SWI, railway line, pylons. Contrary to policies SP1 and SP2

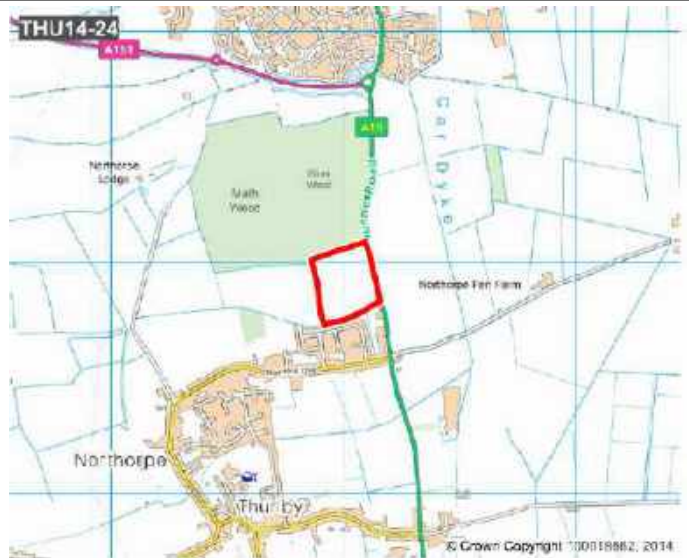
Mitigation: Policy review, wildlife site and pylons would restrict developable area, proximity of railway may necessitate soundproofing measures

Summary Notes:

Not policy compliant and of inappropriate size/scale relative to existing development.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental Flood Zone 3	None adjacent SSSI
Public Footpath	crosses site
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field on edge of, but outside, built confines of village
Current Land Use	agricultural
Surrounding Land Uses	residential to South; wood to North
Topography	level
Views into and out of the site	none - hedged to boundaries
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	adjacent to Elsea Wood [SSSI]

Assessment Summary

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

Constraints: Not resubmitted. Very large site which is inappropriate to scale of the existing settlement. Public footpath crosses site. Contrary to SAP H1

Mitigation: Policy review, avoid / divert public footpath

Summary Notes:

Not resubmitted. Large site which is inappropriate to scale of the existing settlement and located outside built part of settlement, therefore contrary to policy SAP H1. Site also adjacent SSSI, public footpath crosses site.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	TPO 22
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of village
Current Land Use	agricultural [wheat]
Surrounding Land Uses	agricultural South & East: residential North & West
Topography	level
Views into and out of the site	over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines cross site
Other site features	

Assessment Summary

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

Constraints: Site large and therefore out of scale with existing settlement. Currently contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Site large and therefore out of scale with existing settlement. Currently contrary to SAP H1. TPO on site.

Likely Phasing:

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	Inappropriate size/scale to existing development
Local Exclusion	Not on the immediate edge of an identified settlement
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 3

Site Visit

Site Description	large open fields on edge of settlement
Current Land Use	agricultural [wheat & oil seed rape] with area of christmas trees at road frontage
Surrounding Land Uses	agricultural & few houses [Obthorpe]
Topography	gently undulating
Views into and out of the site	extensive over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	electricity lines and transformer [?]
Other site features	

Assessment Summary

Available: No	Suitable: No	Achievable: No	Potential Capacity: 0
Constraints: Not resubmitted. Site large and remote from existing village. Currently contrary to SAP H1			
Mitigation: Policy review			
Summary Notes: Not resubmitted. Remote site which is not within or on the immediate edge of an identified settlement.			

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

Ref: **THU14-35**

Settlement: Thurlby

Land Type: Greenfield

Site Size: 12.701

Location: land at Obthorpe, Thurlby

Location: part of Elm Farm Yard, Thurlby



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	farmyard and field on within and on edge of village
Current Land Use	agricultural - barns, hardstanding, sheds & grass area
Surrounding Land Uses	agricultural and residential
Topography	level
Views into and out of the site	none - countryside to south but level site so no views
Point of access from highway	yes - direct to A15 and access to High Street could be possible [presently closed by a hedge]
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Small scale development of farmyard might be considered infill. Larger scale development contrary to SAP H1

Mitigation: Policy review

Summary Notes:

Could be suitable for small-scale development BUT greenfield, therefore contrary to policy [SAP H1].

Likely Phasing:

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

Location: north of Homestead Gardens, Thurlby



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	field on edge of village
Current Land Use	grass paddock [horses]
Surrounding Land Uses	residential to South
Topography	level
Views into and out of the site	none
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Not policy compliant

Mitigation: Policy review

Summary Notes:

Not resubmitted. Greenfield site on edge of village - currently contrary to policy SAP H1.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	No
Conservation Area	No
Water course	No
Other	Ag Class 2

Site Visit

Site Description	large field on edge of village, hedged to boundary
Current Land Use	agricultural, farmyard, barn and remains of orchard
Surrounding Land Uses	residential and agricultural
Topograpahy	level
Views into and out of the site	none
Point of access from highway	yes, via private drive
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not resubmitted. Not policy compliant

Mitigation: Policy review

Summary Notes:

Greenfield site on edge of settlement - scale inappropriate relative to size of village - smaller part immediately adjacent to 55 Northorpe Road may be suitable and consistent with policy SAP H1 as a small infill or redevelopment site. Not resubmitted.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Contraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Whole of site would not be in accordance with SAPH1 due to site not being infill

Mitigation: Policy review

Summary Notes:
Brownfield site within the settlement - Part of the site could be suitable in longer term.

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

Location: r/o 18-28 High Street



Identified Constraints

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

Assessment Summary

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



Identified Contraints

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

Assessment Summary

Available: Yes	Suitable:	Achievable:	Potential Capacity: 0	Likely Phasing:
Constraints: Site contrary to Policy SAP H1				2017-2022: 0
Mitigation:				2022-2027: 0
Summary Notes:				2027-2032: 0
possibly for a small ammount of units to the frontage? - Planning Applcation S15/2055 (shop) Refused				2032+: 0



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
National and International Environmental	None
Local Exclusion	Not on the immediate edge of an identified settlement
Flood Zone 3	No
Public Footpath	No
Tree Preservation Order	None
Conservation Area	No
Water course	None
Other	No

Assessment Summary

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

Constraints: Not on the immediate edge of an identified settlement. Site also contrary to policy SAP H1

Mitigation: Policy Review

Summary Notes:
Site not compliant with policy SAPH1

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



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	
National Heritage	
National and International Environmental	
Flood Zone 3	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Policy SAP H1				
Mitigation: Policy review				
Summary Notes: N/A				

Location: Land at Northorpe Lane, Northorpe



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building Adjacent to 2 listed buildings
National and International Environmental	None
Flood Zone 3	No
Public Footpath	None
Tree Preservation Order	No
Conservation Area	None
Water course	No
Other	No

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing:
Constraints:				2017-2022: 0
Mitigation:				2022-2027: 0
Summary Notes:				2027-2032: 0
Site could potentially be infill.?				2032+: 0



Identified Constraints

Constraint	Assessment and Notes	
Local Exclusion	No	
National Heritage	None	
National and International Environmental	None	
Flood Zone 3	Affects < 50% of Site	app 30% of site
Public Footpath	No	
Tree Preservation Order	No	
Conservation Area	No	
Water course	No	
Other	Ag Class 3	

Site Visit

Site Description	pasture land and golf driving range, outside built confines of village
Current Land Use	pasture land and golf driving range
Surrounding Land Uses	agricultural, caravan site and village to North
Topography	level
Views into and out of the site	over open countryside
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

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

Constraints: Not compliant with SP1 and SP2 and part of site floodzone 3.

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

Summary Notes:

Not compliant with SP1 and SP2.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	Listed Building adjacent
National and International Environmental	None
Flood Zone 3	No
Public Footpath	adjacent
Tree Preservation Order	No
Conservation Area	Yes
Water course	No
Other	Ag Class 3: identified as important open space within draft CA Appraisal

Site Visit

Site Description	field within village
Current Land Use	none
Surrounding Land Uses	residential West & East; agricultural to North; parkland to South
Topography	level
Views into and out of the site	none into from road
Point of access from highway	Yes
On site features eg. Pylons, masts	
Other site features	Adjacent listed building

Assessment Summary

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

Constraints: Contrary to SP1 and SP2

Mitigation: Policy review

Summary Notes:

Contrary to SP1 and SP2. Listed building adjacent, site identified as an important open space within Conservation Area.

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
National Heritage	None
Local Exclusion	No
National and International Environmental	None
Flood Zone 3	No
Public Footpath	no
Tree Preservation Order	yes - 91 Uffington [S15/1502 & 1503 - fell and reduce crown - work allowed]
Conservation Area	yes
Water course	no
Other	no

Assessment Summary

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

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

Mitigation: Policy review

Summary Notes:
Not policy compliant

Likely Phasing:

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



Identified Contraints

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

Site Visit

Site Description	grass paddock to rear of residential properties on edge of village
Current Land Use	paddock / grazing
Surrounding Land Uses	residential to west and open countryside to east
Topograpahy	level
Views into and out of the site	none
Point of access from highway	yes, between numbers 33 and 35 King Street
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes	Suitable: No	Achievable: No	Potential Capacity: 0	Likely Phasing: 2017-2022: 0 2022-2027: 0 2027-2032: 0 2032+: 0
Constraints: Not policy compliant				
Mitigation: Policy review				
Summary Notes: Contrary to SP1 and SP2.				



Identified Contraints

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

Assessment Summary

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

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

Mitigation: Policy Review

Summary Notes:

Not policy compliant location

Likely Phasing:

2017-2022: 0

2022-2027: 0

2027-2032: 0

2032+: 0



Identified Constraints

Constraint	Assessment and Notes
Local Exclusion	No
National Heritage	None
National and International Environmental	None
Flood Zone 3	No FZ2
Public Footpath	No
Tree Preservation Order	No
Conservation Area	yes
Water course	No
Other	No

Site Visit

Site Description	disused stable block on the edge of the village
Current Land Use	none - although parts used for storage
Surrounding Land Uses	residential to east, open countryside to north, west and south
Topograpahy	level
Views into and out of the site	over open countryside and village
Point of access from highway	yes
On site features eg. Pylons, masts	
Other site features	

Assessment Summary

Available: Yes **Suitable:** Yes **Achievable:** Yes (Now) **Potential Capacity:** 20

Constraints: Site has planning approval for conversion to form 20 dwellings

Mitigation:

Summary Notes:

Site has extant planning permission for conversion to form 20 dwellings.

Likely Phasing:

2017-2022: 20

2022-2027: 0

2027-2032: 0

2032+: 0

Location: west of Village Street, north of Rectory Lane



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0
Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)
Mitigation: Policy review
Summary Notes:
 Not policy compliant location

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



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:
Not policy compliant location

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

Location: north of Cliff Road



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:
Not policy compliant location

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

Location: north of Chapel Hill [inc Barbers Garage]



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:
Not policy compliant location

Likely Phasing:

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

Location: north of Hillside Road



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:
Not policy compliant location

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

Location: junction Belvoir Lane & Village Street



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:
Not policy compliant location

Likely Phasing:

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



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topograpahy
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

Available: Yes **Suitable:** No **Achievable:** No **Potential Capacity:** 0
Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)
Mitigation: Policy review
Summary Notes:
 Not policy compliant location

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

Location: adj village surgery, Main Street



Identified Constraints

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

Site Visit

- Site Description
- Current Land Use
- Surrounding Land Uses
- Topography
- Views into and out of the site
- Point of access from highway
- On site features eg. Pylons, masts
- Other site features

Assessment Summary

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

Constraints: Woolsthorpe by Belvoir not identified as a location for development (SP1)

Mitigation: Policy review

Summary Notes:
Not policy compliant location

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

Appendix 2: Summary of Assessment of Sites (by Settlement)

Allington (5)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
ALL14-146	land to the north of Gonerby Lane, Allington	No	No	No	0	0	0	0	0	Contrary to policy	Policy review
ALL16-337	land to north of Park Road	No	Yes	No	0	0	0	0	0	Allington not identified as a location for development (SP1)	Policy Review
ALL16-338	land off Foston Road	No	Yes	No	0	0	0	0	0	Allington not identified as a location for development (SP1)	Policy review
ALL16-339	west of Sedgebrook Road	No	Yes	No	0	0	0	0	0	Allington not identified as a location for development (SP1)	Policy review
ALL16-340	land east of Sedgebrook Road	No	Yes	No	0	0	0	0	0	Allington not identified as a location for development (SP1)	Policy review
Totals for Allington					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Ancaster (10)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
ANC14-41	land off St Martin's Way, Ancaster	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
ANC14-106	East of Ermine Street, Ancaster	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
ANC14-154	land north of Wilsford Road, Ancaster	No	No	No	0	0	0	0	0	Not policy compliant	Policy review
ANC14-216	land north of West View and North Drive, Ancaster	No	Yes	No	0	0	0	0	0	Not resubmitted. Contrary to SAP H1	Policy review
ANC14-217	land west of Pottergate Road, Ancaster	No	No	No	0	0	0	0	0	Contrary to SAPH1	Policy review
ANC14-220	land north of village, Ancaster	No	No	No	0	0	0	0	0	Contrary to SAP H1	Policy review
ANC14-221	land west of Pottergate Road, Ancaster	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1	Policy review
ANC14-222	land west of Pottergate Road, Ancaster	No	No	No	0	0	0	0	0	Contains heritage asset of national importance [scheduled monument], contrary to policy SAP H1	Heritage assesment required. Policy review to overcome policy issue
ANC16-319	south of Wilsford Lane	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1. Site Inappropriate size/scale to existing development	Policy Review
ANC16-396	Land to the North of Wilsford Lane	No	Yes	No	0	0	0	0	0	Site Contrary to policy SAP H1	Policy Review
Totals for Ancaster					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Aslackby (2)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
ASL16-379	Land South East of Sovereign Street	No	Yes	No	0	0	0	0	0	Aslackby not identified as a location for development	Policy review
ASL16-380	Land to the North of temple road	No	Yes	No	0	0	0	0	0	Aslackby not identified as a location for development (SP1)	Policy review
Totals for Aslackby					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Barkston (3)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
BKN14-1	The Granary Hough Road Barkston	No	Yes	No	0	0	0	0	0	Identified as an important open area in a conservation area. Greenfield site on edge of settlement contrary to policy SAP H1	Policy review
BKN14-128	12 West Street, Barkston	No	No	No	0	0	0	0	0	Recent appeal decision states that site cannot be considered infill. It is, therefore, contrary to policy SAP H1.	
BAR16-326	land south of West Street	No	Yes	No	0	0	0	0	0	Site too small	
Totals for Barkston					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Barrowby (5)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
BAR14-79	land south of Low Road, Barrowby	No	Yes	No	0	0	0	0	0	High Pressure Gas Main adjacent, no direct access from public highway. Currently contrary to SAP H1	Policy review, avoid gas infrastructure, resolve access limitations
BAR14-80	land north of Low Road, Barrowby	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1. Agricultural Classification Grade 1.	Policy review
BAR14-95	south of Reedings Road, Barrowby	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1. Electricity pylons in close proximity & telephone lines on boundary of site	Policy review, presence of electricity infrastructure may restrict developable area
GRA16-360	Low Road, Barrowby, Grantham, Lincolnshire, NG32 1DB	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1. Site is also not on the immediate edge of an identified settlement	Policy Review
BAR16-374	Land to the south of the Grange, Low Road, Barrowby	No	Yes	No	0	0	0	0	0	Set within Harlaxton Bowl landscape sensitive to development. Also distant from village services. Site contrary to policy SAP H1	Policy review
Totals for Barrowby					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Baston (10)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
BAS14-19	Land north of Manor Drive/Manor Close, Baston Previously part of SK/BAS/03 F Richardson & Son	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review
BAS14-20	Land off Manor Drive/Manor Close, Baston F Richardson & Son	No	Yes	No	0	0	0	0	0	Very large site which is inappropriate to scale of the existing settlement. Contrary to SAP H1	Policy review
BAS14-21	Land rear of Thetford House Farm Baston - east of A15, and off Park Lane and Manor Drive F Richardson & Son	No	Yes	No	0	0	0	0	0	Very large site which is inappropriate to scale of the existing settlement. Contrary to SAP H1	Policy review
BAS14-105	Rear off Chesham Drive, Baston	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
BAS14-143	land off Chesham Drive, Baston	No	Yes	No	37	0	0	0	0	Outside settlement. Contrary to SAP H1.	Policy review.
BAS14-170	land at Greatford Road, Baston	No	Yes	No	0	0	0	0	0	Public footpath. Contrary to policy SAP H1	Policy review, avoid / divert public footpath
BAS16-321	Chapel Motors, Main Street	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
BAS16-322	Baston Outgang Road [adjacent 86 Main Street]	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1. Site not on the immediate edge of an identified settlement.Part of site in flood zone 2	Policy Review
BAS16-323	Mink Farm, R/O Cardyke Drive	No	Yes	No	0	0	0	0	0	Site not contrary to policy SAP H1. Part of the site is covered by flood zone 2	Policy Review
BAS16-364	Land at Main Street	No	Yes	No	0	0	0	0	0	Site Contrary to plicy SAP H1	Policy Review
Totals for Baston					37	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Billingborough (8)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
BIL14-18	Land at Piper Holt Farm, Billingborough SK/BIL/04 H Chapmand & Son	No	Yes	No	0	0	0	0	0	Part of site within floodzone. Very large site which is inappropriate to scale of the existing settlement. Contrary to SAP H1	Policy review
BIL14-70	former Aveland High School, Billingborough	Yes	Yes	Yes (Now)	25	25	0	0	0	Site cleared.	
BIL14-113	former Grimers Transport site, Station Road, Billingborough	Yes	Yes	Yes (Now)	23	23	0	0	0	Site is employment site and protected by policy E1 of Core Strategy. Part of site was allocated for housing in old local plan and is subject of current planning application which has demonstrated site no longer suitable for employment.	Demonstrate no longer viable and needed for employment use
BIL15-249	Hurn Farm, Low Street	No	Yes	No	0	0	0	0	0	Majority of site is contrary to policy SAP H1	Policy review
BIL16-318	north of Birthorpe Road	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1	Policy Review
BIL16-366	1 Grosvenour Square Low Street	No	Yes	No	0	0	0	0	0	Site too small	Policy review
BIL16-371	Brookfield House Folkingham Road	No	Yes	No	0	0	0	0	0	Large amount of site situated within flood zone 3 . Site contrary to policy SAPH1	Policy review
BIL16-372	Brookfield House Folkingham Road	No	Yes	No	0	0	0	0	0	Large amount of site situated within flood zone 3 . Site contrary to policy SAPH1	Policy review
Totals for Billingborough					48	48	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Bitchfield (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
BIT14-184	Dark Lane, Bitchfield	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
Totals for Bitchfield					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Bourne (26)											
Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
BOU14-36	Land at rear of 37 West Road, Bourne. (With access from Churchill Avenue).	No	Yes	No	0	0	0	0	0	Too small	
BOU14-53	land east of North Road, Bourne	No	Yes	No	0	0	0	0	0	Contrary to H1 and SAP H1	Policy review
BOU14-54	land west of North Road, Bourne	No	Yes	No	0	0	0	0	0	Contrary to H1 and SAP H1	Policy review
BOU14-65	land off Meadow Drove, Bourne	No	Yes	No	0	0	0	0	0	Contrary to H1 and SAP H1	Policy review
BOU14-88	Land to the South of Mill Drove and to the West of Meadow Drove, Bourne, Lincolnshire	No	Yes	No	0	0	0	0	0	Contrary to policy H1 and SAP H1	Policy review
BOU14-134	land north of Mill Drove, Bourne	No	Yes	No	0	0	0	0	0	Electricity lines, owl tower, public footpath. Not compliant with policies H1 and SAP H1	Policy review, presence of electricity lines and wildlife feature would restrict developable area
BOU14-135	land west of Hazelwood Drive, Bourne	No	Yes	No	0	0	0	0	0	Public footpath, adjacent SWI [Bourne Wood]. Contrary to policy H1 of Core Strategy and SAP H1	Policy review, proximity of Bourne Wood and presence of public footpath would restrict developable area
BOU14-136	land north of Stephenson Way, Bourne	No	Yes	No	0	0	0	0	0	Public footpath. Contrary to policy H1 of Core Strategy and SAP H1	Policy review, avoid / divert public footpath
BOU14-137	land west of Meadow Drove, Bourne	No	Yes	No	0	0	0	0	0	Not policy compliant: part of Employment Allocation B1a	Policy review
BOU14-145	land west of Southfields, Bourne	Yes	Yes	Yes (Now)	15	15	0	0	0	Public footpath, adjacent SWI, access. Potential wildlife interest on this site	Avoid public footpath, wildlife issues to be investigated
BOU14-168	land west of Beaufort Drive, Bourne	No	Yes	No	0	0	0	0	0	Not compliant with policies H1 and SAP H1	Policy review
BOU14-190	Land at Falcon Way (Southfields Business Park), Bourne	Yes	Yes	Yes (Now)	23	23	0	0	0		
BOU14-213	Wherry's Lane Phase II site, Burghley Street, Bourne	Yes	Yes	Yes (Now)	14	14	0	0	0		
BOU14-230	Bourne Auction Rooms, Spalding Road, Bourne	No	Yes	No	0	0	0	0	0	Site in employment / commercial use [auction rooms]. Too small	

Appendix 2: Summary of Assessment of Sites (by Settlement)

BOU14-231	1 & 1a West Street, Bourne	No	Yes	No	0	0	0	0	0	Listed Building, commercial uses, can only be accessed via public car park to rear. Too small	
BOU15-241	land to the north of Lavender Way	No	Yes		0	0	0	0	0	Contrary to H1 and SAP H1	Policy review
BOU16-281	south of The Slupe, South Fen	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1 and H1.	Policy Review
BOU16-282	adj Park Farm, West Road	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1 and H1.	Policy Review.
BOU16-296	south of Spalding Road	No	Yes	No	0	0	0	0	0	Site Contrary to policy SAP H1 and H1. Site not on the immediate edge of an identified settlement	Policy Review
BOU16-297	land south of The Slupe	No	Yes	No	0	0	0	0	0	Site Contrary to policy SAP H1 and H1. Site not on the immediate edge of an identified settlement	Policy Review
BOU16-335	land to east of A15 [area A]	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 and policy H1 - site also not on the immediate edge of an identified settlement	policy review
BOU16-336	land to east of A15 [area B]	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 and policy H1 - site also not on the immediate edge of an identified settlement	Policy review
BOU16-341	Southfields [site B]	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
BOU16-342	Southfields [site C]	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
BOU16-343	adj A151 Raymond Mays Way	No	Yes	No	0	0	0	0	0	Site is contrary to policy B1 - Employment allocations in Bourne.	Policy review
BOU16-362	Blind Well Field	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 and Core Strategy H1.	Policy review
Totals for Bourne					52	52	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Brandon (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
BRA16-267	land off Hall Lane	No	Yes	No	0	0	0	0	0	Brandon not identified as a location for development (SP1)	Policy review
Totals for Brandon					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Burton-le-Coggles (3)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
BUR14-183	Back Lane, Burton-le-Coggles	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
BUR14-186	Manor Road, Burton-le-Coggles	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
BUR14-187	Forge Farm, Manor Road, Burton-le-Coggles	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
Totals for Burton-le-Coggles					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Carlby (3)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
CAR14-173	High Street, Carlby [plan ref 1]	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
CAR14-175	land at Stamford Road, Carlby	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
CAR14-176	Eastern Farm Implements Ltd, Bourne Road, Carlby	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
Totals for Carlby					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Carlton Scroop (2)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
SCR16-279	north of Grantham Road	No	Yes	No	0	0	0	0	0	Carlton Scroop not identified as a location for development (SP1)	Policy review
SCR16-304	Charity Street	No	Yes	No	0	0	0	0	0	Carlton Scroop not identified as a location for development (SP1)	Policy reivew
Totals for Carlton Scroop					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Castle Bytham (7)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
CAS14-46	land adjacent to Cumberland Gardens, Castle Bytham	No	Yes	No	0	0	0	0	0	Outside built up part of village, currently contrary to SAP H1	Policy review
CAS14-73	The Old Quarry, Station Road, Castle Bytham	No	Yes	No	0	0	0	0	0	SSSI on site. Large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review, avoid area of wildlife interest
CAS14-97	Crossroads Field Castle Bytham Lincolnshire	No	Yes	No	0	0	0	0	0	Currently contrary to policy SAP H1	Policy review
CAS14-110	Priory Farmyard Station Road Castle Bytham	Yes	Yes	Long Term	5	0	5	0	0	Adjacent to Listed Building. Adjacent to SNCI Vehicle access possible restriction	Suitable redevelopment site within a Local Service Centre
CAS14-228	land adj Pineview, Holywell Road, Castle Bytham	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
CAS14-229	land adjacent to 24 Holywell Road, Castle Bytham	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
CAS16-310	Angel Wells Farm, Morkery Lane	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 - Site not on the immediate edge of an identified settlement	Policy Review
Totals for Castle Bytham					5	0	5	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Cawthorpe (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
CAW16-276	land south of Cawthorpe Hall	No	Yes	No	0	0	0	0	0	Cawthorpe not identified as a location for development (SP1)	Policy review
Totals for Cawthorpe					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Caythorpe (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
CAY14-191	land to the southwest of Millfield Crescent, Caythorpe	No	No	No	0	0	0	0	0	Not resubmitted	
Totals for Caythorpe					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Claypole (13)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
CLA14-49	OS 5325, Welfen Lane, Claypole	No	Yes	No	0	0	0	0	0	Outside built up part of village, currently contrary to SP1 and SP2	Policy review, avoid / divert public footpaths
CLA14-87	Hough Lane, Claypole / Doddington Lane, Claypole [refs: SK8548 NG2378 and SK8548 NG4076]	No	Yes	No	0	0	0	0	0	Contrary to policies SP1 and SP2	Policy review
CLA14-126	land r/o 35 Main Street, Claypole	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
CLA14-127	OS 8561, Claypole	No	Yes	No	0	0	0	0	0	Public footpath. Not policy compliant	Policy review, avoid / divert public footpath
CLA15-245	land at Barnby Lane	No	Yes	No	0	0	0	0	0	Not policy compliant - contrary to policies SP1 and SP2 - proximity of East Coast Main Line may give rise to noise issues.	Policy review
CLA16-258	Welfen Lane (OS 5325)	No	No	No	0	0	0	0	0	Claypole not identified as a location for development (SP1)	Policy Review
CLA16-312	Orchard Farm, Main Street	No	Yes	No	0	0	0	0	0	Claypole not identified as a location for development (SP1)	Policy review
CLA16-313	The Grove Farm Yard, Hough Lane	No	Yes	No	0	0	0	0	0	Claypole not identified as a location for development (SP1)	Policy review
CLA16-320	Gordon House Farm, Back Lane	No	Yes	No	0	0	0	0	0	Claypole not identified as a location for development (SP1)	Policy Review
CLA16-328	OS 5325, Welfen Lane	No	Yes	No	0	0	0	0	0	Claypole not identified as a location for development (SP1)	policy review
CLA16-383	The Paddock Claypole Lane Dry Doddington Newark.	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
CLA16-384	The Paddock Claypole Lane Dry Doddington Newark.	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
CLA16-389	Land East of Rectory Lane	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
Totals for Claypole					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Colsterworth (6)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
COL14-51	north of Bourne Road, Colsterworth	No	No	No	0	0	0	0	0	Not resubmitted. Outside built up part of village, currently contrary to SAP H1	Policy review
COL14-102	south of Bourne Road, Colsterworth	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
COL14-118	land east of Bridge End and north of Woodlands Drive, Colsterworth	Yes	Yes	Yes (Now)	48	48	0	0	0	TPO, potential impact on views from and setting of Woolsthorpe Manor	Assess impact on heritage asset.
COL16-348	east of A1	No	Yes	No	0	0	0	0	0	Site does not relate to the existing village - may be suitable for employment development but not suitable for housing	
COL16-358	Fallow Hill, Bourne Road, NG33 5JP	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 - Site not on the immediate edge of an identified settlement	Policy review
COL16-361	Land Adjacent Bridge End . Colsterworth	No	Yes	No	0	0	0	0	0	Site Not on the immediate edge of an identified settlement. Site contrary to policy SAPH1. Site very large scale for the village	Policy Review
Totals for Colsterworth					48	48	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Corby Glen (10)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
COR14-11	Between Swinstead Road and Bourne Road, Corby Glen	No	Yes	No	0	0	0	0	0	Greenfield site on edge of village - contrary to policy SAP H1	Policy review
COR14-83	Tanners Lane, Corby Glen	No	Yes	No	0	0	0	0	0	Possible contamination from previous uses, important open space within Conservation Area. Contrary to SAP H1	Policy review
COR14-89	adjacent Hill House, Tanners Lane, Corby Glen	No	Yes	No	0	0	0	0	0	Contrary to SAP H1. Small area within floodzone 3, access restricted.	Policy review, flood risk prevention measures, change in flood zones
COR14-109	Land off Swinstead Road Corby Glen Lincolnshire	Yes	Yes	Yes (Now)	30	30	0	0	0		
COR14-111	Mill Field, Corby Glen	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
COR14-188	land at Tanners Lane and Station Road, Corby Glen	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
COR14-189	Tanners Farm, Corby Glen	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
COR16-330	north of Bourne Road	No	Yes	No	0	0	0	0	0	Site not policy compliant to policy SAP H1 - site also inappropriate size/scale to existing development	Policy review
COR16-347	south of Station Road	No	Yes	No	0	0	0	0	0	Not compliant to policy SAP H1- Site also not on the immediate edge of an identified settlement	Policy Review
COR16-394	Corby Glen	No	Yes	No	0	0	0	0	0	Site is contrary to Policy SAP H1	Policy Review
Totals for Corby Glen					30	30	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Deeping St James (7)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
DEE14-90	north of Spalding Road, Deeping St James	No	Yes	No	0	0	0	0	0	Contrary to SAP H1 and part of site within floodzone 3	Policy review, flood risk prevention measures, change in flood zones
DEE14-103	Deeping St. James Land West of Linchfield Road and North of Cowslip Drive Ref: DE1c	Yes	Yes	Yes (Now)	100	100	0	0	0	Crossed by public footpath, electricity lines	Avoid public footpath and electricity infrastructure
DEE14-112	Priory Farm, Deeping St James	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
DEE14-139	land west of Linchfield Road, The Deepings	No	Yes	No	0	0	0	0	0	Public footpaths, electricity lines, drain. Contrary to policy SAP H1	Policy review, presence of public footpaths, electricity lines and drain may restrict developable area
DEE14-171	land at Spalding Road [south], Deeping St James	No	Yes	No	0	0	0	0	0	Public footpath. Contrary to policy SAP H1	Policy review, avoid/divert public footpath
DEE14-227	land at 153 Eastgate, Deeping St James	Yes	No	Long Term	20	0	20	0	0	Not resubmitted. Part of site extends into countryside beyond settlement, that part is contrary to policy SAP H1. Viability is questioned.	Change in housing market conditions/ lower profit aspirations for land owner/developer
DEE16-385	Eastgate House 87 Eastgate	Yes	Yes	Yes (Now)	10	10	0	0	0	Highways may restrict developable area	
Totals for Deeping St James					130	110	20	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Dry Doddington (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
DDO16-367	Main Street	No	Yes	No	0	0	0	0	0	Dry Doddington not identified as a location for development (SP1)	Policy Review
Totals for Dry Doddington					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Dunsby (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
DUN16-397	Land at Dunsby	No	Yes	No	0	0	0	0	0	Dunsby not identified as a location for development (SP1)	Policy review
Totals for Dunsby					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Dyke (7)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
DYK14-114	Home Farm, Main Road, Dyke	Yes	Yes	Yes (Now)	6	6	0	0	0		
DYK14-115	land south of Main Road, Dyke	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
DYK14-116	land north of Main Road, Dyke	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
DYK14-117	land north and south of Main Road, Dyke	No	Yes	No	0	0	0	0	0	Whole site in floodzone. Not policy compliant	Policy review, flood risk prevention measures, change in flood zones
DYK16-301	north of Wishing Well, Main Road [A]	No	Yes	No	0	0	0	0	0	Dyke not identified as a location for development (SP1)	Policy Review
DYK16-302	north of Wishing Well, Main Road [B]	No	Yes	No	0	0	0	0	0	Dyke not identified as a location for development (SP1)	Policy reiew
DYK16-392	Land to South of Main Road Dyke	No	Yes	No	0	0	0	0	0	Dyke not identified as a location for development inappropriate scale and size to development - also not well related (SP1)	Policy reiew
Totals for Dyke					6	6	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Folkingham (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
FOLK16-309	Bus Depot, Sleaford Road	No	Yes	No	0	0	0	0	0	Folkingham not identified as a location for development (SP1)	Policy review
Totals for Folkingham					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Foston (4)											
Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
FOS14-30	land south of Wilkinson Road, Foston	No	Yes	No	0	0	0	0	0	Contrary to policies SP1 and SP2	Policy review
FOS14-81	Orchard Bungalow, Newark Hill, Foston	No	Yes	No	0	0	0	0	0	Contrary to policies SP1 and SP2	Policy review
FOS15-243	land adjacent Orchard Bungalow, Newark Hill	No	Yes	No	0	0	0	0	0	Small site which is not policy compliant	
FOS15-244	land R/O Orchard Bungalow, Newark Hill	No	Yes	No	0	0	0	0	0	Small site which is not policy compliant	
Totals for Foston					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Frognall (4)											
Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
FRO14-100	Land at and including Frognall Livery Junction of Hards Lane and Village Street, Frognall, Lincolnshire	No	No	No	0	0	0	0	0	Not resubmitted. Not policy compliant	Policy review
FRO16-349	south of Spalding Road and east of Abel Close	No	Yes	No	0	0	0	0	0	Frognall not identified as a location for development (SP1)	Policy review
FRO16-350	former Rose Inn, Village Street	No	Yes	No	0	0	0	0	0	Site too Small	Policy Review
FRO16-352	South of Spalding Road	No	Yes	No	0	0	0	0	0	Frognall not identified as a location for development (SP1)	Policy review
Totals for Frognall					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Fulbeck (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
FUL16-373	Land South of Heath Lane	No	Yes	No	0	0	0	0	0	Site too small	Policy review
Totals for Fulbeck					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Gonerby Moor (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
GTG16-293	west of B1174 & south of railway line	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1. Site is also not on the immediate edge of an identified settlement	Policy Review
Totals for Gonerby Moor					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Grantham (58)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
GRA14-6	The Old Blessed Hugh Moore School, Grantham, Lincolnshire. NG31 9UB	No	Yes	No	0	0	0	0	0	Covenant on site. Access may be a constraint. In use as public open space so contrary to policy.	Policy review, address covenant on land, demonstrate access is achievable
GRA14-7	Shaw Road West, Earlesfield, Grantham, Lincolnshire. NG31 7XN	Yes	Yes	Yes (Now)	6	6	0	0	0	Small site. Planning permission granted for 6 dwellings	
GRA14-8	Walton Gardens (Rear of), Grantham, Lincolnshire. NG31 7BH	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study. Also no current point of access.	
GRA14-25	[Area 1] land south of Gorse Lane, Grantham	No	Yes	Long Term	0	0	0	0	0	Not currently policy compliant	Policy review
GRA14-26	[Area 3] south of Gorse Lane, Grantham	No	Yes	Long Term	0	0	0	0	0	Not currently policy compliant (SP1)	Policy review, may require soundproofing measures
GRA14-27	land north of Peachwood Close, Grantham	No	Yes	No	0	0	0	0	0	Not in conformity with the Grantham Capacity Study. Potential impact on the setting of Belton House. Electricity infrastructure crosses site.	N/A
GRA14-31	south of former Barfords factory, Grantham	No	Yes	No	0	0	0	0	0	Site is an SNCI. Has restricted access and is adjacent LWS	
GRA14-44	The Haverlands, Gonerby Hill Foot, Grantham	No	Yes	No	0	0	0	0	0	Not in conformity with the Grantham Capacity Study. Impacts on landscape and coalescence between Grantham and Great Gonerby. Topography and access further constraints.	N/A
GRA14-47	Harrowby Road Allotments, Grantham	No	No	No	0	0	0	0	0	Not resubmitted. Multiple landowners, access limited - would require demolition of house.	
GRA14-48	land at Somerby Hill, Grantham	No	Yes	No	0	0	0	0	0	Site not in conformity with the Grantham Capacity Study. Not policy compliant.	
GRA14-59	Former School, Launder Terrace, Station Road East, Grantham	Yes	No	Long Term	0	0	0	0	0	Currently in retail use. Not resubmitted	

Appendix 2: Summary of Assessment of Sites (by Settlement)

GRA14-60	land at Somerby Hill [adjacent to site GRA14-120], Grantham	No	No	No	0	0	0	0	0	Not in conformity with Grantham Capacity Study. Not resubmitted. Access constraint.	
GRA14-61	land at southern end of Houghton Road, Grantham	Yes	No	Long Term	190	0	0	190	0	Not resubmitted. Site is a Local Wildlife Site (LWS). Likely to have contamination from previous uses.	Remove contamination, and evaluate LWS status against possible development benefits.
GRA14-62	North West Quadrant Phase 1 Poplar Farm, Grantham	Yes	Yes	Yes (Now)	1800	410	500	500	390		
GRA14-99	Southern Quadrant, Grantham	Yes	Yes	Yes (Now)	3700	150	625	625	2300	LWS + SNCI adjacent to site area	
GRA14-101	land to the north of Springfield Road, Grantham	Yes	No	Long Term	40	0	40	0	0	Not resubmitted. Planning consent for extra care apartments, unlikely to be delivered (S11/1501)	
GRA14-104	north of Gorse Lane and west of B1174 Grantham	No	No	No	0	0	0	0	0	Not resubmitted. Not policy compliant. Not in conformity with the Grantham Capacity Study. Public footpath, topography.	
GRA14-119	land south of Barrowby Road (A52)	Yes	Yes	Yes (Now)	300	150	150	0	0	Site has planning permission	
GRA14-120	land at A52 Somerby Hill, Grantham	No	Yes	No	0	0	0	0	0	Not in conformity with the Grantham Capacity Study.	
GRA14-140	land east of Stamford Street, Grantham	Yes	Yes	Yes (Now)	10	5	5	0	0	Access	
GRA14-149	land north of Dysart Road, Grantham	Yes	Yes	Yes (Now)	227	227	0	0	0		
GRA14-150	land north of Longcliffe Road and Ryedale Close, Manthorpe, Grantham	Yes	Yes	Yes (Now)	480	170	240	70	0	Potential impact on the setting of Belton House, water course [Running Furrows]. Previous highway objection to appeal site. Land below the 65m contour considered suitable in the Grantham Capacity Study, subject to suitable mitigation.	Assess impact on setting of Belton House. Demonstrate access restriction and impact on Running Furrows can be addressed.
GRA14-160	land at Inner Street, Grantham	Yes	Yes	Long Term	10	0	10	0	0	May have contamination issues	Remove contamination from site
GRA14-196	Rear of Lindpet House, Market Place, Grantham	Yes	Yes	Yes (Now)	6	6	0	0	0	Small site, but indicative capacity of more than 10. (Site has implemented planning consent for 6 dwellings)	
GRA14-197	part of North West Quadrant phase 2 Rectory Farm, Grantham	Yes	Yes	Long Term	225	0	225	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

GRA14-198	part of North West Quadrant phase 2 Rectory Farm, Grantham	Yes	Yes	Yes (Now)	592	75	250	250	17		
GRA14-199	part of North West Quadrant phase 2 East of Boundary Farm, Grantham	Yes	Yes	Yes (Now)	275	75	200	0	0		
GRA14-200	North of Barrowby Road / West of Boundary Farm, Grantham	Yes	Yes	Long Term	215	0	50	100	65	Part of a larger site, which is sensitive to the local landscape. Grantham Capacity Study indicates this site is suitable for housing development. Proximity to A1 junction may be a constraint to development.	Adjacent to North West Quadrant
GRA14-201	land at Gonerby Hill Foot, Maltings Lane, Grantham	Yes	No	Long Term	82	0	82	0	0	Not resubmitted. Access only possible via Poplar Farm scheme	Masterplan redesign and access road needs to reach the site.
GRA14-203	The Old Maltings, Spring Gardens, London Road, Grantham	Yes	No	No	20	0	0	20	0	Not resubmitted. Close to railway so may be subject to noise issues	May require soundproofing measures
GRA14-204	91-93 Westgate, Grantham	Yes	No	Long Term	10	0	10	0	0	No 93 is a Listed building, within conservation area	Conversion of listed building may be acceptable. Redevelopment or new development would have to be appropriate to setting.
GRA14-205	ACC, Springfield Road, Grantham	No	No	Long Term	25	0	0	25	0	Urban brownfield site, possible contamination from previous uses. Noise from adjacent factory site.	Decontamination if required. Wider re-development of area.
GRA14-206	1-2 Greyfriars, Grantham	No	No	No	0	0	0	0	0	Too small	
GRA14-209	Land off Somerby Hill (A52) Grantham (Adjacent to the Eatch Development)	No	No	No	0	0	0	0	0	Not resubmitted. Not in conformity with the Grantham Capacity Study.	
GRA14-210	site of former Jacko's Public House, Trent Road, Grantham	Yes	Yes	Yes (Now)	12	12	0	0	0	Part of site is public open space use. Site under construction for flats and houses	Retain open space
GRA14-214	Watergate Car Park, Watergate, Grantham	No	No	No	0	0	0	0	0	Public car park and too small	
GRA14-215	Conduit Lane Car Park, Market Store and Toilets site, Conduit Lane, Grantham	No	No	No	0	0	0	0	0	Public car park and too small	
GRA14-218	land south of Houghton Road	Yes	No	Long Term	80	0	20	40	20	Not resubmitted. Contamination from previous uses	Removal of contamination

Appendix 2: Summary of Assessment of Sites (by Settlement)

GRA14-225	land off Gasworks Lane & R/O Old Tannery [1995 LP allocation E1.10]	No	Yes	No	0	0	0	0	0	Contamination, gas plant, employment/storage uses, restricted access.	Remediation of contamination. Relocation of existing employment use or demonstrate no longer a suitable use for this site. Resolve access constraint.
GRA14-226	land at corner of Harlaxton Road and Trent Road [1995 LP allocation E1.11]	Yes	No	No	0	0	0	0	0	Land owner confirms that site is kept as expansion land for adjacent commercial company, or other commercial activity. Contrary to Policy E1 of the Core Strategy.	Policy review
GRA14-235	former Grantham Tyre & Auto, Rycroft Street, Grantham	Yes	Yes	Long Term	38	0	38	0	0	Surface car park would be suitable for redevelopment and has planning permission for 38 flats. Owners states not currently viable	Change in market conditions
GRA14-236	former Grantham School of Dance, Mount Street, Grantham	Yes	No	Yes (Now)	10	0	10	0	0	Not resubmitted as available. Adjacent East Coast Main Rail Line.	Soundproofing measures may be required
GRA14-237	Bairds Malt, Springfield Road, Grantham	Yes	No	Long Term	50	0	0	50	0	Not resubmitted. Contrary to Policy E1 of the Core Strategy - loss of employment. Site in active use. Demolition and site clearance costs high which makes site unviable in current climate	Change in market conditions. Relocation of employment uses.
GRA14-239	Former Church High School, Grantham (Priory Ruskin)	Yes	Yes	Yes (Now)	44	44	0	0	0		
GRA14-240	Old Tannery, Earlsfield Lane	Yes	No	Long Term	20	0	20	0	0	Not resubmitted	
GRA16-263	former Church High School Playing Field, Queensway	No	Yes	No	0	0	0	0	0	Playing fields - Sport England and policy objection to development	
GRA16-264	Grantham Fire Station, Harlaxton Road	Yes	Yes	Long Term	30	0	0	30	0	in use as fire station	alternative site and premises required for relocation
GRA16-294	land at Harrowby Hall, off Kenilworth Road	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study	
GRA16-295	land at Harrowby Hall, off Hall Road	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study	
GRA16-317	land at A1 slip road from A52 [south of Barrowby Road and east of A1]	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study.	
GRA16-327	off Coldharber Lane	No	Yes	No	0	0	0	0	0	Site is not in accordance with the Grantham Capacity Study	

Appendix 2: Summary of Assessment of Sites (by Settlement)

GRA16-329	Lower Lodge Farm, Harlaxton Road	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study	
GRA16-351	north of Harrowby Lane	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study.	
GRA16-353	Spittlegate Farm, Gorse Lane	Yes	Yes	Yes (Now)	5	5	0	0	0	Redevelopment of farm buildings policy compliant.	low scale development of existing brick built buildings
GRA16-356	R/O Brittain Drive	No	Yes	No	0	0	0	0	0	Site not in accordance with the Grantham Capacity Study	
GRA16-378	Land at Harrowby Lane	No	Yes	No	0	0	0	0	0	Site identified in the Capacity Study as sensitive to development.	
GRA16-388	Land north of Barrowby road , SKLP51 and West of SKLP268	Yes	Yes	Long Term	188	0	25	75	88	Grantham Capacity Study indicates part of the site is unsuitable for development due to sensitive landscape, however a smaller part of the site is still suitable for development (10.44ha)	Part of the site is suitable for development.
GRA16-391	Prince William of Gloucester Barracks, Belvoir Avenues, Grantham NG31 7TE.	Yes	Yes	Long Term	3000	0	500	500	2000	Site is still currently in operation as a Barracks however Government have announced it will be disposed of by 2020.	Disposal of the Barracks.
Totals for Grantham					1E+04	1335	3000	2475	4880		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Great Gonerby (10)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
GTG14-28	land east of Eastthorpe Road, Great Gonerby	Yes	Yes	Yes (Now)	30	0	30	0	0		
GTG14-75	OS 8937 & OS 8668 south of Grantham Road, Great Gonerby	No	Yes	No	0	0	0	0	0	Not in conformity with the Grantham Capacity Study. Very large greenfield site. Contrary to SAP H1	
GTG14-76	Pt OS 0006 Great Gonerby, Grantham	No	Yes	No	0	0	0	0	0	Currently contrary to policy SAP H1	Policy review
GTG14-124	land off Church Lane, Great Gonerby	No	No	No	0	0	0	0	0	Not resubmitted. Access. Not policy compliant	Policy review, no access
GTG14-125	Church Lane, Great Gonerby	No	No	No	0	0	0	0	0	Not resubmitted. TPO, access. Not policy compliant	Policy review
GTG14-161	land south of Belvoir Gardens, Great Gonerby	No	Yes	No	0	0	0	0	0	Public footpath. Not policy compliant	Policy review, avoid public footpath
GTG14-162	land north of Belton Lane, Great Gonerby	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
GTG15-247	land at Belton Lane	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
GTG15-254	land at Church Lane	No	Yes	No	0	0	0	0	0	Access. Not policy compliant	Policy review, no access
GTG15-255	Pt OS 8668, Grantham Road	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review
Totals for Great Gonerby					30	0	30	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Greatford (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
GRE14-169	land at Baston Road, Greatford	No	Yes	No	0	0	0	0	0	Floodzone. Contrary to Core Strategy policies SP1 and SP2	Policy review, avoid area of floodzone
Totals for Greatford					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Haconby (4)											
Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
HAC14-96	Ferndale Farm, 11 Chapel St, Haconby, Bourne Lincs PE10 OUL Field Nos 6357, 5157, 5653, 3651 7 1746	No	Yes	No	0	0	0	0	0	Not compliant with SP1 and SP2. Public footpaths, electricity lines cross site	Policy review
HAC14-98	Ferndale Farm, 11 Chapel St, Haconby, Bourne Lincs PE10 OUL	Yes	Yes	Yes (Now)	3	3	0	0	0	Listed building on site.	
HAC16-368	Land to the east of Haconby	No	Yes	No	0	0	0	0	0	Haconby not identified as a location for development (SP1)	Policy review
HAC16-369	Land South and West	No	Yes	No	0	0	0	0	0	Haconby not identified as a location for development (SP1)	Policy review
Totals for Haconby					3	3	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Hanthorpe (2)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
HAN14-45	Hanthorpe Farm, Hanthorpe, Bourne	Yes	Yes	Yes (Now)	3	3	0	0	0	Planning permission granted for conversion to 3 dwellings	
HAN16-377	Land at Brackens FarmYard, Edenham Road Hanthorpe (Morton) . Linclonshire.	Yes	Yes	Yes (Now)	10	10	0	0	0	Policy SAP H1 infill development - 10 or fewer houses.	Larger development scheme could be considered under policy review
Totals for Hanthorpe					13	13	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Harlaxton (4)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
HAR14-138	land at The Drift, Harlaxton	No	Yes	No	0	0	0	0	0	Not Policy Compliant. TPO, electricity lines.	Policy review, presence of protected trees and electricity lines may restrict developable area
HAR14-147	land west of Swine Hill, Harlaxton	No	Yes	No	0	0	0	0	0	Not policy compliant.	Policy review
HAR16-344	adj Cof E School, Swine Hill	No	Yes	No	0	0	0	0	0	Site not allocated and on edge of LSC - site not policy compliant	Policy review
HAR16-386	Land West of Trotters Lane	No	Yes	No	0	0	0	0	0	site contrary to policy SAP H1	Policy Review
Totals for Harlaxton					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Honington (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
HON14-4	Land between Main Street and Sleaford Road, Honington	No	No	No	0	0	0	0	0	Not resubmitted. Very large site which is inappropriate to scale of the existing settlement. Contrary to SP1 and SP2	Policy review
Totals for Honington					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Ingoldsby (4)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
ING14-129	land to north of Main Street, Ingoldsby	No	No	No	0	0	0	0	0	Not resubmitted.Pumping station. Contrary to SP1 and SP2	Policy review
ING14-130	land to north of Main Street, Ingoldsby	No	No	No	0	0	0	0	0	Not resubmitted.Not policy compliant	Policy review
ING14-131	land to east of Humby Road, Ingoldsby	No	No	No	0	0	0	0	0	Not resubmitted.Public footpath, not policy compliant	Policy review, divert / avoid public footpath
ING14-132	land to west of Irnham Road, Ingoldsby	No	No	No	0	0	0	0	0	Not resubmitted. Public footpath, electricity lines, not policy compliant	Policy review, area would be restricted by presence of electricity lines. Divert / avoid public footpath.
Totals for Ingoldsby					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Kirkby Underwood (2)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
KIR16-285	north of Main Street	No	Yes	No	0	0	0	0	0	Kirkby Underwood not identified as a location for development (SP1)	Policy review
KIR16-286	south of Main Street	No	Yes	No	0	0	0	0	0	Kirkby Underwood not identified as a location for development (SP1)	Policy review
Totals for Kirkby Underwood					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Langtoft (12)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
LAN14-12	Land off Peterborough Road, Langtoft	No	Yes	No	0	0	0	0	0	Greenfield site on edge of village - contrary to policy SAP H1	Policy review
LAN14-13	Land south of West End Langtoft	No	Yes	No	0	0	0	0	0	Can only be accessed via adjacent land. Greenfield site on edge of village - contrary to policy SAP H1	Policy review
LAN14-14	Land off New Road - Langtoft	No	Yes	No	0	0	0	0	0	Greenfield site on edge of village - contrary to policy SAP H1	Policy review
LAN14-15	Land off Bourne Road, Langtoft	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review
LAN14-33	land west of Cloven Ends and southeast of East End, Langtoft	No	Yes	No	0	0	0	0	0	Access requires demolition of pair of semi detached houses. Currently contrary to SAP H1	Policy review
LAN14-40	north of Dickens Close, West End, Langtoft	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
LAN14-64	land off Bourne Road, Langtoft	No	Yes	No	0	0	0	0	0	Access from outside village. Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review
LAN14-72	Former Gravel Works Stowe Road Langtoft	Yes	Yes	Yes (Now)	25	25	0	0	0	Possible contamination from previous uses, access arrangements need clarification	Remove contamination and create access
LAN14-74	Former Gravel Works Stowe Road Langtoft	No	Yes	No	0	0	0	0	0	Currently contrary to policy. Naturally regenerated greenfield site	Policy review
LAN14-77	Former Gravel Works Stowe Road Langtoft	No	Yes	No	0	0	0	0	0	Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review
LAN14-174	land at East End, Langtoft	No	Yes	No	0	0	0	0	0	Public footpath, listed buildings. Contrary to policy SAP H1	Avoid / divert public footpath. Assess impact on listed buildings Policy review.
LAN16-298	land east of Peterborough Road	No	Yes	No	0	0	0	0	0	Contrary to Policy SAP H1 . Site not on the immediate edge of an identified settlement	Policy Review
Totals for Langtoft					25	25	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Little Bytham (3)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
LBY16-331	Chestnuts Farmyard, High Street	No	Yes	No	0	0	0	0	0	Little Bytham not identified as a location for development (SP1)	Policy review
LBY16-332	Station Road [site A]	No	Yes	No	0	0	0	0	0	Little Bytham not identified as a location for development (SP1)	Policy review
LBY16-333	Station Road [site B]	No	Yes	No	0	0	0	0	0	Little Bytham not identified as a location for development (SP1)	Policy review
Totals for Little Bytham					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Long Bennington (21)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
LON14-29	land off Main Road, Long Bennington	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review
LON14-55	south of Elm Close, Long Bennington [area A]	No	Yes	No	0	0	0	0	0	Contrary to SAP H1	Policy review
LON14-56	land adjacent to Main Road, Long Bennington [area B]	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
LON14-57	between The Pastures and A1, Long Bennington [area C]	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
LON14-58	Alma Farm, 18 Main Road, Long Bennington	Yes	Yes	Yes (Now)	15	15	0	0	0	Adjacent listed building	
LON14-164	land south of Winters Lane, Long Bennington	No	Yes	No	0	0	0	0	0	Public footpath. Not policy compliant	Policy review, avoid / divert public footpath
LON14-165	land west of Main Road	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
LON14-166	land east of Great North Road, Long Bennington	No	Yes	No	0	0	0	0	0	Public footpath. Contrary to policy SAP H1	Policy review, avoid / divert public footpath
LON14-167	land west of Church Street, Long Bennington	No	Yes	No	0	0	0	0	0	Floodzone. Contrary to policy SAP H1	Policy review, avoid area of floodzone
LON14-177	land north of Valley Lane, Long Bennington	No	Yes	No	0	0	0	0	0	A1 traffic noise, not policy compliant	Policy review, soundproofing measures may be required
LON14-178	land south of Valley Lane, Long Bennington	No	Yes	No	0	0	0	0	0	A1 traffic noise, not policy compliant	Policy review, soundproofing measures required
LON14-179	land west of Costa Row [A], Long Bennington	No	Yes	No	0	0	0	0	0	A1 traffic noise, not policy compliant	Policy review, soundproofing measures required
LON14-180	land west of Costa Row [B], Long Bennington	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
LON14-181	land at A1 slip, Long Bennington	No	Yes	No	0	0	0	0	0	Access. Contrary to policy SAP H1	Policy review. Appropriate access would need to be identified.
LON14-195	land to the rear of The Royal Oak PH, Main Street, Long Bennington	Yes	No	Long Term	10	0	10	0	0	Not resubmitted.	
LON15-251	land south of Winters Lane	No	Yes	No	0	0	0	0	0	Not policy compliant [SAP H1]	Policy review
LON15-256	land east of Dysart Grange	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
LON16-290	7 Water Lane	No	Yes	No	0	0	0	0	0	Site to small	Policy review

Appendix 2: Summary of Assessment of Sites (by Settlement)

LON16-324	adj Old Telephone Exchange, Vicarage Lane	No	Yes	No	0	0	0	0	0	Currently contrary to Policy SAP H1.Site is not on the immediate edge of an identified settlement. Possible noise issues from the A1	Policy review
LON16-359	Land adjacent to Seneca House, Vicarage Lane, Long Bennington	Yes	Yes	Yes (Now)	25	25	0	0	0	Curtilage development probably acceptable and policy compliant, however development number likely to be low	further policy review
LON16-365	Land at Vicarage Lane	No	Yes	Long Term	10	0	0	10	0	Contrary to policy SAP H1	Policy Review
Totals for Long Bennington					60	40	10	10	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Manthorpe (2)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
MAN14-91	part Town Lands Farm, Manthorpe	No	Yes	No	0	0	0	0	0	Contrary to SP1 and SP2 and part of site within floodzone 3	Policy review, flood risk prevention measures, change in flood zones
MAN16-287	adjacent Welbeck House, Wilsthorpe Road	No	Yes	No	0	0	0	0	0	Manthorpe not identified as a location for development (SP1)	Policy Review
Totals for Manthorpe					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Market Deeping (7)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
MAR14-9	Wellington Way, Market Deeping, Linconshire. PE6 8LF	No	No	No	0	0	0	0	0	Current uses as public open space contrary to policy	Policy review
MAR14-63	land at Millfield Road, Market Deeping	Yes	Yes	Yes (Now)	200	100	100	0	0	In kepeing with Policy SP1	n/a
MAR14-141	land between A16 and B1524, Peterborough Road, Market Deeping	No	Yes	No	0	0	0	0	0	TPO. Contrary to policy SAP H1	Policy review, protected trees may restrict developable area
MAR14-144	land north of Towngate East, east of Peterborough Road and south of Northfield Road, Market Deeping	Yes	Yes	Yes (Now)	240	200	40	0	0	Site allocated as DE3. TPO	Protected trees may restrict developable area
MAR14-202	land at Godsey Lane, Market Deeping	Yes	Yes	Yes (Now)	85	25	0	0	0	Site has planning permission and is allocated for housing in SAP DPD.	
MAR14-212	The Old Cookhouse site, Wellington Way, off Lancaster Way, Market Deeping	Yes	Yes	Long Term	14	0	14	0	0	Land and building in public use, alternative provision may need to be identified	identify alternative location for users of building
MAR16-292	land at Sheepskin Hall Farm	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1	Policy Review
Totals for Market Deeping					539	325	154	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Millthorpe (2)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
POI16-305	land at Millthorpe Drove [site 2]	No	Yes	No	0	0	0	0	0	Millthorpe not identified as a location for development (SP1)	Policy reiew
POI16-306	land at Millthorpe Drove [site 1]	No	Yes	No	0	0	0	0	0	Millthorpe not identified as a location for development (SP1)	Policy review
Totals for Millthorpe					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Morton (21)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
MOR14-16	r/o 44a High Street, Morton	Yes	Yes	Yes (Now)	5	5	0	0	0	Access may limit total number of units achievable	
MOR14-17	The Cedars Station Road, Morton SK/MOR/003 Mrs S Green	No	No	No	0	0	0	0	0	Too small	
MOR14-42	south of Rosehip Road, off Fen Road, Morton	No	Yes	No	0	0	0	0	0	Currently contrary to SAP H1	Policy review
MOR14-43	land to south of Morton Fen Road, Morton	No	Yes	No	0	0	0	0	0	Large site outside village. Currently contrary to SAP H1	Policy review
MOR14-66	land east of Folkingham Road, Morton	No	Yes	No	0	0	0	0	0	Very large site located away from the existing settlement. Contrary to SAP H1. 50% of site in Flood zone 3	Policy review. Flood prevention measures
MOR14-67	land to the west of Hacconby Lane, Morton	No	Yes	No	0	0	0	0	0	Floodzone 3. Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review, flood risk prevention measures, change in flood zones
MOR14-68	land to east of Hacconby Lane, Morton	No	Yes	No	0	0	0	0	0	Location not policy compliant. Site crossed by public footpaths, electricity lines, floodzone.	Policy review, avoid / divert public footpaths, avoid electricity infrastructure, flood risk prevention measures, change in flood zones
MOR14-69	land to south of Hanthorpe Road and west of Bourne Road, Morton	No	Yes	No	0	0	0	0	0	Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review
MOR14-148	land west of Bourne Road, Morton	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1	Policy review
MOR14-192	land north of Hanthorpe Road [A], Morton	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1	Policy review
MOR14-193	land north of Hanthorp Road [B], Morton	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1. No means of access	Policy review. Additional land required to access site
MOR14-208	Land East of Folkingham Road, Morton	No	Yes	No	0	0	0	0	0	Public footpaths, electricity lines. Very large site which is inappropriate scale for the existing settlement. Contrary to SAP H1	Policy review. Avoid / divert public footpath and avoid electricity lines.

Appendix 2: Summary of Assessment of Sites (by Settlement)

MOR14-219	land south of The Cedars, Station Road	No	No	No	0	0	0	0	0	Not resubmitted. Contrary to SAP H1	Policy review
MOR15-252	land off East Lane	No	Yes	No	0	0	0	0	0	Access and not policy compliant. Not resubmitted. Site also to small	Policy review
MOR15-253	land off Victoria Grove	No	Yes	No	0	0	0	0	0	Contrary to policy SAP H1	Policy review
MOR16-283	off Old Station Yard	No	Yes	No	0	0	0	0	0	Site to Small	Policy Review
MOR16-284	north of Millfield Road	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1	Policy Review
MOR16-291	off East Lane & north of Paddington Way	No	Yes	No	0	0	0	0	0	Site is contrary to policy SAP H1	Policy Review
MOR16-307	north of Paddington Way	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1	Policy Review
MOR16-308	south of Bakers Way	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 - Inappropriate size/scale to existing development. Part of site located in flood zone 3	Policy Review
MOR16-315	adj 55 Haconby Lane	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 - Site is not on the immediate edge of an identified settlement	Policy review
Totals for Morton					5	5	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Oasby (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
OAS16-278	Ancaster Road	No	Yes	No	0	0	0	0	0	Oasby not identified as a location for development (SP1)	Policy review
Totals for Oasby					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Pickworth (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
PIC16-314	land at Church Lane	No	Yes	No	0	0	0	0	0	Pickworth not identified as a location for development (SP1)	Policy Review
Totals for Pickworth					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Pointon (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
POI16-289	off Fen Road	No	Yes	No	0	0	0	0	0	Pointon not identified as a location for development (SP1)	Policy Review
Totals for Pointon					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Rippingale (5)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
RIP14-38	White Rose Farm Yard, Rippingale	No	Yes	No	0	0	0	0	0	Contrary to SP1 and SP2. However conversion of existing buildings may be acceptable. Listed building on site	Policy review
RIP15-246	land south of East Street	No	No	No	0	0	0	0	0	Contrary to policies SP1 and SP2	Policy review
RIP15-257	land north of Station Street	No	No		0	0	0	0	0	Rippingale not identified as a location for development (SP1)	Policy review
RIP16-259	land north of Station Street	No	Yes	No	0	0	0	0	0	Rippingale not identified as a location for development (SP1)	Policy review
RIP16-262	former School Playing Field, Main Street	No	Yes	No	0	0	0	0	0	Rippingale not identified as a location for development (SP1)	Policy Review
Totals for Rippingale					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Ropsley (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
ROP14-23	land north of Grantham Road, Ropsley	No	No	No	0	0	0	0	0	Not resubmitted. Public footpath crosses site. Site size and location contrary to policy (SP1 and SP2).	Policy review, avoid / divert public footpath
Totals for Ropsley					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Sedgebrook (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
SED16-300	Abbey Farm	No	Yes	No	0	0	0	0	0	Sedgebrook not identified as a location for development (SP1)	Policy Review
Totals for Sedgebrook					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Skillington (2)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
SKI14-182	Church Lane, Skillington	No	Yes	No	0	0	0	0	0	Loss of village hall and playing field, and location all contrary to policies in Core Strategy and SAP DPD	Policy review
SKI14-185	Manor Farm Yard, Grantham Road, Skillington	No	Yes	No	0	0	0	0	0	Not policy compliant (SP1). Listed building	Policy review
Totals for Skillington					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

South Witham (7)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
SOU14-71	land to the west of Thistleton Lane, South Witham	Yes	Yes	Yes (Now)	45	45	0	0	0		
SOU14-121	land to south of Moor Lane, South Witham [small site]	No	Yes	No	0	0	0	0	0	Public footpaths. Contrary to SAP H1.	Policy review, avoid / divert public footpaths
SOU14-122	land to south of Moor Lane, South Witham [large site]	No	Yes	No	0	0	0	0	0	Public footpaths. Contrary to SAP H1.	Policy review, avoid / divert public footpaths
SOU14-133	land south of Mill Lane, South Witham	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
SOU16-303	Mill Lane	No	Yes	No	0	0	0	0	0	Site contrary to policy SAP H1 - Site not on the immediate edge of an identified settlement	Policy Review
SOU16-325	Hill View Close	No	Yes	No	0	0	0	0	0	Site to Small	
SOU16-387	Land North of High Street	No	Yes	No	0	0	0	0	0	site contrary to Policy SAP H1	Policy review
Totals for South Witham					45	45	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Stamford (26)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
STA14-2	Cherryholt House (and adjoining land) Cherryholt Road Stamford Lincs PE9 2EP	No	Yes	No	0	0	0	0	0	Western part of site in employment use, redevelopment is contrary to policy E1. Electricity pylons cross the eastern half of the site which is undeveloped. Whole site in floodzone 3	Flood risk prevention measures, change in flood zones. Re-route or underground electricity infrastructure.
STA14-5	Land adjacent Tollbar House Uffington Road Stamford	No	Yes	No	0	0	0	0	0	Greenfield site outside settlement contrary to policy SAP H1. Impact on setting and views to and from Newstead Mill	Policy review. Heritage impact assessment
STA14-10	Cherryholt Lane, Stamford, PE9 2EQ	No	Yes	No	0	0	0	0	0	Small site. In employment use currently	
STA14-32	south of Kettering Road, Stamford	Yes	Yes	No	29	0	0	0	0	Planning permission refused twice and a appeal also dismissed.	Impact on heritage to be considered. Smaller development proposal could overcome this.
STA14-50	land between Ryhall Road and Newstead Lane, Stamford	No	Yes	No	0	0	0	0	0	Outside built up part of Stamford, public footpaths, potential impact on setting of Burghley House. Currently contrary to SAP H1.Part of the site (SKLP124) is not in conformity with the Stamford Capacity Study.	Policy review, avoid / divert public footpaths, consider impact of setting of Burghley House
STA14-107	south of Priory Road, Stamford	No	No	No	0	0	0	0	0	Scheduled Monument, floodzone, pylons	application to remove SM has been refused.
STA14-108	east of Cherryholt Road, Stamford	No	Yes	Yes (Now)	25	0	0	0	0	Floodzone, pylons and low voltage power lines	n/a
STA14-142	land at Quarry Farm, Stamford	No	Yes	No	0	0	0	0	0	Contrary to policy (both SKDC and RCC policy), candidate wildlife site	Policy review and reassess wildlife impact
STA14-156	land between Empingham Road and Tinwell Road, Stamford [for local centre]	Yes	No	Long Term	60	0	60	0	0	Allocated for local centre - to include some residential [above shops and/or care home]	

Appendix 2: Summary of Assessment of Sites (by Settlement)

STA14-157	land between Empingham Road and Tinwell Road, Stamford [10ha business park]	No	Yes	No	0	0	0	0	0	Contrary to policy STA3 which requires the provision of at least a 10ha business park as part of the development of this urban extension. This site is the area shown in the masterplan which has outline consent.	Policy review and revision of masterplan and therefore extant planning permission
STA14-194	land north of Uffington Road, Stamford	No	Yes	No	0	0	0	0	0	Contrary to SAP5 ExE S3	Policy Review. Or demonstrate that redevelopment of this site will deliver economic regeneration benefits to the site and/or area.
STA14-211	former Cattlemarket and cattlemarket car park, Station Road, Stamford	Yes	No	Long Term	70	0	70	0	0	Not resubmitted. Covenants, notice of cessation, need to identify alternative car parking provision	Identify alternative site for car park, address covenants
STA14-223	north western part of Stamford Near East	No	Yes	No	0	0	0	0	0	Site allocated for new Employment development [STM2d] - not policy compliant. Access would have to be derived through existing commercial estate	Policy review.
STA14-224	eastern part of Stamford Near East	No	Yes	No	0	0	0	0	0	Greenfield site on edge of settlement. Contrary to policy SAP H1.	Policy review
STA14-233	Blenheim Court, Scotgate, Stamford	No	No	No	0	0	0	0	0	Listed Building. Too small	
STA14-234	land south of Uffington Road, Stamford	Yes	Yes	Yes (Now)	37	37	0	0	0	Possible contamination from previous uses	Removal of contamination
STA14-238	former Sharmans site, Barnack Road, Stamford	Yes	Yes	Yes (Now)	37	2	33	0	0	Housing allocation in old Local Plan.	
STA15-248	Stamford and Rutland Hospital, Ryhall Road	Yes	No	Yes (Now)	20	20	0	0	0	Access and heritage [hospital is Listed Building and Scheduled Monument on site]	not able to access site
STA15-250	former Peugeot Garage, Uffington Road	Yes	Yes	No	10	10	0	0	0	Possible contamination from previous uses	
STA16-260	Day Centre, 33 Ryhall Road	No	Yes	No	0	0	0	0	0	Site too small	Policy Review
STA16-345	south of Priory Road	No	Yes	No	0	0	0	0	0	Site is in existing employment use. Would not want to remove the use.	
STA16-354	land west of Ryhall Road	No	Yes	No	0	0	0	0	0	Contrary to Policy (SAP H1 + SP1)	Policy review

Appendix 2: Summary of Assessment of Sites (by Settlement)

STA16-355	east of Little Casterton Road	No	Yes	No	0	0	0	0	0	Contary to Policy (SAP H1 + SP1)	Policy review
STA16-357	R/O 124 & 126 Kesteven Road	Yes	Yes	Long Term	0	0	0	0	0	Site contrary to policy SAP10 due to possible loss of open space.Consider improved replacement provision.	Policy review
STA16-375	Land at Uffington Road, Stamford	Yes	Yes	Yes (Now)	100	50	50	0	0	Brownfield site suitable for redevelopment. Potential contamination issues need to be addressed.	Address contamination issues
STA16-381	Site North of Radcliffe Road	Yes	Yes	Long Term	14	0	14	0	0	Exisiting business premises	Relocate business uses.
Totals for Stamford					402	119	227	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Stubton (2)											
Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
STU16-265	land west of Fenton Road	No	Yes	No	0	0	0	0	0	Stubton not identified as a location for development (SP1)	Policy Review
STU16-266	land north of Claypole Lane	No	Yes	No	0	0	0	0	0	Stubton not identified as a location for development (SP1)	Policy Review
Totals for Stubton					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Sudbrook (4)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
SUD14-22	adjacent Rose Cottage, Carlton Road, Sudbrook, Grantham	No	No	No	0	0	0	0	0	Not resubmitted. Too small and contrary to policies SP1 and SP2	Policy review
SUD14-151	land north of Carlton Road, Sudbrook	No	No	No	0	0	0	0	0	Not resubmitted. Contrary to policies SP1 and SP2.	Policy review
SUD14-152	land south of Carlton Road, Sudbrook	No	No	No	0	0	0	0	0	Not resubmitted. Contrary to policies SP1 and SP2	Policy review
SUD14-153	land east of Heath Lane, Sudbrook	No	No	No	0	0	0	0	0	Not resubmitted. Contrary to policies SP1 and SP2	Policy review
Totals for Sudbrook					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Tallington (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
TAL14-163	land north of Tallington	No	Yes	No	0	0	0	0	0	SWI, railway line, pylons. Contrary to policies SP1 and SP2	Policy review, wildlife site and pylons would restrict developable area, proximity of railway may necessitate soundproofing measures
Totals for Tallington					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Thurlby (12)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
THU14-24	OS 0002, Bourne Road, Northorpe, Bourne, Lincs. Adjacent to PE10 OHT Previous SHLAA Reference - SK/THU/04	No	No	No	0	0	0	0	0	Not resubmitted. Very large site which is inappropriate to scale of the existing settlement. Public footpath crosses site. Contrary to SAP H1	Policy review, avoid / divert public footpath
THU14-34	pt OS 7964, Obthorpe Lane, Thurlby	No	Yes	No	0	0	0	0	0	Site large and therefore out of scale with existing settlement. Currently contrary to SAP H1	Policy review
THU14-35	land at Obthorpe, Thurlby	No	No	No	0	0	0	0	0	Not resubmitted. Site large and remote from existing village. Currently contrary to SAP H1	Policy review
THU14-39	part of Elm Farm Yard, Thurlby	No	Yes	No	0	0	0	0	0	Small scale development of farmyard might be considered infill. Larger scale development contrary to SAP H1	Policy review
THU14-155	north of Homestead Gardens, Thurlby	No	No	No	0	0	0	0	0	Not resubmitted. Not policy compliant	Policy review
THU14-207	R/O 55 Northorpe Road, Thurlby	No	No	No	0	0	0	0	0	Not resubmitted. Not policy compliant	Policy review
THU16-261	Highways Depot, Station Road	Yes	Yes	No	0	0	0	0	0	Whole of site would not be in accordance with SAPH1 due to site not being infill	Policy review
THU16-280	r/o 18-28 High Street	No	Yes	No	0	0	0	0	0	Site to Small	Policy Review
THU16-316	White House Nurseries, 23 The Green		Yes		0	0	0	0	0	Site contrary to Policy SAP H1	
THU16-363	land off Swallow Hill	No	Yes	No	0	0	0	0	0	Not on the immediate edge of an identified settlement. Site also contrary to policy SAP H1	Policy Review
THU16-376	Land off Swallow Hill, Thurlby, Bourne, Lincolnshire	No	Yes	No	0	0	0	0	0	Policy SAP H1	Policy review
THU16-395	Land at Northorpe Lane. Northorpe	No	Yes	No	0	0	0	0	0		
Totals for Thurlby					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Toft (1)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
TOF14-92	adj to Toft House Hotel, Toft, Bourne	No	Yes	No	0	0	0	0	0	Not compliant with SP1 and SP2 and part of site floodzone 3.	Policy review, flood risk prevention measures, change in flood zones
Totals for Toft					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Uffington (2)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
UFF14-52	land west of West Hall Farm, Uffington	No	Yes	No	0	0	0	0	0	Contrary to SP1 and SP2	Policy review
UFF16-346	adj The Charters	No	Yes	No	0	0	0	0	0	Uffington not identified as a location for development (SP1)	Policy review
Totals for Uffington					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

West Deeping (2)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
WDE15-242	land R/o 35-37 King Street	No	Yes	No	0	0	0	0	0	Not policy compliant	Policy review
WDE16-277	G + H Wilson Haulage Yard, King Street	No	Yes	No	0	0	0	0	0	West Deeping not identified as a location for development (SP1)	Policy Review
Totals for West Deeping					0	0	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

Woolsthorpe by Belvoir (9)

Ref	Location	Suitable	Available	Achievable	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+	Constraints	Mitigation
WOO14-23	The Old Hunt Stables, Main Street, Woolsthorpe by Belvoir	Yes	Yes	Yes (Now)	20	20	0	0	0	Site has planning approval for conversion to form 20 dwellings	
WOO16-26	west of Village Street, north of Rectory Lane	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-26	north of Woolsthorpe Stables, Sedgebrook Road	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	north of Cliff Road	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	north of Chapel Hill [inc Barbers Garage]	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	north of Hillside Road	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	junction Belvoir Lane & Village Street	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	east of Main Street	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
WOO16-27	adj village surgery, Main Street	No	Yes	No	0	0	0	0	0	Woolsthorpe by Belvoir not identified as a location for development (SP1)	Policy review
Totals for Woolsthorpe by Belvoir					20	20	0	0	0		

Appendix 2: Summary of Assessment of Sites (by Settlement)

	Potential Capacity	Deliverable 2017-2022	Developable 2022-2027	Developable 2027-2032	Long Term 2032+
Totals for All Sites, All Settlements	13188	2224	3446	2485	4880