



# Scopwick and Kirkby Green Neighbourhood Plan

Site Options and Assessment

Scopwick and Kirkby Green Parish Council

DRAFT

August 2020

## Quality information

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This document is intended to aid the preparation of the Neighbourhood Development Plan (NDP) and can be used to guide decision making and as evidence to support NDP policies, if the Qualifying Body (QB) so chooses. It is not a neighbourhood plan policy document. It is a ‘snapshot’ in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence from elsewhere conflicts with this report, the QB should decide what policy position to take in the NDP and that judgement should be documented so that it can be defended at the Examination stage.

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## Abbreviations used in the report

### Abbreviation

Ha	Hectare
HELAA	Strategic Housing and Economic Land Availability Assessment
LP	Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
NP/NDP	Neighbourhood Plan/ Neighbourhood Development Plan
NKDC	North Kesteven District Council
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SKGNP	Scopwick and Kirkby Green Neighbourhood Plan
SKGPC	Scopwick and Kirkby Green Parish Council
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

# Executive Summary

Scopwick and Kirkby Green Neighbourhood Plan is being prepared in the context of the adopted Central Lincolnshire Local Plan and the emerging revision of this plan, which was subject to early consultation in June/July 2019. The Central Lincolnshire Local Plan is a joint plan prepared by the City of Lincoln Council, West Lindsey and North Kesteven District Councils. Scopwick and Kirkby Green falls in the administrative area of North Kesteven District Council.

Both Scopwick and Kirkby Green are defined as a Small Villages in the adopted Local Plan. Small Villages are expected to accommodate small scale development of a limited nature in appropriate locations, while larger villages are expected to deliver higher levels of development. Scopwick and Kirkby Green are permitted to grow by 10%, equating to 28 dwellings across the neighbourhood planning area. Given recent completions and commitments there is a residual number of 14 dwellings to plan for. The Local Plan states that neighbourhood plans are able to exceed the identified growth level. The Parish Council have communicated that they would potentially exceed the housing growth level as set by the Central Lincolnshire Local Plan, to help deliver affordable housing.

Scopwick and Kirkby Green Parish Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan to help ensure development within the parish is carried out in a manner which best serves the local community as a whole and preserves all that is good about the two villages.

There are 31 sites included in this assessment. All 31 sites were identified through the Neighbourhood Plan 'Call for Sites' and 11 of these sites were also submitted to North Kesteven Council's Call for Sites and included in the Local Plan Housing and Economic Land Availability Assessment (HELAA). This assessment is intended to guide decision making on the most appropriate sites to select for allocation in the neighbourhood plan and can be used as supporting evidence.

The assessment concludes that three of the 31 sites are suitable for housing allocation in the Neighbourhood Plan (SCOP10, SCOP15 and KG6). A further 11 sites are potentially suitable for housing and one site is potentially suitable for employment allocation in the Neighbourhood Plan subject to the mitigation of minor constraints and/or consultation with North Kesteven District Council (SCOP3, SCOP7, SCOP8, SCOP9, SCOP11, SCOP12, SCOP21, SCOP17, SCOP18 and KG4).

The report concludes that 17 of the 31 sites are not appropriate for housing allocation due to significant constraints (SCOP1, SCOP2, SCOP4, KG5, SCOP5, SCOP6, SCOP13, SCOP14, SCOP18, SCOP19, SCOP20, KG1, KG2, KG3, KG7, KG8 and KG9).

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with North Kesteven District Council and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing need for the plan area.

# 1. Introduction

## Background

- 1.1 This report is an independent assessment of potential development sites for the Scopwick and Kirkby Green Neighbourhood Plan (SKGNP) undertaken on behalf of Scopwick and Kirkby Green Parish Council (SKGPC). The work was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The neighbourhood area (which covers the parish) was designated in July 2018. The Parish Council are in the early stages of consultation on key themes and objectives and completed a residents survey in 2019.
- 1.4 The B1188 links the neighbourhood area with Lincoln to the north and Sleaford to the south and the A15 is located approximately 6 kilometres to the west. The nearest train station is located in Metheringham providing regular services to Sleaford, Lincoln, Peterborough and Doncaster. There are also bus services linking Scopwick to Sleaford and Lincoln. There are no bus routes serving Kirkby Green.
- 1.5 There is a Conservation Area covering the centre of Scopwick village and this coupled with 12 Grade II and Grade II\* Listed Buildings.
- 1.6 The neighbourhood area has very limited services and facilities, with only a pub and two churches. The nearest shop and primary school are located in Digby (RAF), to the west of the neighbourhood area, while the nearest secondary school is located in Ruskington.
- 1.7 There is a SSSI located north of the neighbourhood planning area in Metheringham, however housing development in the neighbourhood area is not affected by this. In addition, there is an area of Source Protection Zone to the west of Scopwick village. There are also some areas of priority habitat within the neighbourhood area.
- 1.8 The North Kesteven Landscape Character Assessment (2007)<sup>1</sup> describes Scopwick as a spring-line settlement on the central plateau. The stream runs beside the central village streets and adjacent greenspaces are an attractive feature of the village.
- 1.9 Neighbourhood Plans are required to be in conformity with the strategic policies of the adopted Local Plan as well as having regard to the emerging Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan documents (adopted and emerging) to provide a clear overall strategic direction for development in Scopwick and Kirkby Green whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.10 This assessment in itself does not allocate sites. It is the responsibility of the SKGPC to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select for allocation to best address the Neighbourhood Plan objectives.
- 1.11 **Figure 1-1** provides a map of the designated Scopwick and Kirkby Green Neighbourhood Plan Area.

<sup>1</sup> Available at: <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/>



**Figure 1-1: Scopwick and Kirkby Green Neighbourhood Plan Designated Area (2018)**

Source: Extract from North Kesteven Neighbourhood Planning Webpage.<sup>2</sup>

<sup>2</sup> Available at: <https://www.n-kesteven.gov.uk/residents/living-in-your-area/localism-your-community/neighbourhood-plans/scopwick-and-kirkby-green-neighbourhood-plan/scopwick-and-kirkby-green-designation-stage/>

## 2. Planning Policy and Evidence Base

- 2.1 All Neighbourhood Plan policies and site allocations must be in accordance with the National Planning Policy Framework, the associated national planning guidance, the strategic policies of the adopted Development Plan and have regard to the emerging Local Plan.
- 2.2 The key documents for the North Kesteven District Council planning framework include:
- Central Lincolnshire Local Plan (2017)<sup>3</sup>;
  - Emerging Central Lincolnshire Local Plan Review policies (2019); Reg 18 Issues and Options<sup>4</sup>.

### National Planning Policy Framework (2019)

- 2.3 NPPF<sup>5</sup> (2019) paragraph 69 states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (less than one hectare) suitable for housing in their area.
- 2.4 Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 2.5 Paragraph 79 states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker;
  - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
  - the development would re-use redundant or disused buildings and enhance its immediate setting;
  - the development would involve the subdivision of an existing residential dwelling; or
  - the design is of exceptional quality.

### Central Lincolnshire Local Plan (2017)

- 2.6 The Central Lincolnshire Local Plan was adopted by the Central Lincolnshire Joint Strategic Planning Committee, which North Kesteven District Council (NKDC) is a part of, in April 2017. It provides land use planning policies, allocates sites for development and identifies other areas designated for protection that will shape the growth and regeneration of the Central Lincolnshire area over the next 20 years and beyond. The Local Plan sets out the long-term vision and objectives for Central Lincolnshire, and identifies the settlements of Lincoln, Sleaford and Gainsborough to which new development will be directed and the amount of new housing and employment land that will be provided in these areas up to 2036, with appropriate and sensitive development being permitted in villages to ensure they remain sustainable, thriving local communities.

<sup>3</sup> Available at <https://www.n-kesteven.gov.uk/central-lincolnshire/>

<sup>4</sup> Available at <https://central-lincs.inconsult.uk/consult/ti/CLLP.Issues.Options/consultationHome>

<sup>5</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

- 2.7 Between 2012 and 2036, the Local Plan states that Central Lincolnshire will grow by 36,960 new homes, meeting the housing needs of all communities. The level of growth for each settlement is established through a settlement hierarchy spatial strategy, whereby Scopwick and Kirkby Green are identified as 'Small Villages' in the settlement hierarchy. Scopwick and Kirkby Green have been given an indicative growth level of 10%, however no specific sites have been allocated in the neighbourhood area. Policy LP4 allows for Neighbourhood Plans to exceed the level of growth proposed by the Local Plan.
- 2.8 The 2017 Local Plan sets out a range of policies governing development in Central Lincolnshire. Those of relevance to development to Scopwick and Kirkby Green include:
- 2.9 **Policy LP2: The Spatial Strategy and Settlement Hierarchy** identifies Scopwick and Kirkby Green as 'Small Villages'. Unless otherwise promoted, via a neighbourhood plan or through the demonstration of clear local community support<sup>6</sup>, Small Villages are expected to accommodate small scale development of a limited nature in appropriate locations. Proposals will be considered on their own merits but would be limited to around 4 dwellings.
- 2.10 **Policy LP2** defines 'appropriate locations' a site, that if developed would retain the core shape and form of the settlement, not significantly harm the settlements character and appearance and would not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.
- 2.11 **Policy LP2** defines 'developed footprint' as the continuous built form of the settlement and excludes, individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement, gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement, agricultural buildings and associated land on the edge of the settlement and outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.
- 2.12 **Policy LP4: Growth in Villages** identifies the level of growth in villages. Scopwick and Kirkby Green are permitted to grow 10% in the number of dwellings over the plan period.

The policy also states that a sequential test for development sites will be applied with priority given as follows:

1. *Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement*
2. *Brownfield sites at the edge of a settlement, in appropriate locations*
3. *Greenfield sites at the edge of a settlement, in appropriate locations*

Proposals for development of a site lower in the above list should include clear explanation of why sites are not available or suitable for categories higher up the list.

- 2.13 **Policy LP11: Affordable Housing** states that on sites over 11 units or above, it should include 20% affordable housing. However, in rural areas where through a local needs assessment there is both a need and clear community support permission for rural affordable housing may be permitted as an exception to policies in the Local Plan.
- 2.14 **Policy LP55: Development in the Countryside** states that applications for new dwellings will only be acceptable where they are essential to the effective operation of rural operations listed in policy LP2. Proposals on the best and most versatile agricultural land will only be permitted if there is insufficient lower grade land available at that settlement and impacts are minimal on ongoing agricultural operations. The re-use and conversion of non-residential buildings for residential use and replacement of dwellings in the countryside will be supported provided restrictive criteria are met.

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<sup>6</sup> Where 'demonstration of clear local community support' means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.

2.15 **Policy LP5: Delivering Prosperity and Jobs** states that employment proposals will be supported provided;

- There is a clear demonstration that there are no suitable or appropriate sites or buildings within allocated sites or within the built up area of the existing settlement;
- The scale of the proposal is commensurate with the scale and character of the existing settlement;
- There is no significant adverse impact on the character and appearance of the area and/or the amenity of neighbouring occupiers;
- There are no significant adverse impact on the viability of delivering any allocated employment site; and
- The proposals maximise opportunities for modal shift away from the private car.

## Central Lincolnshire Local Plan Review (early consultation held in 2019)

2.16 Despite the recent adoption of the Local Plan, it is currently being reviewed in response to significant changes to national policy. The Issues and Options consultation which took place in June and July 2019 proposed some key areas for review, including:

1. The overall housing requirement of a range of 1,083 -1,300 dwellings per year, as opposed to the target of 1,540 dwellings per year in the current Local Plan (proposal 6);
2. Changes to the settlement hierarchy based on address point data. Scopwick and Kirkby Green remain as a Small Villages in the proposed changes (proposal 5);
3. The threshold for housing site allocations is proposed to be reduced from sites for 25 dwellings or more to sites that can deliver 10 dwellings or more (proposal 9);
4. Retaining housing allocations that are still considered to be suitable development and deallocating sites that are built-out or are no longer suitable or available. Allocated sites without permission and with no clear and demonstrable evidence that progress is likely within the next five years will also be deallocated (proposal 10);
5. The approach to resetting growth in small and medium villages (proposal 11);
6. A change of approach for identifying and protecting Important Open Spaces. Designated Local Green Spaces are proposed to be retained (proposals 18 and 19).

2.17 The draft plan is scheduled to be consulted upon in early 2020. No timetable was available for this at the time of writing.

## 3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>7</sup>, Neighbourhood Planning (updated February 2018)<sup>8</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>9</sup>. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.
- 3.2 In this context, the methodology for carrying out the site appraisal is presented below. This methodology was agreed with Locality<sup>10</sup> as appropriate for Scopwick and Kirkby Green.

### Task 1: Identify Sites to be included in the Assessment

- 3.3 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Scopwick and Kirkby Green Neighbourhood Plan Area through:
- The North Kesteven Housing and Economic Land Availability Assessment (HELAA) March 2020;
  - The Neighbourhood Plan Call for Sites
  - Planning applications pending consideration

### Task 2: Sifting Process

- 3.4 In task 2, sites that are clearly not suitable for development are screened out. This includes sites where there is evidence that development would directly conflict with a national planning policy objective or statutory environmental designation.
- 3.5 The criteria against which sites will be assessed at this stage are based on the following:
- National planning policy, e.g. avoiding isolated development in the open countryside;
  - Avoidance of areas identified as having a high risk of flooding; and
  - National environmental designations (both statutory and non-statutory).
- 3.6 Following the completion of the initial sift, sites are assigned one of two categories:
- a) Not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan, based on the sifting stage.
  - b) To be taken forward for detailed site proforma.
- 3.7 Although some sites have previously been assessed through the planning process or HELAA, the conclusions have been reviewed and are not considered sufficient to base our findings on. Therefore, all sites which remain after the initial sifting stage will be subject to the full proforma assessment.

<sup>7</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>8</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>9</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>10</sup> <https://locality.org.uk/>

## Task 4: Site Assessment

- 3.8 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>11</sup> and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.9 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.); and
    - Planning history.
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services; and
    - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
  - Availability

## Task 5: Consolidation of Results

- 3.10 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 3.11 All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.
- 3.12 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**:
- **'Green'** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
  - **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
  - **'Red'** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

<sup>11</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

## Task 6: Indicative Housing Capacity

- 3.13 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has not already been put forward for the site, e.g. through planning application or in the call for sites, or through another document such as the HELAA, a figure has been provided to indicate the amount of development that could be possible on the site.
- 3.14 Where there are no estimated figures provided, the density assumption of 30 dph is used in accordance with the HELAA.
- 3.15 In addition to the assumed density of 30dph, paragraph 4.11 of the HELAA Report considers how much of each site can reasonably be expected to be developed for housing and proposes a simple formula be used to consider the percentage of a site that could reasonably be assumed to come forward as outlined in **Error! Reference source not found.**

**Figure 3-1 Indicative Percentage of Site Developable Area (extract from HELAA, 2020)**

Site size	Percentage of the site developable
Less than 0.4 hectares	100%
0.4 - 2 hectares	85%
2 - 10 hectares	75%
10 hectares or larger	60%

- 3.16 The indicative densities and capacities stated for each site in this high-level assessment should however be considered as a starting point only. Different densities than suggested in this report may be appropriate to apply to the sites in the neighbourhood area (resulting in different capacities) based on site specific circumstances. It is recommended that the number of homes allocated per site is consistent with the existing density of the village's built up area and appropriate for the context and setting of the site, considering site-specific characteristics and constraints. Therefore, the densities designated as appropriate by SKGPC in the SKGNP may differ from the densities as set out in this report.

## 4. Site Assessment

### 4.1 Identified sites

4.1 The list of the Neighbourhood Plan Call for Sites was checked against the ‘submitted sites’ and HELAA evidence base to ensure that all known sites were included, as well as any sites which were subject to current planning permission.

4.2 **Table 4-1** sets out the sites included in the assessment and **Figures 5-1, 5-2 and 5-3** map the sites included in the assessment.

**Table 4-1: Sites included in the assessment**

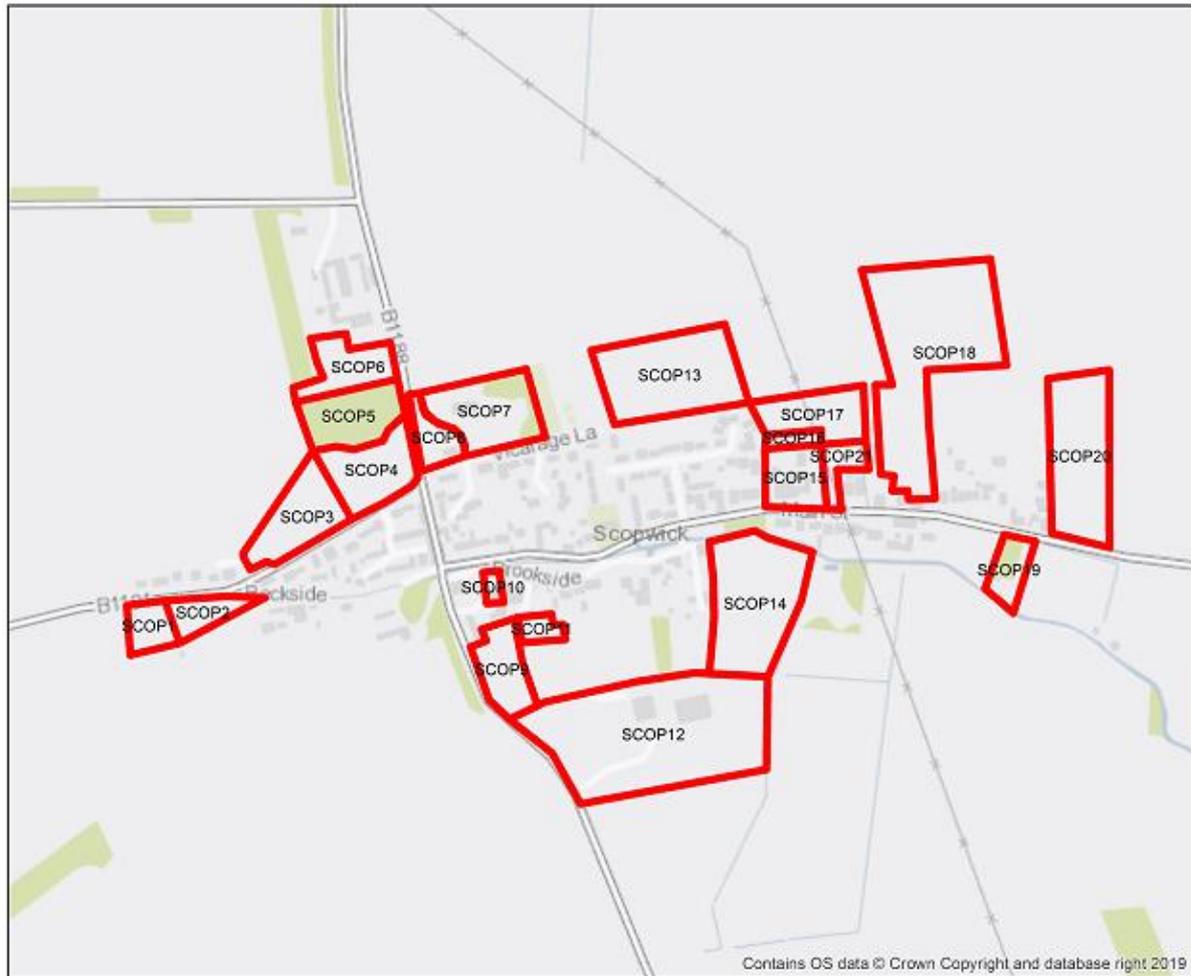
Sites	Site source	Taken forward for assessment
SCOP1- Land to the south of Heath Road (west)	Neighbourhood Plan Call for Sites	Yes
SCOP2 – Land to the south of Heath Road	HELAA	Yes
SCOP3 – Land to the west of Scopwick	HELAA	Yes
SCOP4 – Scopwick House and Paddock	HELAA	Yes
SCOP5 - Scopwick House and Paddock	Neighbourhood Plan Call for Sites	Yes
KG5 - Land to the west of Church Lane (south)	Neighbourhood Plan Call for Sites	Yes
SCOP6 – Scopwick House and Paddock	HELAA	Yes
SCOP7 – Land to the north of Vicarage Lane	HELAA	Yes
SCOP8 – Land at 1 Vicarage Lane	HELAA	Yes
SCOP9 - Land to the east of the B1188 (north)	Neighbourhood Plan Call for Sites	Yes
SCOP10 - Land at 6 Brookside	Neighbourhood Plan Call for Sites	Yes
SCOP11 - Land at the rear of 12 Brookside	Neighbourhood Plan Call for Sites	Yes
SCOP12 - Land to the east of the B1188 (south)	Neighbourhood Plan Call for Sites	Yes
SCOP13 - Land to the north of Vicarage Lane (east)	Neighbourhood Plan Call for Sites	Yes
SCOP14 – Land adjacent to Bridge Lane	HELAA	Yes
SCOP21 - Land to the north of Main Street	HELAA	Yes
SCOP15 - Land to the north of Main Street (Scopwick west)	Neighbourhood Plan Call for Sites	Yes

SCOP16- Land off Main Street/ to the east of Willow Close	Neighbourhood Plan Call for Sites	Yes
SCOP17- Land off Main Street	HELAA	Yes
SCOP18 - Land to the north of 7 Main Street	Neighbourhood Plan Call for Sites	Yes
RAFD1 – Land to the west of Heath Road, RAF Digby	HELAA	Yes
SCOP19 - Land to the south of Main Street (Scopwick)	Neighbourhood Plan Call for Sites	Yes
SCOP20- Land east of Scopwick village at Main Street	HELAA	Yes
KG1 - Land to the west of Braemar Residential Park	Neighbourhood Plan Call for Sites	Yes
KG2 - Land to the south of Main Street (KG west)	Neighbourhood Plan Call for Sites	Yes
KG3 - Land to the north of Main Street (KG west)	Neighbourhood Plan Call for Sites	Yes
KG4 - Land to the south of Church Lane (north)	Neighbourhood Plan Call for Sites	Yes
KG6 - Land to the north of Main Street (KG east)	Neighbourhood Plan Call for Sites	Yes
KG7 - Land to the east of Main Street	Neighbourhood Plan Call for Sites	Yes
KG8 - Land to the east of the Poultry Farm	Neighbourhood Plan Call for Sites	Yes
KG9 - Land to the east of Church Lane	Neighbourhood Plan Call for Sites	Yes

## 5. Site Assessment Summary

- 5.1 30 sites were assessed to consider whether they would be suitable for allocation in the SKGNP for housing and one site for employment use.
- 5.2 **Table 5-1** sets out a summary of the site assessments, which should be read alongside the full assessments available in the proformas in Appendix A and Appendix B.
- 5.3 The last column on the table gives a 'traffic light' rating for each site, indicating whether each site is suitable and available for development and therefore could be considered as a potential site for allocation. Red indicates the site is not suitable, green indicates it is suitable. Amber indicates that there are issues that would need to be resolved or mitigated before it was allocated.
- 5.4 The summary found three sites as appropriate for allocation in the Neighbourhood Plan, 11 sites as potentially appropriate for allocation in the neighbourhood plan and the remaining 17 sites as not appropriate for allocation in the neighbourhood plan.
- 5.5 It is important to note that sites must be available to be allocated in the neighbourhood plan.
- 5.6 **Figure 5-1, 5-2 and 5-3** map the sites included in the assessment.

## Scopwick Sites for Assessment

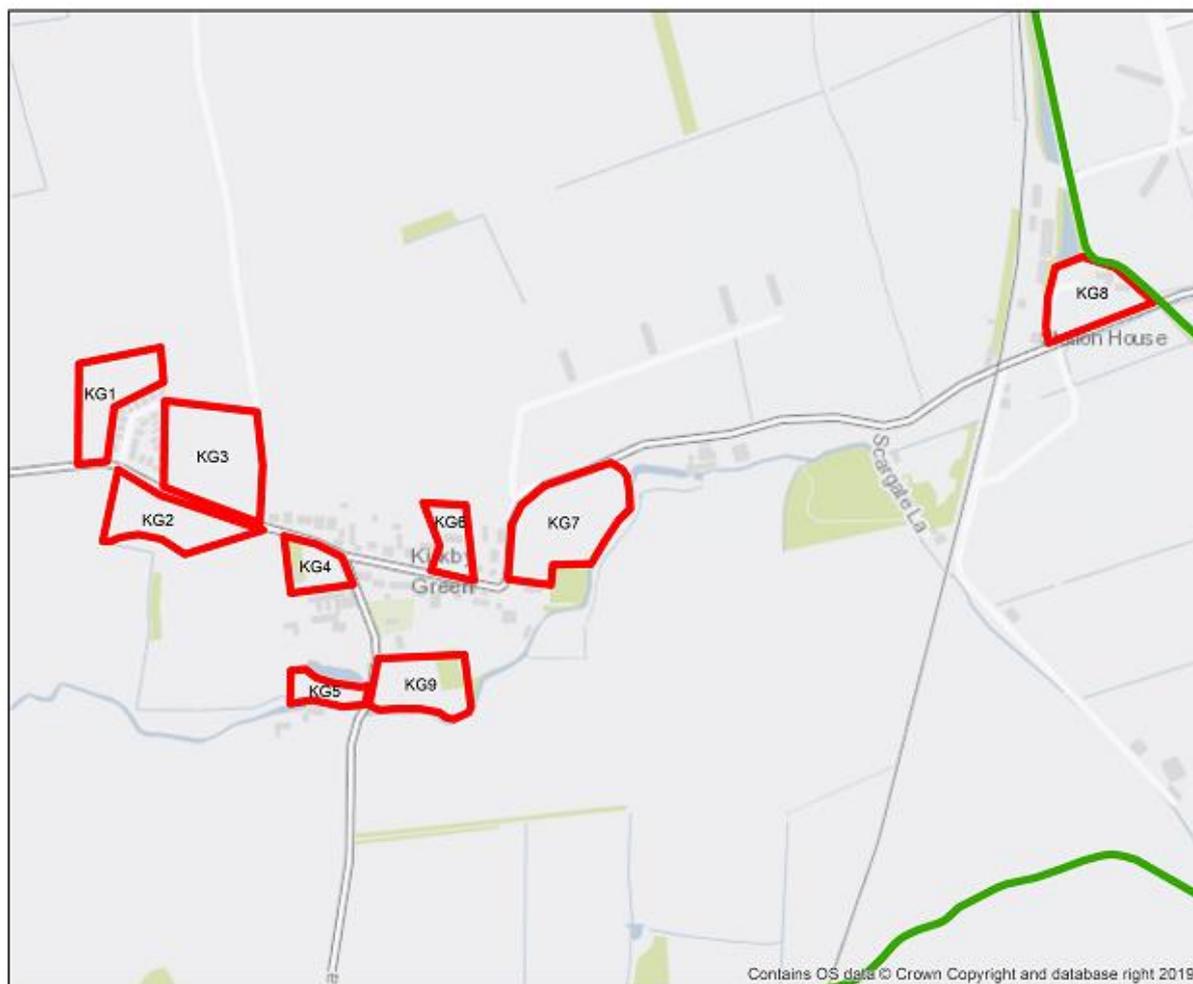


- Legend**
-  Parish Boundary
  -  Site Boundary



Figure 5-1 Scopwick Sites for Assessment

## Kirkby Green Sites for Assessment



### Legend

-  Parish Boundary
-  Site Boundary



0 0.035 0.07 0.14 0.21 0.28 Miles

Figure 5-2 Kirkby Green Sites for Assessment

## RAF Digby Site for Assessment



### Legend

-  Parish Boundary
-  Site Boundary



0 0.050.1 0.2 0.3 0.4  
Miles

Figure 5-3 RAF Digby Site for Assessment

**Table 5-1: Site Assessment Summary Table**

Site Reference	Address/location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	HELAA ref. and findings	Existing Land Use	Overall RAG rating	Justification
SCOP1	Land to the south of Heath Road (west)	0.31	N/A	N/A	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is not considered to be in conformity with Policy LP2 as it is not in an appropriate location according to the policy, as it would alter the development pattern of the village and extend into rural countryside on Grade 2 very good quality agricultural land. The site is removed from the core built-up area of the village, is part of a larger agricultural field and does not contain natural boundaries to enclose development to mitigate landscape and visual impact. The site is not suitable for allocation in the Neighbourhood Plan as it is not an appropriate location and therefore does not meet Local Plan policy.
SCOP2	Land to the south of Heath Road (east)	0.32	N/A	Site Ref: NK/SCOP/009 - Some or all of site in Flood Risk Zone 2 and more than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is considered to be in conformity with Policy LP2 as it appears to be in an appropriate location according to the policy. However, it falls into the last category of the priority list set out in Policy LP4. The site is within Flood Zone 3 and at a high risk of flooding. On this basis, the site is found to be not suitable for allocation consideration.

				Area within 200m. The site is available.			
SCOP3	Land to the west of Scopwick	1.65	42 (HELAA capacity)	Site Ref: NK/SCOP/008 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.	Agricultural	<b>The site is potentially suitable, available and achievable</b>	The site is considered to conflict with Policy LP2 as it appears not to be in an appropriate location according to the policy. However, a small amount of development on the west part of site immediately adjacent to and forming a continuation of the houses on Heath Row could be considered. The site is potentially suitable for partial allocation in the Neighbourhood Plan, subject to demonstrating the housing requirement cannot be met within the current development footprint.
SCOP4	Scopwick House and Paddock	1.04	N/A	Site Ref: NK/SCOP/007 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is not considered to be in conformity with Policy LP2 as it is not in an appropriate location according to the policy as it would alter the development pattern of the village and extend into rural countryside, as demonstrated in the recent planning application. There is currently no development on this side of vicarage lane so the development would not relate well to the existing village form.
KG5	Land to the west of Church Lane (south)	0.38	N/A	N/A	Gardens	<b>The site is not currently suitable, available and achievable</b>	The site is not considered to be in conformity with Policy LP2 as it is not in an appropriate location according to the policy, as it would alter the development pattern of the village and extend into rural countryside. The site is not

							suitable for allocation in the Neighbourhood Plan as it is an inappropriate location and it has a high risk of flooding.
SCOP5	Scopwick House and Paddock	1.22	N/A	Site Ref: NK/SCOP/006 (covers both SCOP5 and SCOP6) - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building on site and Conservation Area within 200m. The site is available.	Woodland	<b>The site is not currently suitable, available and achievable</b>	The site is not considered to be in conformity with Policy LP2 as it is not an appropriate location according to the policy, as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.
SCOP6	Scopwick House and Paddock	1.44	N/A	Site Ref: NK/SCOP/006 (covers both SCOP5 and SCOP6) - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building on site and Conservation Area within	Gardens	<b>The site is not currently suitable, available and achievable</b>	The site is not considered to be in conformity with Policy LP2 as it is not in an appropriate location according to the policy, as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.

				200m. The site is available.			
SCOP7	Land to the north of Vicarage Lane (west)	1.14	29 (HELAA capacity)	Site Ref: NK/SCOP/005 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.	Agricultural	<b>The site is potentially suitable, available and achievable</b>	The site is considered to be in conformity with Policy LP2 as it appears to be in an appropriate location according to the policy. It is partially previously developed therefore is second on the priority ranking of sites. The site is potentially suitable for allocation in the Neighbourhood Plan, providing it is demonstrated the housing requirement cannot be met within the current development footprint.
SCOP8	Land at 1 Vicarage Lane	0.39	1 (HELAA capacity)	Site Ref: NK/SCOP/011 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. The site is available.	Gardens	<b>The site is potentially suitable, available and achievable</b>	The site is considered to be in conformity with Policy LP2 as it appears to be in an appropriate location according to the policy. In addition, it is partially previously developed therefore is second on the priority ranking of sites. The site is potentially suitable for allocation in the Neighbourhood Plan, providing it is demonstrated the housing requirement cannot be met within the current development footprint.
SCOP9	Land to the east of the B1188 (north)	0.58	14 (AECOM estimate)	N/A	Agricultural	<b>The site is potentially suitable, available and achievable</b>	The site is not considered to be in conformity with Policy LP2 as it is not in an appropriate location according to policy as it would alter the development pattern of the village and extend into rural countryside. However, it is possible the northern part of the site could be considered adjacent to the existing extent of the built form, behind the new build houses adjacent to the B1188 and together with Site

							11. Access would need to be confirmed. A reduced site area for small scale housing is potentially suitable for allocation in the Neighbourhood Plan if no other sites of a higher category in terms of location were available.
SCOP10	Land at 6 Brookside	0.1	3 (AECOM estimate)	N/A	Dwelling and curtilage	<b>The site is suitable, available and achievable</b>	The site is considered to be in conformity with Policy LP2 as it is in an appropriate location according to policy. It is previously developed land within the existing development footprint of the village; therefore it is top of the priority ranking of sites. The site is potentially suitable for allocation in the Neighbourhood Plan for a limited amount of development.
SCOP11	Land at the rear of 12 Brookside	0.21	6 (AECOM estimate)	N/A	Agricultural	<b>The site is potentially suitable, available and achievable</b>	The site is considered to potentially be in conformity with Policy LP2 as it appears to be an appropriate location according to policy, possibly in conjunction with site 9. However, it would alter the development pattern of the village and extend into rural countryside. The site is potentially suitable for allocation in the neighbourhood plan for small scale housing if access to the site could be achieved from Brookside and if no other sites of a higher category in terms of location were available.
SCOP12	Land to the east of the B1188 (south)	3.86	N/A	N/A	Agricultural	<b>The site is potentially suitable, available and achievable</b>	The site is potentially suitable for allocation in the Neighbourhood Plan for employment use, subject to any proposal ensuring it complies with Local Plan Policy LP5.
SCOP13	Land to the north of	2.29	N/A	N/A	Agricultural	<b>The site is not currently suitable,</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not

	Vicarage Lane (east)					<b>available and achievable</b>	suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.
SCOP14	Land adjacent to Bridge Lane	1.95	N/A	Part of the site is included in the HELAA. Site Ref: NK/SCOP/004 – Some or all of site in Flood Risk Zone 2 and more than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The northern part of the site is in conformity with policy LP2 as it is an appropriate location however, it falls at the bottom of the priority list set out in Policy LP4. The site however has access constraints along the narrow Brookside lane, where upgrade for two way access would harm the character of the Scopwick Conservation Area. The site is adjacent to a watercourse with medium to high flood risk along the northern edge and shares access with a public right of way. The site is not suitable for allocation in the Neighbourhood Plan due to access constraints.
SCOP21	Land to the north of Main Street (Scopwick east)	0.38	11 (HELAA capacity)	Site Ref: NK/SCOP/002 - Listed Building within 200m and Conservation Area within 200m. The site is available.	Agricultural	<b>The site is potentially suitable, available and achievable</b>	The site is in conformity with Policy LP2 as it is infill within the existing development footprint, however it is a greenfield site so lower priority. Powerline crossing the site could be a constraint to development, which would require consultation with the local planning authority. The site is potentially suitable for allocation in the Neighbourhood Plan, If the issue of powerlines can be resolved or mitigated through design.

SCOP15	Land to the north of Main Street (Scopwick west)	0.53	15 (AECOM estimate)	N/A	Former Care Home	<b>The site is suitable, available and achievable</b>	The site is in conformity with Policy LP2 as it is in an appropriate location, as it is previously developed land within the existing development footprint of the village, therefore it is top of the priority ranking of sites. The site is suitable for allocation in the Neighbourhood Plan. However, the site viability would need to be investigated before allocation, given the change of use or demolition required.
SCOP16	Land off Main Street/ to the east of Willow Close	0.1	2	N/A	Agricultural	<b>The site is potentially suitable, available and achievable</b>	The site is considered to be in conformity with Policy LP2 as it appears to be an appropriate location according to policy. However, it falls at the bottom of the priority list set out in Policy LP4. The site is potentially suitable for allocation in the Neighbourhood Plan, subject to demonstrating the housing requirement cannot be met within the current development footprint and the powerline issue mitigated through design.
SCOP17	Land off Main Street/ to the east of Vicarage Lane	0.85	22 (HELAA capacity)	Site Ref: NK/SCOP/003 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.	Agricultural	<b>The site is potentially suitable, available and achievable</b>	The site is considered to be in conformity with Policy LP2 as it appears to be an appropriate location according to policy. However, it falls at the bottom of the priority list set out in Policy LP4. The site is potentially suitable for allocation in the Neighbourhood Plan, subject to demonstrating the housing requirement cannot be met within the current development footprint and the powerline issue can be mitigated through design. In addition, access would need to be upgraded.

SCOP18	Land to the north of 7 Main Street	5.83	N/A	N/A	Agricultural	<b>The site is not currently suitable, available and achievable</b>	Part of the site, closest to the existing dwellings to the south, may be considered to be in conformity with Policy LS2 as it appears to be an appropriate location according to policy. However, it falls at the bottom of the priority list set out in LP4. The site is not suitable for allocation in the Neighbourhood Plan as there is no indication of how the site could be accessed.
RAFD1	Land to the west of Heath Road, RAF Digby	12.19	219 (HELAA capacity)	Site Ref: NK/SCOP/010 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. The site is available.	Former RAF base grounds	<b>The site is potentially suitable, available and achievable</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location according to the policy as it would alter the development pattern of the village and extend into rural countryside. It is well located for access to the RAF Digby facilities including primary school. However, this site should be discussed with NKDC as it is possible it could be acceptable as an allocation to serve the RAF Digby accommodation needs either in full or on a reduced site area subject to need for affordable housing being identified for this location.
SCOP19	Land to the south of Main Street (Scopwick)	0.36	N/A	N/A	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside. In addition, access would require land outside the site boundary for which availability would need to be established. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.
SCOP20	Land east of Scopwick	1.49	N/A	Site Ref: NK/SCOP/001 - More than 50% of the site is	Agricultural	<b>The site is not currently suitable,</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside as ribbon

	village at Main Street			Grade 1, 2 or 3 agricultural land class. The site is available.		<b>available and achievable</b>	development. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.
KG1	Land to the west of Braemar Residential Park	1.19	N/A	N/A	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.
KG2	Land to the south of Main Street (KG west)	1.55	N/A	N/A	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.
KG3	Land to the north of Main Street (KG west)	1.45	N/A	N/A	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.
KG4	Land to the south of Church Lane (north)	0.51	12 (AECOM estimate)	N/A	Gardens	<b>The site is potentially suitable, available and achievable</b>	The site is in conformity with Policy LP2 as it is infill within the existing development footprint. The site is located at a key location in the village at the entrance to church lane and contains mature trees. The site is in close proximity to Grade II The Manor House and The Farmyard and any development would need to be limited and would require sensitive design. The site is potentially suitable for allocation in the Neighbourhood Plan.

KG6	Land to the north of Main Street (KG east)	0.38	11 (AECOM estimate)	N/A	Agricultural	<b>The site is suitable, available and achievable</b>	The site is in conformity with Policy LP2 as it is infill within the existing development footprint. The site is suitable for allocation in the Neighbourhood Plan.
KG7	Land to the east of Main Street	1.55	N/A	N/A	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.
KG8	Land to the east of the Poultry Farm	1	N/A	N/A	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.
KG9	Land to the east of Church Lane	0.93	N/A	N/A	Agricultural	<b>The site is not currently suitable, available and achievable</b>	The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.

# Conclusions

## Site assessment conclusions

5.7 The site assessment has found that of the 31 sites considered three sites are suitable for allocation in the Neighbourhood Plan due to only minor constraints. These are;

- **SCOP10** is previously developed land within the existing development footprint and is suitable for a limited amount of development.
- **SCOP15** is previously developed land within the existing development footprint and is suitable for allocation. However, viability may need to be investigated given the change of use/ demolition requirements.
- **KG6** is an infill site within the existing development footprint and is suitable for allocation.

5.8 The following 11 sites are potentially suitable for allocation in the Neighbourhood Plan subject to the mitigation of various constraints and/or consultation with NKDC.

- **SCOP3** is a greenfield site on the edge of the existing development footprint and is potentially suitable subject to demonstrating the housing requirement cannot be met within the current development footprint.
- **SCOP7** is a greenfield site on the edge of the existing development footprint and is potentially suitable subject to demonstrating the housing requirement cannot be met within the current development footprint.
- **SCOP8** is a greenfield site on the edge of the existing development footprint and is potentially suitable subject to demonstrating the housing requirement cannot be met within the current development footprint.
- **SCOP9** is a greenfield site on the edge of the existing development footprint and is potentially suitable subject to confirming access and no other sites of a higher category in terms of location were available.
- **SCOP11** is a greenfield site on the edge of the existing development footprint and is potentially suitable for small scale housing subject to confirmation of access and no other sites of a higher category in terms of location were available.
- **SCOP12** is a partially previously developed site proposed for employment uses and is potentially suitable subject to any proposal complying with the requirements set out in Local Plan Policy LP5.
- **SCOP16** is a greenfield site on the edge of the existing development footprint and is potentially suitable subject to demonstrating the housing requirement cannot be met within the current development footprint and more suitable sites not being available.
- **SCOP17** is a greenfield site on the edge of the existing development footprint and is potentially suitable subject to demonstrating the housing requirement cannot be met within the current development footprint and the powerline issue can be mitigated through design.
- **SCOP21** is a greenfield within the existing development footprint and is potentially suitable for allocation if the issue of powerlines can be resolved or mitigated through design.
- **RAFD1** is a large greenfield site on the edge of RAF Digby and is potentially suitable for allocation for affordable housing subject to consultation with NKDC and an identified need.
- **KG4** consists of gardens within the existing development footprint and is potentially suitable for allocation subject to mitigation on impact on heritage assets and would require a sensitive design.

- 5.9 The availability of all suitable and potentially suitable sites will need to be established before any allocation can be made. For the purposes of this assessment all sites were all considered to be available given that they were promoted through the Neighbourhood Plan Call for Sites. However, as AECOM were not supplied with the information collected from this exercise it is not possible to ensure all the sites were actually promoted by the landowner.
- 5.10 The remaining 17 sites (**SCOP1, SCOP2, SCOP4, KG5, SCOP5, SCOP6, SCOP13, SCOP14, SCOP18, SCOP19, SCOP20, KG1, KG2, KG3, KG7, KG8** and **KG9**) are not suitable for allocation in the Neighbourhood Plan due to significant constraints such as lack of conformity with higher level plans, access and environmental constraints.

## Next Steps

- 5.11 Should SKGPC decide to allocate a site or sites, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:
- The findings of this site assessment;
  - A confirmation of availability of the sites;
  - An assessment of viability;
  - Community consultation;
  - Discussions with North Kesteven District Council;
  - Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan;
  - Any other evidence that becomes available, such as assessments of constraints such as local transport or infrastructure capacity; and
  - Other considerations such as the appropriate density of the proposed sites to reflect local character.

## Other considerations

### Viability

- 5.12 As part of the site selection process, it is recommended that the Neighbourhood Group discusses site viability with North Kesteven District Council and with landowners and site developers. The Local Plan evidence bases may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

### Affordable Housing

- 5.13 Of the 30 sites consider for housing in this assessment 14 are potentially suitable for allocation. Nine of these sites have the potential to accommodate **10 or more dwellings** and would be required to include a proportion of affordable housing<sup>12</sup>. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>13</sup>), starter homes, affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.

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<sup>12</sup> see NPPF para 62-64

<sup>13</sup> Discounted homes for sale to those with a local connection. See <https://www.gov.uk/government/consultations/first-homes> for details.

# Appendix A - Proformas

# SCOP1

## 1. Site Details

<b>Site Reference / Name</b>	SCOP1
<b>Site Address / Location</b>	Land to the south of Heath Road (west)
<b>Gross Site Area</b> (Hectares)	0.31
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	9 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Source Protection Zone

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Medium risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

Yes / No / Unknown

Grade 2

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - the current access would need to be upgraded.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	<400	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><span style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></span></li> <li><span style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></span></li> <li><span style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></span></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><i>In an appropriate location?</i>  <i>Not in an appropriate location?</i></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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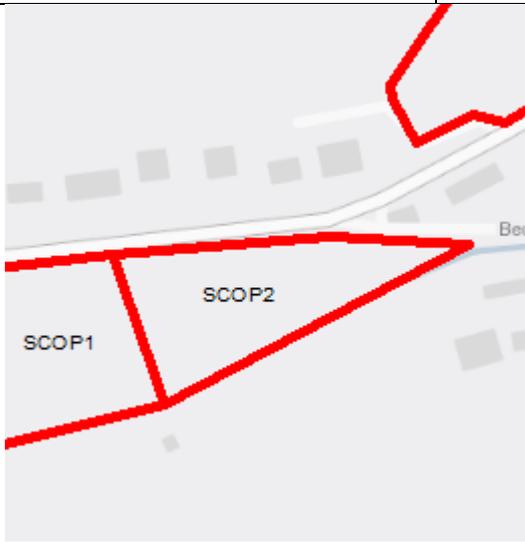
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not suitable, available and achievable</b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not considered to be in conformity with Policy LP2 as it is not an appropriate location according to the policy, as it would alter the development pattern of the village and extend into rural countryside on Grade 2 very good quality agricultural land. The site is removed from the core built-up area of the village, is part of a larger agricultural field and does not contain natural boundaries to enclose development to mitigate landscape and visual impact. The site is not suitable for allocation in the Neighbourhood Plan as it is not an appropriate location and therefore does not meet Local Plan policy.</p>

# SCOP2

## 1. Site Details

<b>Site Reference / Name</b>	SCOP2
<b>Site Address / Location</b>	Land to the south of Heath Road (east)
<b>Gross Site Area (Hectares)</b>	0.32
<b>SHLAA/SHELAA Reference (if applicable)</b>	Site Ref: NK/SCOP/009 - Some or all of site in Flood Risk Zone 2 and more than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.
<b>Existing land use</b>	Green land/ field
<b>Land use being considered</b>	Housing
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	9 (HELAA capacity)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Source Protection Zone</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>High Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes within</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	<400	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - adjacent to the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>9</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <span style="color: green;">suitable and available</span></b>  <b>The site is <span style="color: orange;">potentially suitable, and available.</span></b>  <b>The site is <span style="color: red;">not currently suitable, and available.</span></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is considered to be in conformity with Policy LP2 as it appears to be in an appropriate location according to the policy. However, it falls into the last category of the priority list set out in Policy LP4. The site is within Flood Zone 3 and at a high risk of flooding. On this basis, the site is found to be not suitable for allocation consideration.</p>

# SCOP3

## 1. Site Details

<b>Site Reference / Name</b>	SCOP3
<b>Site Address / Location</b>	Land to the west of Scopwick
<b>Gross Site Area</b> (Hectares)	1.65
<b>SHLAA/SHELAA Reference</b> (if applicable)	Site Ref: NK/SCOP/008 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	42 (HELAA capacity)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Source Protection Zone</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	<400	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
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<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>
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## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>42 (HELAA capacity)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is <i>potentially suitable, available and achievable</i></b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site as submitted is considered to conflict with Policy LP2 as it appears not to be in an appropriate location according to the policy. However, a small amount of development on the west part of site immediately adjacent to and forming a continuation of the houses on Heath Row could be considered. The site is potentially suitable for partial allocation in the Neighbourhood Plan, subject to demonstrating the housing requirement cannot be met within the current development footprint.</p>

# SCOP4

1. Site Details	
<b>Site Reference / Name</b>	SCOP4
<b>Site Address / Location</b>	Scopwick House and Paddock
<b>Gross Site Area</b> (Hectares)	1.04
<b>SHLAA/SHELAA Reference</b> (if applicable)	Site Ref: NK/SCOP/007 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	26 (HELAA estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	Planning Application Ref 17/0232/FUL for the erection of 16 dwellings was refused in 2017 due to the site not being appropriate in terms of its relationship with the village of Scopwick, it would extend into open countryside and would be out of scale and character for the existing village. The capacity is also too high as Policy LP2 states that proposals are limited to around 4 dwellings.
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Source Protection Zone</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	<400	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><span style="color: green;">Low sensitivity:</span> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><span style="color: orange;">Medium sensitivity:</span> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><span style="color: red;">High sensitivity:</span> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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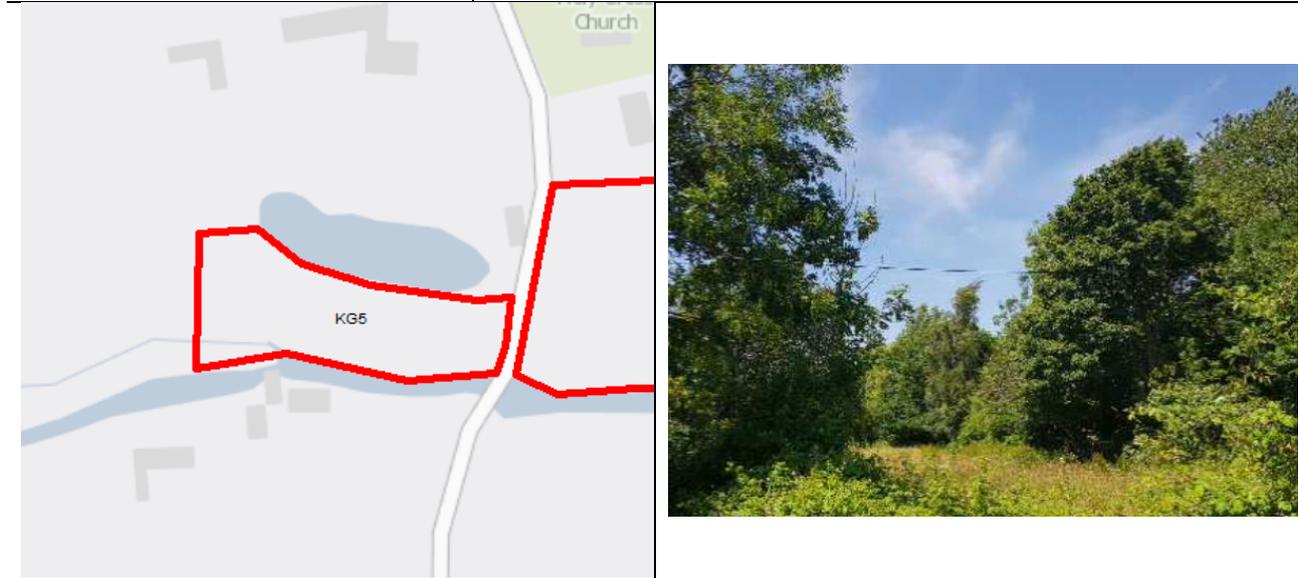
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <span style="color: green;">suitable and available</span></b>  <b>The site is <span style="color: orange;">potentially suitable, and available.</span></b>  <b>The site is <span style="color: red;">not currently suitable, and available.</span></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not considered to be in conformity with Policy LP2 as is not an appropriate location according to the policy as it would alter the development pattern of the village and extend into rural countryside, as demonstrated in the recent planning application. There is currently no development on this side of vicarage lane so the development would not relate well to the existing village form.</p>

# KG5

## 1. Site Details

<b>Site Reference / Name</b>	KG5
<b>Site Address / Location</b>	Land to the west of Church Lane (south)
<b>Gross Site Area</b> (Hectares)	0.38
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Gardens
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>High risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Medium risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Uneven</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created although the road is very narrow</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created although the road is very narrow</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, both within and adjacent. The whole site is very overgrown.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	>800	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <span style="color: green;">Low sensitivity</span>: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <span style="color: orange;">Medium sensitivity</span>: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <span style="color: red;">High sensitivity</span>: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - close proximity to Grade II Cottage to the west of Kirkby Green Mill, Kirkby Green Mill and Kirkby Green Mill House.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside</p>
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<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b></p> <p><b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>
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## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

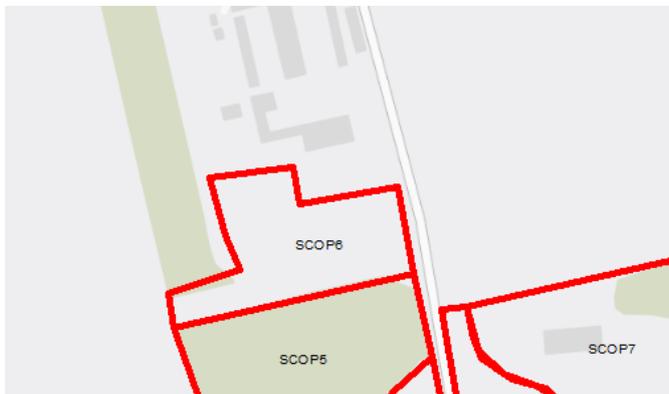
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not considered to be in conformity with Policy LP2 as it is not an appropriate location according to the policy, as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it is an inappropriate location and it has a high risk of flooding.</p>

# SCOP6

1. Site Details	
<b>Site Reference / Name</b>	SCOP6
<b>Site Address / Location</b>	Scopwick House and Paddock
<b>Gross Site Area</b> (Hectares)	0.65
<b>SHLAA/SHELAA Reference</b> (if applicable)	Site Ref: NK/SCOP/006 (covers both SCOP5 and SCOP6) - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building on site and Conservation Area within 200m. The site is available.
<b>Existing land use</b>	Green land/ woodland and tennis courts
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	16 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Source Protection Zone</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>The wooded part of the site is very steep and drops off significantly towards SCOP5 which used to be an old quarry.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to Grade II Farmyard to the north of the Firs.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not considered to be in conformity with Policy LP2 as it is not an appropriate location according to the policy, as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# SCOP7

## 1. Site Details

<b>Site Reference / Name</b>	SCOP7
<b>Site Address / Location</b>	Land to the north of Vicarage Lane (west)
<b>Gross Site Area (Hectares)</b>	1.14
<b>SHLAA/SHELAA Reference (if applicable)</b>	Site Ref: NK/SCOP/005 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	29 (HELAA capacity)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Source Protection Zone</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - Site contains powerline and electricity pylons
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	<400	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues in relocating powerlines/ pylons</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>29 (HELAA capacity)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is potentially suitable, available and achievable</b>                   Potential viability issues in relocating powerlines/ pylons</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is considered to be in conformity with Policy LP2 as it appears to be in an appropriate location according to the policy. Although it is lowest on the priority ranking of sites. The site is potentially suitable for allocation in the Neighbourhood Plan, providing it is demonstrated the housing requirement cannot be met within the current development footprint.</p>

# SCOP8

## 1. Site Details

<b>Site Reference / Name</b>	SCOP8
<b>Site Address / Location</b>	Land at 1 Vicarage Lane
<b>Gross Site Area</b> (Hectares)	0.39
<b>SHLAA/SHLAA Reference</b> (if applicable)	Site Ref: NK/SCOP/011 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. The site is available.
<b>Existing land use</b>	Gardens
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	1 (HELAA capacity)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - Site contains powerline and electricity pylons
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	<400	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Partially previously developed</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
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<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b></p> <p><b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>
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## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues in relocating powerlines/ pylons</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>1 (HELAA capacity)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is potentially suitable, available and achievable</b>                   Potential viability issues in relocating powerlines/ pylons</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is considered to be in conformity with Policy LP2 as it appears to be in an appropriate location according to the policy. In addition, it is partially previously developed therefore is second on the priority ranking of sites. The site is potentially suitable for allocation in the Neighbourhood Plan, providing it is demonstrated the housing requirement cannot be met within the current development footprint.</p>

# SCOP9

## 1. Site Details

<b>Site Reference / Name</b>	SCOP9
<b>Site Address / Location</b>	Land to the east of the B1188 (north)
<b>Gross Site Area</b> (Hectares)	0.58
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	14 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Slightly sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes access could be created from the existing access road on Brookside to both sites 9 and 11 .</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes access could be created from the existing access road on Brookside to both sites 9 and 11 .</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes access could be created from the existing access road on Brookside to both sites 9 and 11 .</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	<400	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to Grade II The Royal Oak and adjacent to the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>14 (AECOM estimate)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is <i>potentially suitable, available and achievable</i></b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not considered to be in conformity with Policy LP2 as it is not an appropriate location according to policy as it would alter the development pattern of the village and extend into rural countryside. However, it is possible the northern part of the site could be considered adjacent to the existing extent of the built form, behind the new build houses adjacent to the B1188 and together with Site 11. Access would need to be confirmed. A reduced site area for small scale housing is potentially suitable for allocation in the Neighbourhood Plan if no other sites of a higher category in terms of location were available.</p>

# SCOP 10

1. Site Details	
<b>Site Reference / Name</b>	SCOP 10
<b>Site Address / Location</b>	Land at 6 Brookside
<b>Gross Site Area</b> (Hectares)	0.10
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Dwelling and curtilage
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	3 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>Ancient Woodland</li> <li>Area of Outstanding Natural Beauty (AONB)</li> <li>Biosphere Reserve</li> <li>Local Nature Reserve (LNR)</li> <li>National Nature Reserve (NNR)</li> <li>National Park</li> <li>Ramsar Site</li> <li>Site of Special Scientific Interest (SSSI)*</li> <li>Special Area of Conservation (SAC)</li> <li>Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>Green Infrastructure Corridor</li> <li>Local Wildlife Site (LWS)</li> <li>Public Open Space</li> <li>Site of Importance for Nature Conservation (SINC)</li> <li>Nature Improvement Area</li> <li>Regionally Important Geological Site</li> <li>Other</li> </ul>	<p>Yes - Source Protection Zone</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>Flood Zone 1: <i>Low Risk</i></li> <li>Flood Zone 2: <i>Medium Risk</i></li> <li>Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Slightly sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	<400	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to Grade II The Royal Oak and within the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of previously developed and greenfield land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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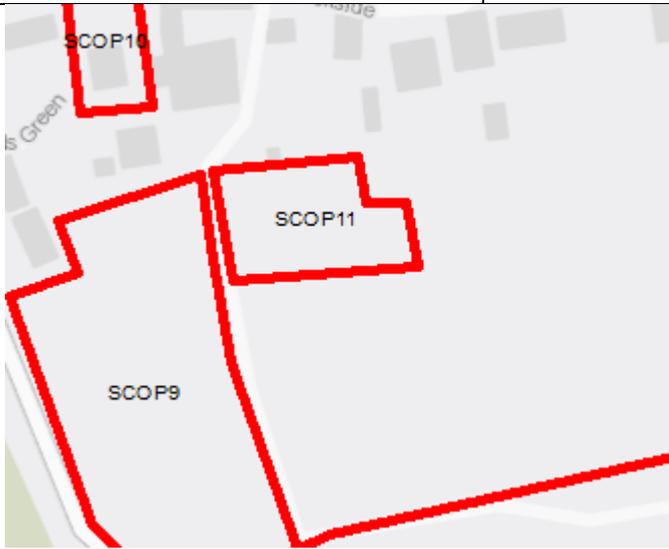
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>3 (AECOM estimate)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is suitable, available and achievable</b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is considered to be in conformity with Policy LP2 as it is in an appropriate location according to policy. It is partially previously developed land within the existing development footprint of the village; therefore it is top of the priority ranking of sites. The site is suitable for allocation in the Neighbourhood Plan for a limited amount of development.</p>

# SCOP11

## 1. Site Details

<b>Site Reference / Name</b>	SCOP11
<b>Site Address / Location</b>	Land at the rear of 12 Brookside
<b>Gross Site Area</b> (Hectares)	0.21
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	6 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p style="color: green; font-weight: bold;">No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green; font-weight: bold;">No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p style="color: green; font-weight: bold;">Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown- access could be created through the existing access from Brookside. This would need to be confirmed.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown- access could be created through the existing access from Brookside. This would need to be confirmed.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown- access could be created through the existing access from Brookside. This would need to be confirmed.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green; font-weight: bold;">No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green; font-weight: bold;">No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p style="color: orange; font-weight: bold;">Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	<400	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - adjacent to the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>6 (AECOM estimate)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is <i>potentially suitable, available and achievable</i></b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is considered to potentially be in conformity with Policy LP2 as it appears to be an appropriate location according to policy, possibly in conjunction with site 9. However, it would alter the development pattern of the village and extend into rural countryside. The site is potentially suitable for allocation in the neighbourhood plan for small scale housing if access to the site could be achieved from Brookside and if no other sites of a higher category in terms of location were available.</p>

# SCOP12

## 1. Site Details

<b>Site Reference / Name</b>	SCOP12
<b>Site Address / Location</b>	Land to the east of the B1188 (south)
<b>Gross Site Area</b> (Hectares)	3.86
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Employment
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access could be upgraded.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	400-800	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium - the site is very open to the west.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP5 Delivering Prosperity and Jobs.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Partially previously developed</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>N/A</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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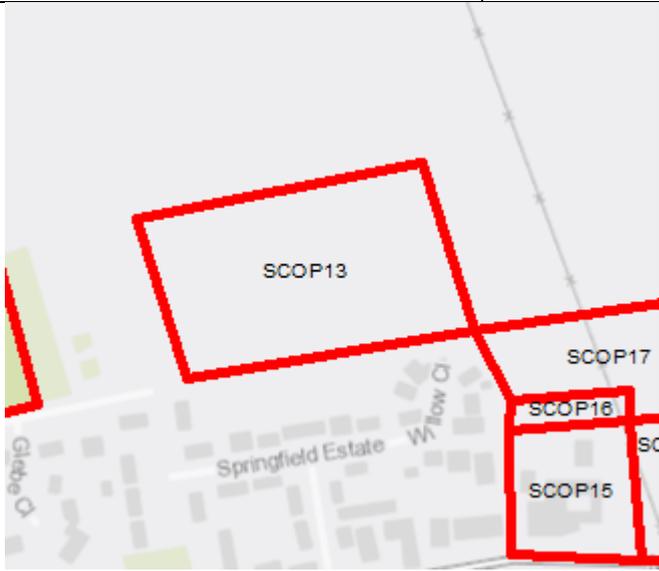
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is <i>potentially suitable, available and achievable</i></b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation in the Neighbourhood Plan for employment use, subject to any proposal ensuring it complies with Local Plan Policy LP5.</p>

# SCOP13

## 1. Site Details

<b>Site Reference / Name</b>	SCOP13
<b>Site Address / Location</b>	Land to the north of Vicarage Lane (east)
<b>Gross Site Area</b> (Hectares)	2.29
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	400-800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

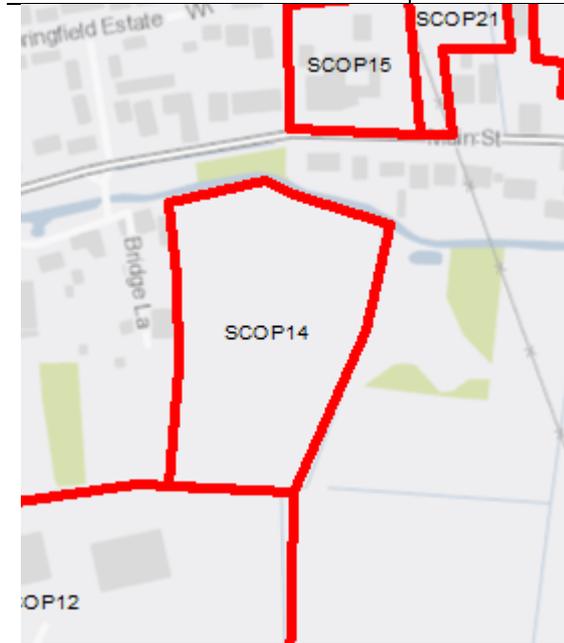
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not in an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# SCOP14

1. Site Details	
<b>Site Reference / Name</b>	SCOP14
<b>Site Address / Location</b>	Land adjacent to Bridge Lane
<b>Gross Site Area</b> (Hectares)	1.95
<b>SHLAA/SHELAA Reference</b> (if applicable)	Part of the site is included in the HELAA. Site Ref: NK/SCOP/004 – Some or all of site in Flood Risk Zone 2 and more than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	51 (HELAA capacity)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low risk.  
The northern eastern part of the site is within Flood Zone 2 and 3.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

Yes / No / Unknown

Grade 3

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created however access road is narrow and would not be suitable for a large increase in traffic.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created however access road is narrow</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, footpath along the western boundary.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Powerlines along western boundary
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	400-800	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<span style="color: green; font-size: 1.2em;">Low</span>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to Grade II Gresham and adjacent to the Conservation Area.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
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<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b></p> <p><b>Not in an appropriate location?</b></p>	<p>The northern part of the site (the part submitted in the HELAA) may be classed as an appropriate location but the site as a whole would not.</p>
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## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues regarding the relocation of telegraph poles.</p>
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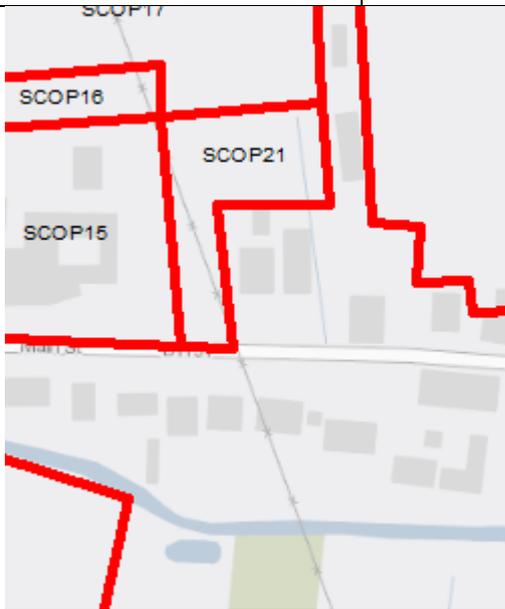
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b></p> <p>Potential viability issues regarding the relocation of telegraph poles.</p>
<p><b>Summary of justification for rating</b></p>	<p>The northern part of the site is in conformity with policy LP2 as it is an appropriate location however, it falls at the bottom of the priority list set out in Policy LP4. The site however has access constraints along the narrow Brookside lane, where upgrade for two way access would harm the character of the Scopwick Conservation Area. The site is adjacent to a watercourse with medium to high flood risk along the northern edge and shares access with a public right of way. The site is not suitable for allocation in the Neighbourhood Plan due to access constraints.</p>

# SCOP21

## 1. Site Details

<b>Site Reference / Name</b>	SCOP21
<b>Site Address / Location</b>	Land to the north of Main Street (Scopwick east)
<b>Gross Site Area</b> (Hectares)	0.38
<b>SHLAA/SHELAA Reference</b> (if applicable)	Site Ref: NK/SCOP/002 - Listed Building within 200m and Conservation Area within 200m. The site is available.
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	11 (HELAA capacity)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
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<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b></p> <p><b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>
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## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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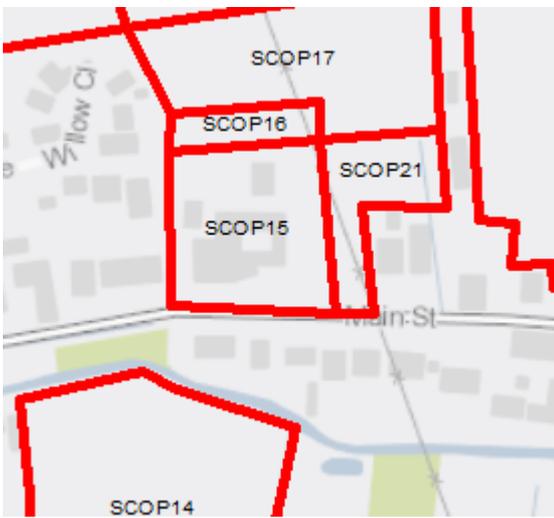
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>11 (HELAA capacity)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is <i>potentially suitable, available and achievable</i></b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is in conformity with Policy LP2 as it is infill within the existing development footprint, however it is a greenfield site so lower priority. Powerline crossing the site could be a constraint to development, which would require consultation with the local planning authority. The site is potentially suitable for allocation in the Neighbourhood Plan, if the issue of powerlines can be resolved or mitigated through design.</p>

# SCOP15

## 1. Site Details

<b>Site Reference / Name</b>	SCOP15
<b>Site Address / Location</b>	Land to the north of Main Street (Scopwick west)
<b>Gross Site Area</b> (Hectares)	0.53
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Former Care Home
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	15 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	400-800	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues due to required demolition works.</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>15 (AECOM estimate)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <span style="color: green;">suitable and available</span></b>  <b>The site is <span style="color: orange;">potentially suitable, and available.</span></b>  <b>The site is <span style="color: red;">not currently suitable, and available.</span></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is suitable, available and achievable</b>          Potential viability issues due to required demolition works.</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is in conformity with Policy LP2 as it is in an appropriate location, as it is previously developed land within the existing development footprint of the village, therefore it is top of the priority ranking of sites. The site is suitable for allocation in the Neighbourhood Plan. However, the site viability would need to be investigated before allocation, given the change of use or demolition required.</p>

# SCOP17

## 1. Site Details

<b>Site Reference / Name</b>	SCOP17
<b>Site Address / Location</b>	Land off Main Street/ to the east of Vicarage Lane
<b>Gross Site Area</b> (Hectares)	0.85
<b>SHLAA/SHELAA Reference</b> (if applicable)	Site Ref: NK/SCOP/003 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building within 200m and Conservation Area within 200m. The site is available.
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	22 (HELAA capacity)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes - Site contains powerlines and pylons

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	400-800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

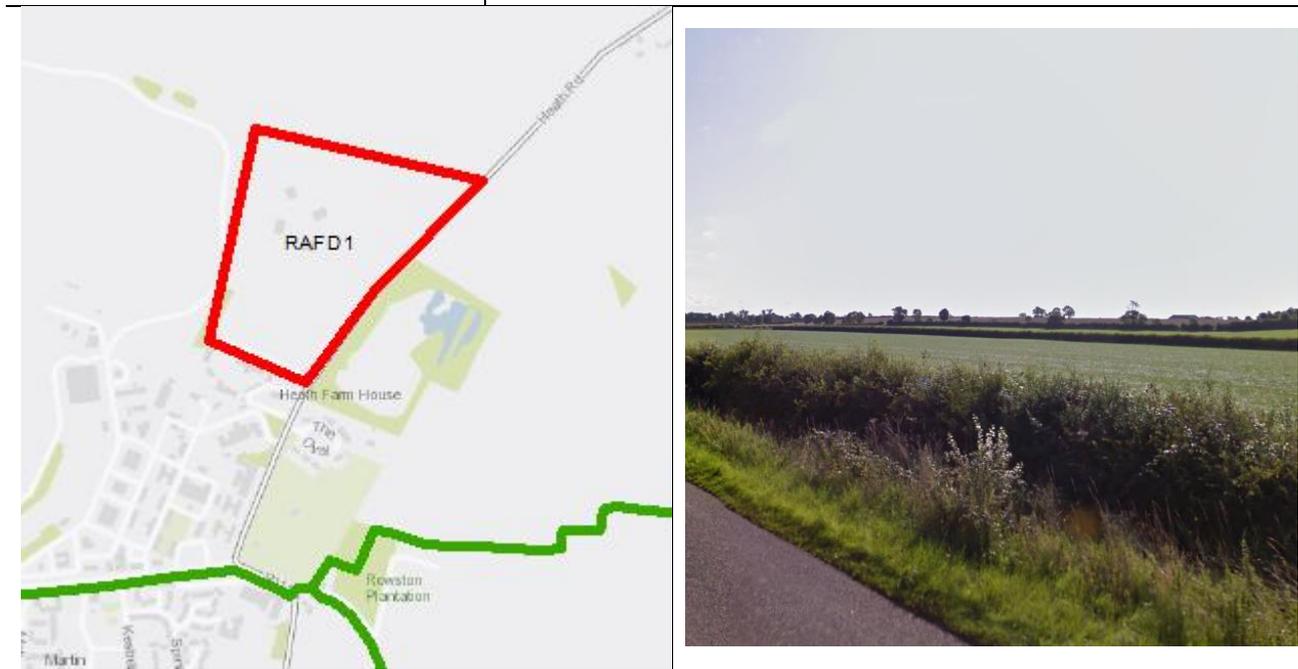
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues regarding the relocation of telegraph poles/ pylons</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>22 (HELAA capacity)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <span style="color: green;">suitable and available</span></b>  <b>The site is <span style="color: orange;">potentially suitable, and available.</span></b>  <b>The site is <span style="color: red;">not currently suitable, and available.</span></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is potentially suitable, available and achievable</b></p> <p>Potential viability issues regarding the relocation of telegraph poles/ pylons</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is considered to be in conformity with Policy LP2 as it appears to be an appropriate location according to policy. However, it falls at the bottom of the priority list set out in Policy LP4. The site is potentially suitable for allocation in the Neighbourhood Plan, subject to demonstrating the housing requirement cannot be met within the current development footprint and the powerline issue mitigated through design, in addition access would need to be upgraded.</p>

# RAFD1

1. Site Details	
<b>Site Reference / Name</b>	RAFD1
<b>Site Address / Location</b>	Land to the west of Heath Road, RAF Digby
<b>Gross Site Area</b> (Hectares)	12.19
<b>SHLAA/SHELAA Reference</b> (if applicable)	Site Ref: NK/SCOP/010 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. The site is available.
<b>Existing land use</b>	Former RAF base grounds
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	219 (HELAA capacity)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	RAF base and agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200	400-1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><i>In an appropriate location?</i>  <i>Not in an appropriate location?</i></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>219 (HELAA capacity)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is <i>potentially suitable, available and achievable</i></b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not an appropriate location according to the policy as it would alter the development pattern of the village and extend into rural countryside. It is well located for access to the RAF Digby facilities including primary school. However, this site should be discussed with NKDC as it is possible it could be acceptable as an allocation to serve the RAF Digby accommodation needs either in full or on a reduced site area subject to need for affordable housing being identified for this location.</p>

# SCOP19

## 1. Site Details

<b>Site Reference / Name</b>	SCOP19
<b>Site Address / Location</b>	Land to the south of Main Street (Scopwick)
<b>Gross Site Area</b> (Hectares)	0.36
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Part of the site is within high risk flood area</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created although it would require using land outside the site boundary therefore ownership and availability of this land would need to be established.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within and potential requirement of removal of these trees to create access.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	>800	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <span style="color: green;">Low sensitivity</span>: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <span style="color: orange;">Medium sensitivity</span>: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <span style="color: red;">High sensitivity</span>: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to Grade II 97-103 Main Street</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><i>In an appropriate location? Not in an appropriate location?</i></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

Yes potential to contribute to coalescence

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not an appropriate location as it would alter the development pattern of the village and extend into rural countryside. In addition, access would require land outside the site boundary for which availability would need to be established. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# SCOP20

## 1. Site Details

<b>Site Reference / Name</b>	SCOP20
<b>Site Address / Location</b>	Land east of Scopwick village at Main Street
<b>Gross Site Area</b> (Hectares)	1.49
<b>SHLAA/SHELAA Reference</b> (if applicable)	Site Ref: NK/SCOP/001 - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. The site is available.
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	38 (HELAA capacity)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	>800	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><span style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></span></li> <li><span style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></span></li> <li><span style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></span></li> </ul>	<span style="color: green; font-size: 1.2em;">Low</span>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

Yes potential to contribute to coalescence

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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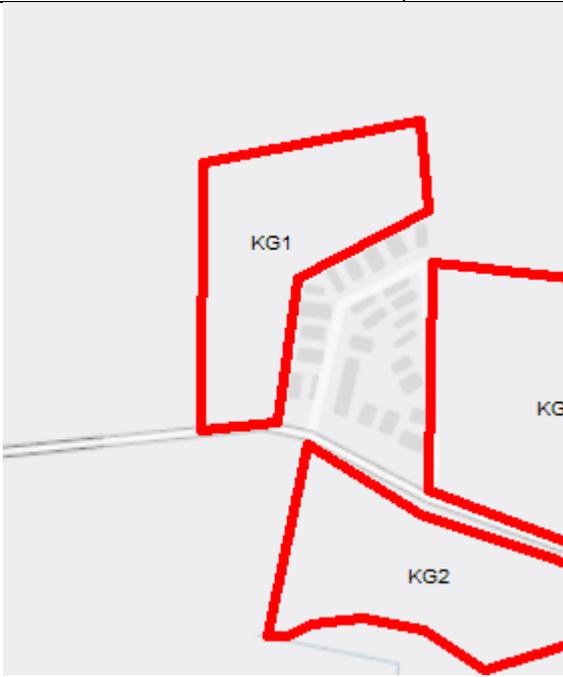
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not an appropriate location as it would alter the development pattern of the village and extend into rural countryside as ribbon development. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# KG1

## 1. Site Details

<b>Site Reference / Name</b>	KG1
<b>Site Address / Location</b>	Land to the west of Braemar Residential Park
<b>Gross Site Area</b> (Hectares)	1.19
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Caravan park and agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

Yes potential to contribute to coalescence

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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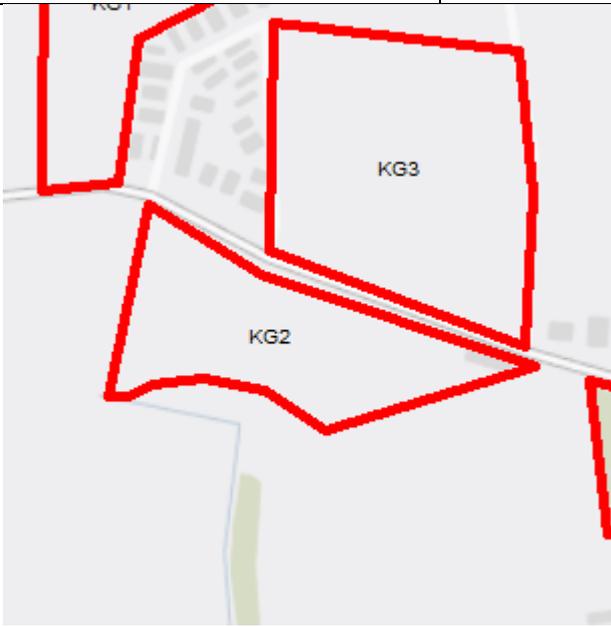
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# KG2

## 1. Site Details

<b>Site Reference / Name</b>	KG2
<b>Site Address / Location</b>	Land to the south of Main Street (KG west)
<b>Gross Site Area</b> (Hectares)	1.55
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Caravan park and agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

Yes potential to contribute to coalescence

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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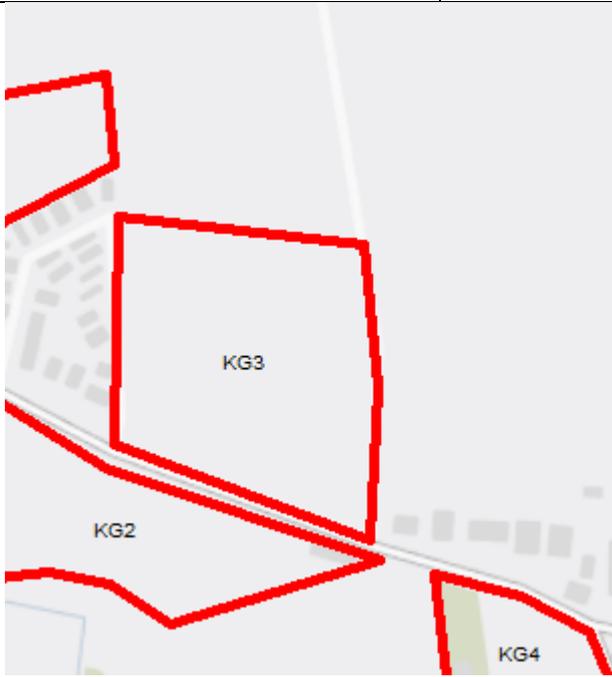
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# KG3

## 1. Site Details

<b>Site Reference / Name</b>	KG3
<b>Site Address / Location</b>	Land to the north of Main Street (KG west)
<b>Gross Site Area</b> (Hectares)	1.45
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Caravan park, agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Overhead powerlines

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><i>In an appropriate location? Not in an appropriate location?</i></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

Yes potential to contribute to coalescence

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues in relocating overhead powerlines</p>
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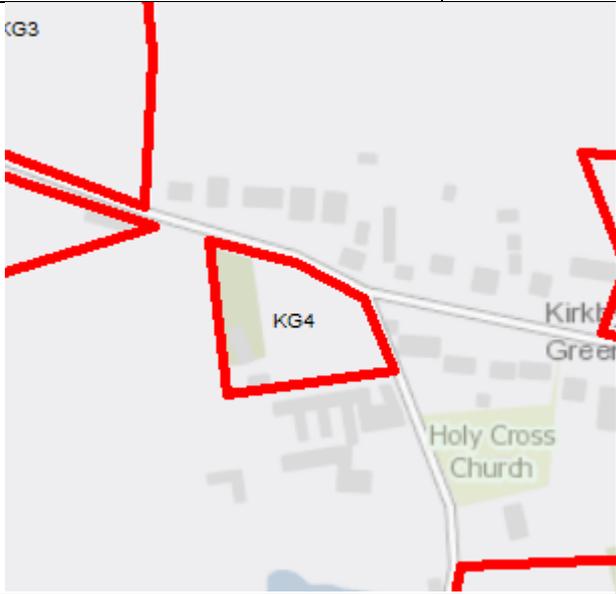
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>                   Potential viability issues in relocating overhead powerlines</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# KG4

## 1. Site Details

<b>Site Reference / Name</b>	KG4
<b>Site Address / Location</b>	Land to the south of Church Lane (north)
<b>Gross Site Area</b> (Hectares)	0.51
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Gardens
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	12 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Slightly sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to Grade II The Manor House and The Farmyard</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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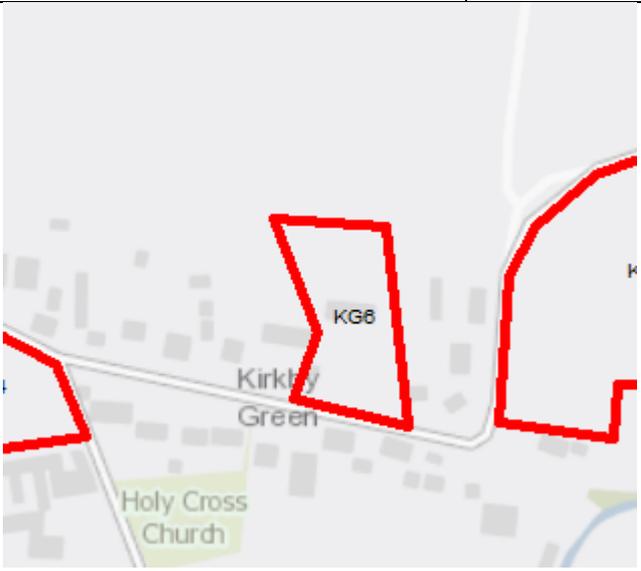
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>12 (AECOM estimate)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is <i>potentially suitable, available and achievable</i></b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is considered to be in conformity with Policy LP2 as it is infill within the existing development footprint. The site is located at a key location in the village at the entrance to church lane and contains mature trees. The site is in close proximity to Grade II The Manor House and The Farmyard and any development would need to be limited and would require sensitive design. The site is potentially suitable for allocation in the Neighbourhood Plan.</p>

# KG6

## 1. Site Details

<b>Site Reference / Name</b>	KG6
<b>Site Address / Location</b>	Land to the north of Main Street (KG east)
<b>Gross Site Area</b> (Hectares)	0.38
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	11 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to Grade II 37 - 39 Main Street</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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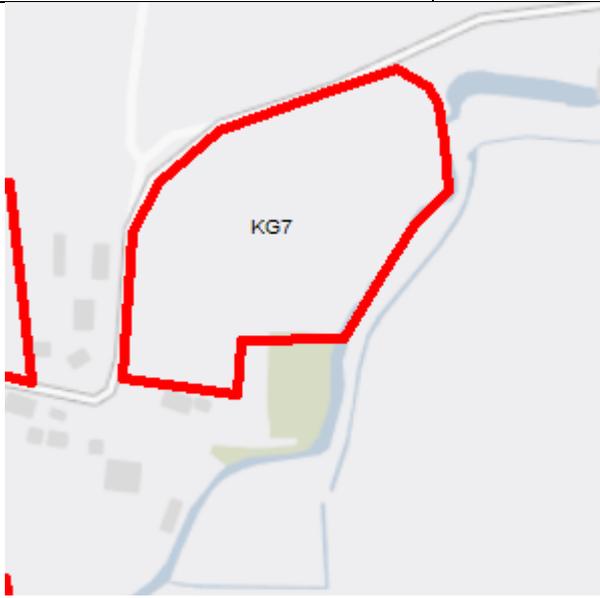
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>11 (AECOM estimate)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is <i>suitable, available and achievable</i></b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is in conformity with Policy LP2 as it is infill within the existing development footprint. The site is suitable for allocation in the Neighbourhood Plan.</p>

# KG7

## 1. Site Details

<b>Site Reference / Name</b>	KG7
<b>Site Address / Location</b>	Land to the east of Main Street
<b>Gross Site Area</b> (Hectares)	1.55
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low risk  
The eastern edge of the site is Flood Zone 3.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Grade 3

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No - but it is adjacent to Deciduous Woodland</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created although careful design would be required to ensure safety of access given the bend in the road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	The site contains powerlines and electricity pylons
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	>800	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: red; font-weight: bold;">High</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: orange;">Some impact - in close proximity to Grade II 37 - 39 Main Street</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: green;">No</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p style="color: black;">No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p style="color: red;">Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p style="color: orange;">Adjacent</p>
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<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><i>In an appropriate location? Not in an appropriate location?</i></p>	<p style="color: red;">Not in an appropriate location</p>
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## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues in relocating the powerlines and pylons.</p>
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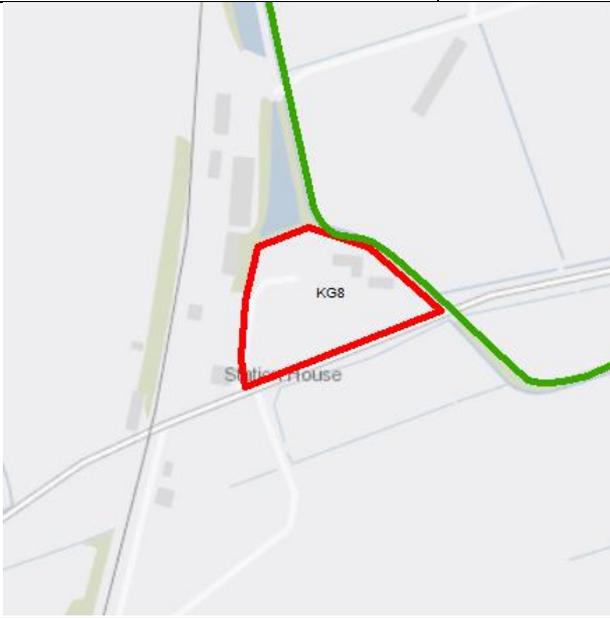
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b></p> <p>Potential viability issues in relocating the powerlines and pylons.</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# KG8

## 1. Site Details

<b>Site Reference / Name</b>	KG8
<b>Site Address / Location</b>	Land to the east of the Poultry Farm
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes - The site contains electricity pylons

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Partially previously developed</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues in relocating the pylons.</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>                   Potential viability issues in relocating the pylons.</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# KG9

## 1. Site Details

<b>Site Reference / Name</b>	KG9
<b>Site Address / Location</b>	Land to the east of Church Lane
<b>Gross Site Area</b> (Hectares)	0.93
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk, however the southern boarder has high risk.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to Grade II Church of the Holy Cross</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside</p>
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<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><i>In an appropriate location? Not in an appropriate location?</i></p>	<p>Not in an appropriate location</p>
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## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b>   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not in conformity with Policy LP2 as it is not an appropriate location as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# SCOP5

## 1. Site Details

<b>Site Reference / Name</b>	SCOP5
<b>Site Address / Location</b>	Scopwick House and Paddock
<b>Gross Site Area</b> (Hectares)	1.22
<b>SHLAA/SHELAA Reference</b> (if applicable)	Site Ref: NK/SCOP/006 (covers both SCOP5 and SCOP6) - More than 50% of the site is Grade 1, 2 or 3 agricultural land class. Listed Building on site and Conservation Area within 200m. The site is available.
<b>Existing land use</b>	It is now woodland but used to be an old quarry.
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	30 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Source Protection Zone

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Grade 3

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes- Deciduous Woodland</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	High
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - in close proximity to Grade II Farmyard to the north of the Firs.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><i>In an appropriate location?</i>  <i>Not in an appropriate location?</i></p>	<p>Not in an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues due to excess tree removal required.</p>
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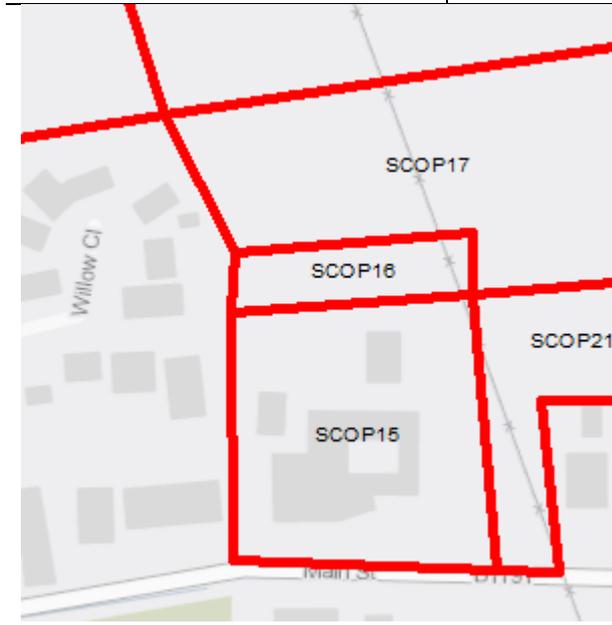
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b></p> <p>Potential viability issues due to excess tree removal required.</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not considered to be in conformity with Policy LP2 as it is not an appropriate location according to the policy, as it would alter the development pattern of the village and extend into rural countryside. The site is not suitable for allocation in the Neighbourhood Plan as it does not meet Local Plan policy.</p>

# SCOP16

## 1. Site Details

<b>Site Reference / Name</b>	SCOP16
<b>Site Address / Location</b>	Land off Main Street/ to the east of Willow Close
<b>Gross Site Area</b> (Hectares)	0.10
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	2 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	400-800	>1200	>1200	>3900	<400	<400 - No known cycle routes, however cyclists can use the road network.

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b>  <b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

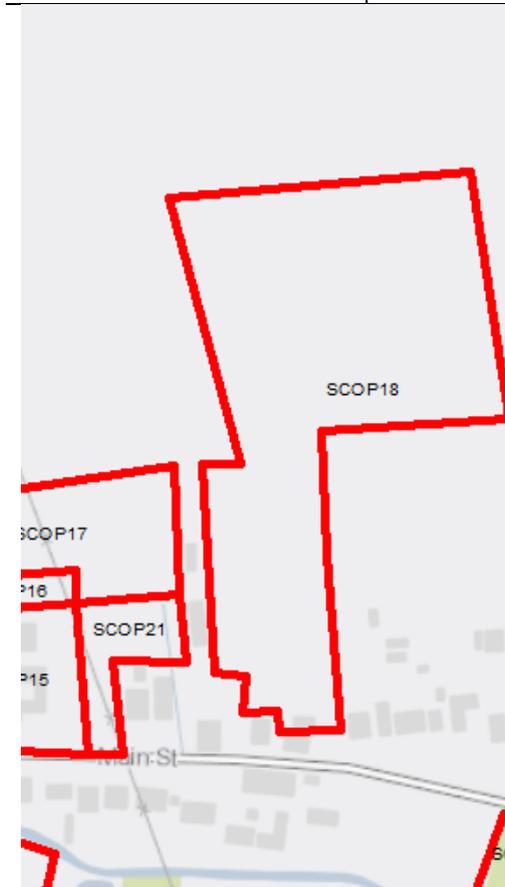
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>2 (AECOM estimate)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is <i>potentially suitable, available and achievable</i></b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is considered to be in conformity with Policy LP2 as it appears to be an appropriate location according to policy. However, it falls at the bottom of the priority list set out in Policy LP4. The site is potentially suitable for allocation in the Neighbourhood Plan, subject to demonstrating the housing requirement cannot be met within the current development footprint and the powerline issue mitigated through design.</p>

# SCOP18

1. Site Details	
<b>Site Reference / Name</b>	SCOP18
<b>Site Address / Location</b>	Land to the north of 7 Main Street
<b>Gross Site Area</b> (Hectares)	5.83
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	145 (AECOM estimate)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Source Protection Zone

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low risk

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Grade 3

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - access could be created however would require land outside of the current site boundary.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown- access could be created however would require land outside of the current site boundary.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown- access could be created however would require land outside of the current site boundary.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes - Telegraph poles on site
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	<400	>1200	>1200	>3900	<400	<span style="color: green;">&lt;400</span> - No known cycle routes, however cyclists can use the road network.

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No Impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Central Lincolnshire Plan (2017) Policy LP4 sequential test with brownfield within the developed footprint being priority, followed by brownfield sites at the edge of a settlement and lastly greenfield at the edge of a settlement.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Partly adjacent</p>
<p><b>Appropriate location in accordance with Local Plan Policy LP2?</b></p> <p><b>In an appropriate location?</b></p> <p><b>Not in an appropriate location?</b></p>	<p>In an appropriate location</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes the site is assumed to be available as it was submitted in the Neighbourhood Plan Call for Sites.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential viability issues regarding the relocation of telegraph poles.</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is <i>suitable and available</i></b>  <b>The site is <i>potentially suitable, and available.</i></b>  <b>The site is <i>not currently suitable, and available.</i></b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, available and achievable</b></p> <p>Potential viability issues regarding the relocation of telegraph poles.</p>
<p><b>Summary of justification for rating</b></p>	<p>Part of the site, closest to the existing dwellings to the south, may be considered to be in conformity with Policy LS2 as it appears to be an appropriate location according to policy. However, it falls at the bottom of the priority list set out in LP4. The site is not suitable for allocation in the Neighbourhood Plan as there is no indication of how the site could be accessed.</p>



