



Draft Site Assessments – Fiskerton Neighbourhood Plan



Revised 28 August 2021.
Fiskerton Parish Council.



Fiskerton Parish



Scale 1: 25000 at A4



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Sites reviewed resulting from December 2019 Fiskerton Parish Council Questionnaire feedback.












NOTE:
















The boundaries of area 1A and its surrounding green wedge are subject to change pending information on the Primetake explosive restriction zones.

Area 4 is an amalgamation of two separately defined sites in the 2019 Parish Survey. They are shown as one area to reflect the proposed allocation in the draft CLLP 2021.

Key to Sites and developments.



- | | | | |
|---|--|--|--|
|  Key. |  Green spaces/ important open spaces. |  Swales |  Buffer Strip |
|  Brown field site. |  Listed Buildings |  New road |  Completed December 2020. |
|  Green field site. | | | |

- | | | |
|--|---|--|
|  Residents preferred site to west of village with space for 47 new homes. |  Tanya Factory site. A brown field site residents would like to see developed. Space for 26 new homes. |  St Clements Church |
|  Possible site for future development with space for up to 150 new homes. |  Local green spaces. Holmfield north, Local Play Area. |  The Old Manor House |
|  Old farm buildings site with PP for 9 dwellings. |  Local green spaces. Holmfield south, Local Play Area. |  Jessamine Cottage |
|  The Paddock: the residents preferred site for a Formal Games Area. |  Local green spaces. The Crescent, privately owned. |  New link road. |
|  Alternative site to east of village for 125 new homes |  Local green spaces. Ridings Close, privately owned. |  5 new homes completed December 2020. |

Where can the houses go?



THE CHURCH OF
ENGLAND
CHURCH
COMMISSIONERS

Mr. Mark Sturgess
Chief Operating Officer
West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
Lincolnshire
DN21 2NA

John Weir
Head of Strategic Land Investment
Property Investment Department

6 October 2016

Dear Mark,

Re: Fiskerton

I refer to recent correspondence placed in circulation **around Fiskerton and which has** been forwarded to us. This correspondence refers to the Commissioners' stance on the proposed location of growth within the village.

I can confirm **that the Commissioners regard the location of any growth (and the extent of that growth) in Fiskerton to be a matter entirely for the Neighbourhood Planning Group and the District Council, working together to deliver the Neighbourhood Plan. As landowners the Commissioners will continue to have a view on the most sustainable location for growth which we will express in the form of representations to the statutory process.**

The Commissioners support the hard work and efforts of the Neighbourhood Planning Group, as representatives of the process. We look forward to continued structured dialogue with that group as plans for the growth of Fiskerton emerge.

Yours

John Weir

CC: R. Wall, Esq., Chairman, Fiskerton NHPG

Site Allocation - Assessment Criteria

Introduction

This report assesses all the sites identified through emerging Neighbourhood Plans and their potential for including site allocations for housing development in a specific Neighbourhood Plan Area. The sites considered have come from two main sources:

1. sites submitted to the District Council as part of the Central Lincolnshire Local Plan's SHELAA; and
2. other sites identified through a Neighbourhood Plan 'call for sites' which the community and steering group felt were worthy of consideration.

This assessment is designed to identify whether the areas of land are either available, suitable and deliverable for their inclusion into a Planning Policy document as a formally development allocation.

Purpose of this Assessment

National Planning Policy requires Local Plans, which includes Neighbourhood Plans to be informed by robust and credible evidence through research and evidence. It also makes it clear that allocated sites should be 'deliverable' within the identified plan period.

An important role of this work is to provide an assessment of the Neighbourhood Plan Area's supply of deliverable sites. To be considered deliverable, the NPPF states that sites should, at the point of adoption of the Neighbourhood Plan be:

1. **Available** — the site is empty and available now
2. **Suitable** - the site offers suitable location for development and will contribute to the sustainability of the area;
3. **Deliverable** — there is a reasonable prospect that housing will be delivered on the site within the timeframes identified.

Fiskerton Neighbourhood Plan — Housing Requirement

Fiskerton Neighbourhood Plan is seeking to identify enough land within the Neighbourhood Plan Area to allocate, at least, **47** new homes over the plan period. This has been allocated due to looking at current and future demographic projections and in order to secure the paddock as a community green space residents may be persuaded to accept up to 200 new homes.

The site assessments and public consultation will determine which sites go forward into the Neighbourhood Plan and the level of growth to be delivered through the plan period until 2041.

Settlement	Existing dwellings	Growth Level % in NDP	Number of dwellings for growth (c) = (a) x (b)	Completions	Dwellings from permissions to be built	Percentage of growth level reached	Remaining Growth
Fiskerton*	465	10%	47		9	0%	47

* Based on the number of properties in the core of the village currently built, but ignoring the 9 new homes that have Planning Permission but are not yet built.

Site Assessment Methodology.

The site assessments must provide a robust method by which all potential housing sites within the Neighbourhood Plan Area can be identified.

Sites must be assessed on the basis of their social, economic and environmental constraints which will determine their suitability for development.

How will the Site Assessments be undertaken?

The site assessments involve a number of assessments, including:

1. A site visit to identify all 'known' physical constraints;
2. A desktop search for their existing planning history and conformity or conflict with existing National and Local Planning Policy;
3. A consultation with relevant agencies in order to confirm any social, Economic or environmental constraints.

Carrying out the Site Assessments

In order to ensure that surveys were carried out on a consistent basis, a standard proforma was used.

Estimating the Housing Potential of each Site

Existing Government guidance identifies sites should be guided by existing policy. In this case, 24 dwellings per hectare was used. This however, may change through the allocation process.

Screening Criteria Methodology

Sites were scored against each criterion using a traffic light system, with **green** indicating **no** conflicts, **yellow** indicating **some or minor issues** (that could be overcome (mitigated)) and **red** indicating **direct** conflict (unlikely to mitigate).

The criteria are not 'weighted'. Although the sites with the highest number of **green** lights are regarded as more desirable (with fewer adverse effects), sites have not been ranked on this basis alone. Likewise, **red** lights do not automatically discount sites. Rather, they simply show that the site has issues requiring greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g., its ability to deliver significant local benefits). As such, in instances where sites have accrued **yellow** or **red** lights, mitigation measures can potentially deliver a range of benefits for the wider community. The results of each site should reflect which are the most and/ or least constrained.

Once assessed, sites will then be 'ranked' on whether they are 'available, 'suitable' and 'deliverable' and a recommendation on whether they then proceed to the next stage, which is the 'preferred' locations for development.

Sites that are 'ranked' as either 'YES' or 'MAYBE' will proceed as a 'preferred' site. Sites that are ranked as 'NO' will not proceed to the 'preferred' site stage of the process.

1. Is the Site suitably Located

To comply with the sustainability criteria of the Local Plan and the National Planning Policy Framework, sites should be easily accessible, by foot, to jobs, shops, doctors, schools, recreational facilities, public transport and other services. New developments should be located with available access, via footpaths, cycle ways and Public Transport to nearby services and facilities. For rural communities, developments should be located within the existing built form of the largest settlement, if possible.

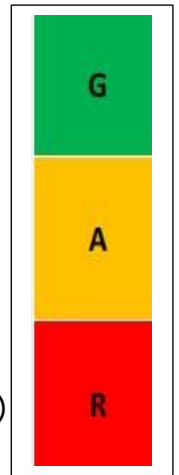
The Department for Transport (DfT) advise that the 'mean average length for walking journeys is approximately 1km. The best standard is for developments to be within 400-800m of nearby facilities. It is also considered that a reasonable walking distance of 2km is possible for some sectors of the community (namely with larger settlements).

Site Reference	Distance to Primary School (m)
1	684
1A	754
2	454
3	335
4	433
5	848

The site WOULD BE accessible (walking distance 400m) to a number of services and facilities within the community.

The site MAY BE accessible (walking distance (within 400m – 800m)) to some services and facilities or may be able to provide enhanced or additional services a part of a development.

The site WOULD NOT be accessible (walking distance (800m – 1km or above)) to local services and facilities.



2. Is the landowner supportive of developing the site?

Ensuring that the landowner of the site is willing and able to bring the site forward for development is a key consideration when determining which sites should be allocated through the Neighbourhood Plan process.

Engaging with landowner is part of the Site Selection process and all landowners were invited to discuss their site and any potential issues with the site coming forward. It is fundamental to establish whether the site can be released for development (such as is there a long-term lease on the site or a restrictive covenant which would prevent the site being sold?) and the willingness of the landowner to do so.

Feedback from each landowner will be a major factor when determining the preferred sites. Without the landowner's support, it is unlikely that the site will come forward and therefore will have a significant impact on the delivery of the Neighbourhood Plan's aspirations. If a site is deemed undeliverable, then it cannot be allocated in a Neighbourhood Plan.

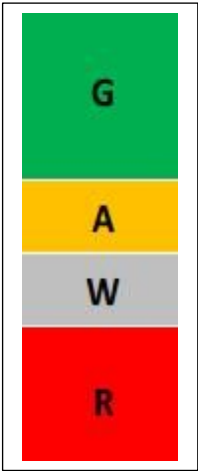
Sites will therefore be assessed as follows:

The landowner is in favour of the development taking place

There are some concerns about the land ownership or uncertainty

No comments were expressed from the landowner/no known issues

There are strong concerns about the land ownership or the likelihood of the site coming forward.



3. Is the local community supportive of the development of the site?

Public opinion, where it is based on legitimate planning concerns, is a fundamental consideration in the site allocations process, which is strengthened further within Neighbourhood Planning. As such, on-going public consultation is integral to the continued preparation of the Plan.

The level of support expressed by respondents to consultation for or against a particular site is a significant factor in the decision-making process of the preparation of a Neighbourhood Plan. It will be particularly important where there are a number of sites in the Plan area between which it is difficult to decide or which have equal 'scores'.

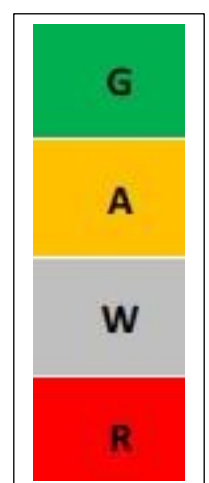
It is recognised that land owners or prospective developers may hold their own independent consultation with local communities to gauge support for the development of a site. Where the results of these consultation exercises have been published, they will be considered accordingly. However, conclusions will be primarily based on responses received through consultation undertaken on the Neighbourhood Plan. Consultation responses on each site will be considered as follows (taking account of the fact that some sites may have had no comments made for or against them):

A majority of respondents expressed support for the development of the site for the proposed use

A balance of views was expressed for the development of the site for the proposed use

No comments were expressed about the development of the site for the proposed use

A majority of respondents expressed an objection to the development of the site for the proposed use

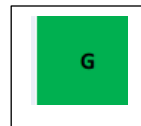


4. Will the development of the site be compatible with existing and/ or proposed neighbouring land use(s)

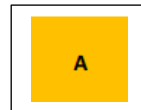
From the point of view of both existing public amenity and that of the occupiers of new development sites, it will be essential to ensure that new development is compatible with its surroundings, taking into consideration, for example, issues of noise, odour, light or privacy. For example, new housing is unlikely to be compatible with an existing heavy industrial site and vice versa.

Sites will be classified as follows:

Is compatible with existing and proposed uses (low impact) residential and agricultural.



Likely to be compatible with existing and proposed uses (potential impact), light industry, farms, schools, and open spaces



Likely to be incompatible with existing and proposed uses (Hazardous impact) pollution, heavy industries factories, MOD sites.



Immediate Neighbouring Land-use(s)

Will the development result in the loss of the best and most versatile agricultural land?

Natural England's Agricultural Land Classification separates land into five grades (and further subdivides grade 3 into 3a and 3b). Grades 1, 2 and 3a are regarded as the best and most versatile agricultural land. Grades 3b, 4 and 5, are seen as being of poorer quality.

Under Schedule 5 of the Development Management Procedure Order Natural England must be consulted for single (individual) applications for the following:

'Development which is not for agricultural purposes and is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more' (Schedule 5).

Advice **may also be sought from Natural England regarding the potential impact of cumulative loss of agricultural land (in order to avoid future site allocations being refused planning permission on this basis). The National Planning Policy Framework (NPPF) states (para. 112) that:**

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'.

Ref: The Town and Country Planning (Development Management Procedure) (England) Order 2010.

West District Council acknowledged that the rural character of West Lindsey as being one of the district's most distinctive and valued features. To ensure that loss of land most valuable for agricultural purposes is minimised wherever possible, the Plan should seek to allocate known areas of poorer quality land, unless there are benefits (identified through the other screening criteria) to be achieved that outweigh retention of the land for agricultural use. There are two categories of agricultural land classification within the village, as shown on the map below:

Because data to distinguish between grade 3a and 3b land across West Lindsey is currently unavailable, sites located on grade 3 land will be categorised as **yellow**. It is felt that this represents a precautionary approach that is neither unnecessarily restrictive nor dismissive of the potential value of sites currently in agricultural use.

Sites will be assessed as follows:

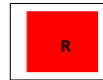
The site is located on grade 4 or lower,
or is previously developed.



Less than 50% of the site is within grade 1 or 2
land and/ or within grade 3 land and/ or
is previously developed.



50% or more of the site is within grade 1 and grade 2
land and is previously undeveloped.



Agricultural Land Map Fiskerton Area – Natural England



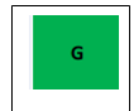
<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

6. Is the site constrained by and environmental (European/ National/ Local designations?)

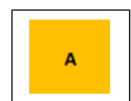
The importance of environmental protection and enhancement is a key consideration of the planning process. It is vital that proposed sites are assessed according to their potential to impact upon the wider environment. This will include National Wildlife Sites, Local Wildlife Sites, Ancient Woodland, Geological Sites and Tree Preservation Orders.

Sites will be assessed as follows:

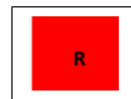
The site does not have any environmental constraints and is not within 100m of a designated site

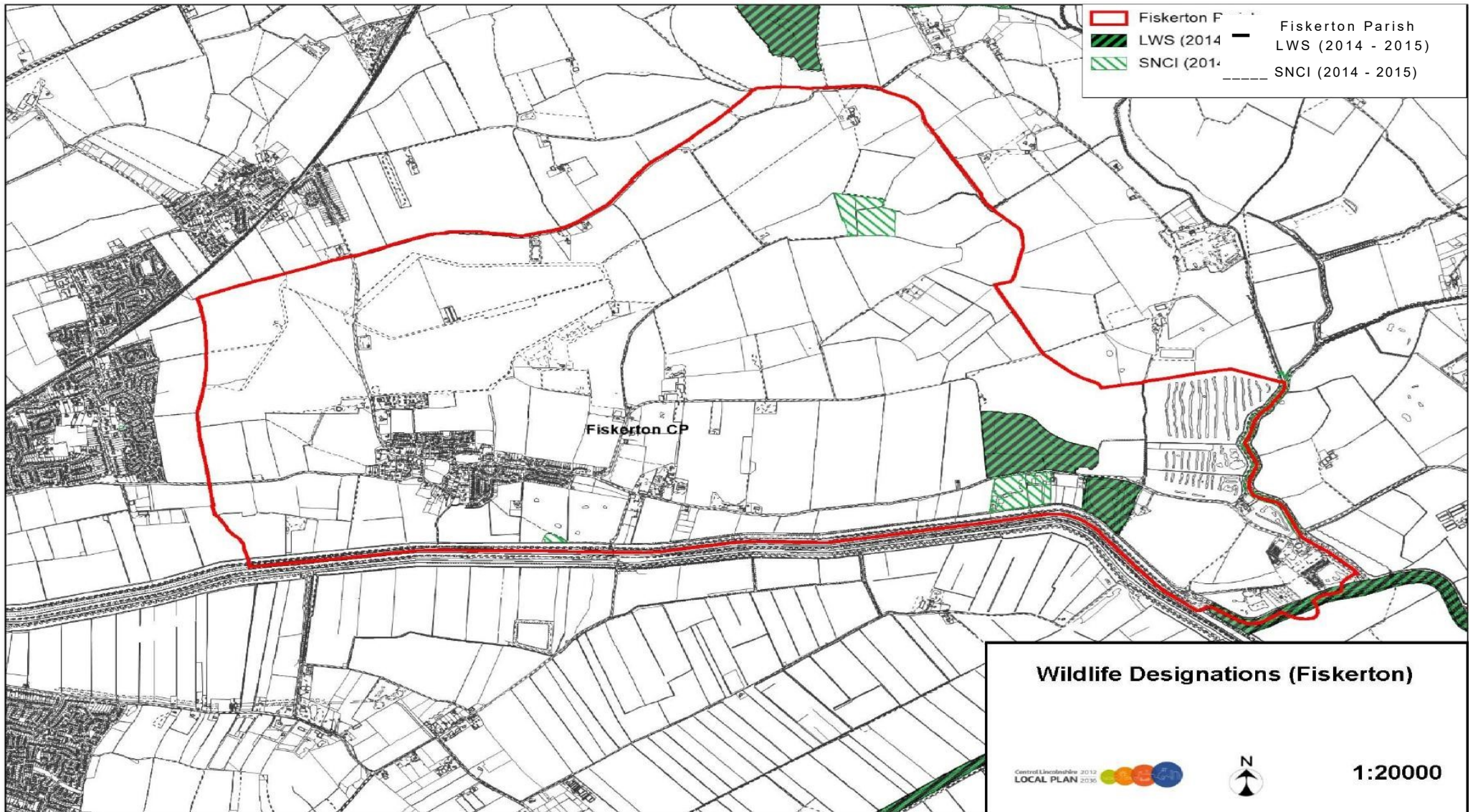


There are some environmental constraints on the site which could be mitigated.



The site has environmental constraints that cannot be mitigated. The site lays within 100m of a designated site.

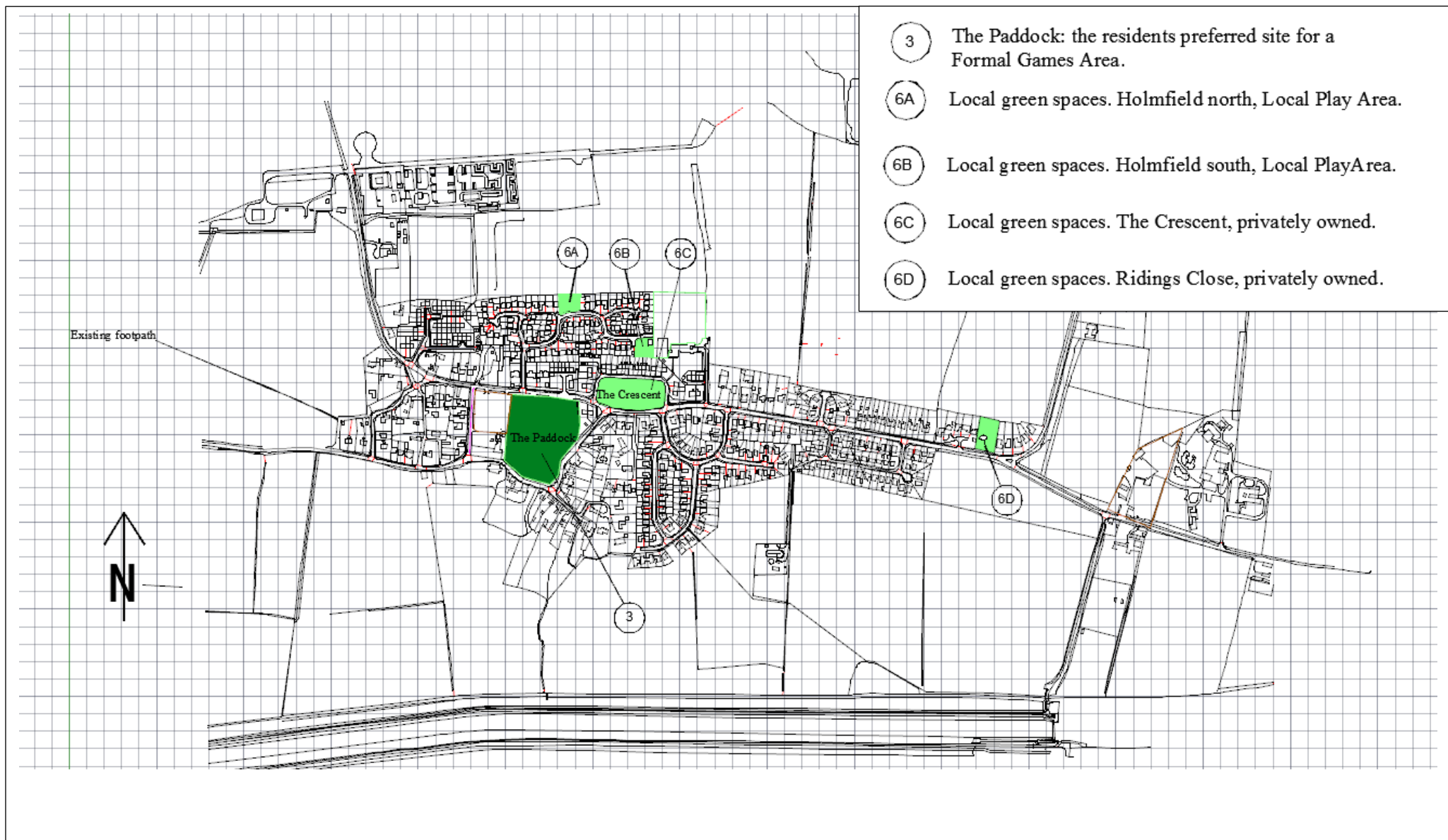




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Local Green Space



7. Will the development detract from or enhance the existing built character of the neighbourhood?

Many settlements within West Lindsey have a sensitive built form, which it is desirable to protect and enhance. Conversely, there are a number of areas that would benefit from new development where it would result in a positive impact on a derelict site or poor-quality streetscape. The site should be within or directly adjoining the existing 'built form' of the settlement.

Assessing the aesthetic merits of a design is an inherently subjective process and while it is clearly not possible to assess the impact of a development scheme at this early stage, some sites may represent more logical extensions to the existing built

Sites will be assessed as follows

Likely to complement the existing built character	G
Likely to lead to the existing character of the locality being altered	A
Likely to detract from the existing built character as a standalone development	R
The site has no impact upon the existing built character of the community	W

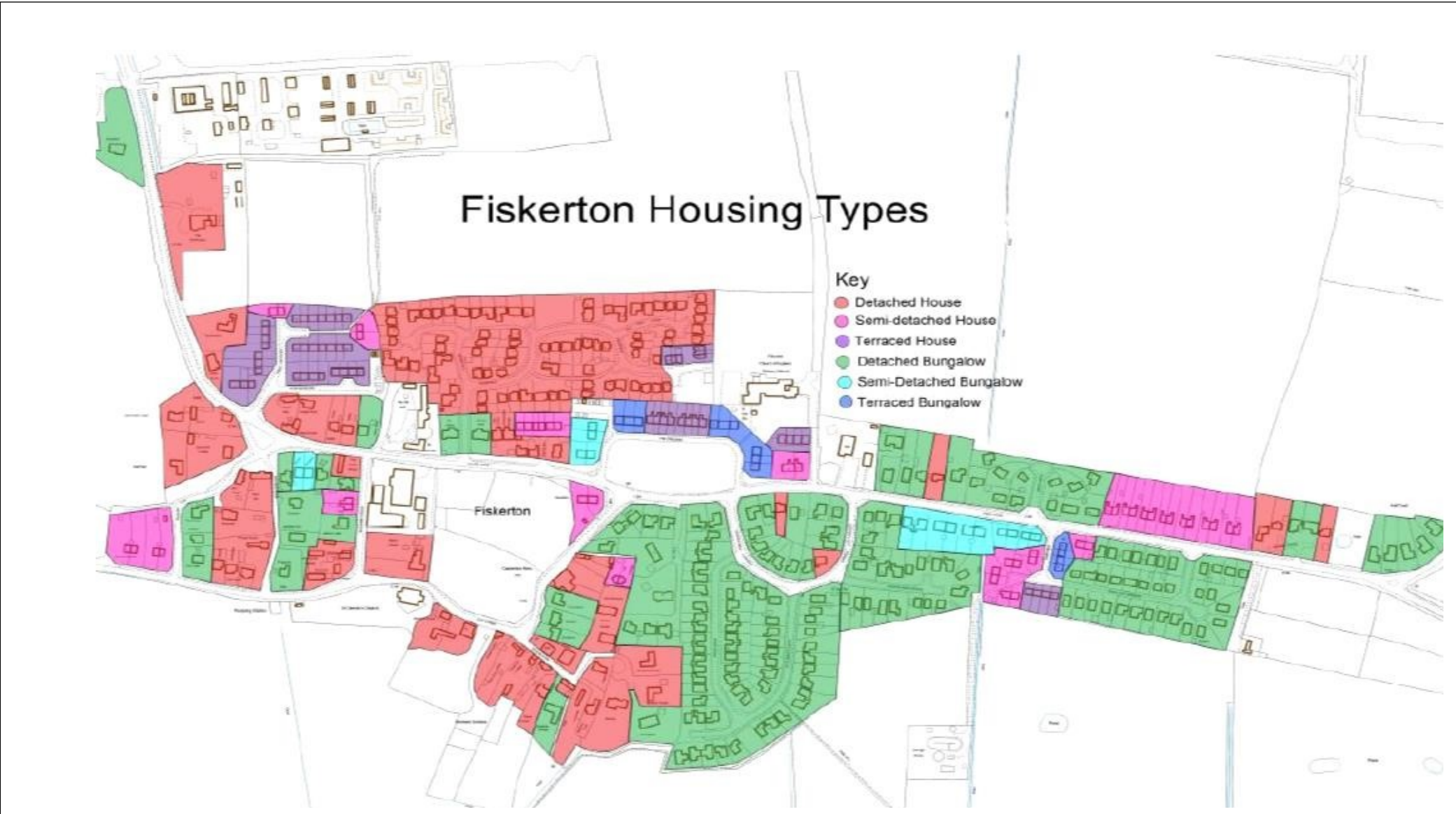
8. Will the development detract from or enhance the existing Green Infrastructure of the neighbourhood?

Green Infrastructure is a network of multi-functional green spaces in both rural and urban areas; development of a greenfield site may not, by definition, lead to the loss of a Green Infrastructure asset. These green spaces support natural and ecological processes and are integral to the health and quality of sustainable communities.

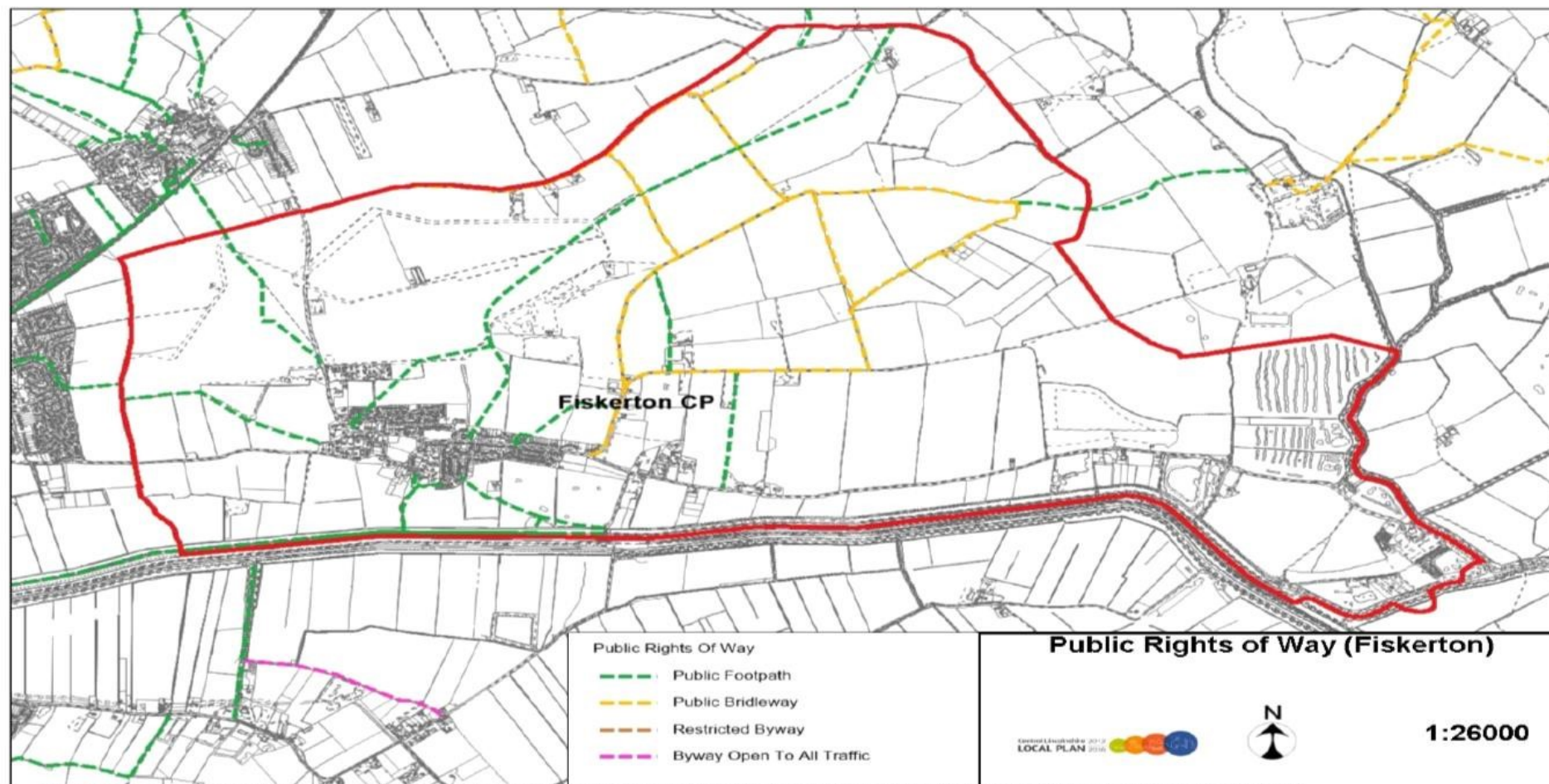
In line with the District Council's Local Plan policies, it is important to minimise adverse impacts on Green Infrastructure assets, new development can also generate opportunities to protect, enhance, restore and even create habitats and species' populations. They may also provide opportunities to create, enhance or provide greater access to green spaces. These opportunities will be considered through the screening process, taking into account all information that is available.

Sites will be assessed as follows:

Likely to complement the existing built character	G
Likely to lead to the existing character of the locality being altered	A
Likely to detract from the existing built character as a standalone development	R
The site has no impact upon the existing built character of the community	W



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Date 03 September 2015

9. Will the site impact upon identified and unseen heritage assets (including setting)?

No suggested sites will have a significant adverse impact on identified heritage assets within this Site Assessment. However, there may be hidden archaeological sites or artefacts that will need to be investigated before individual planning permissions are granted.

Identified heritage assets include: 3 Listed Buildings.

Sites will be assessed as follows:

Grade I, II or II* Listed Building, Ancient Monument or Historic Park nearby.

Grade I, II or II* Listed Building, Ancient Monument or Historic Park Grade I, II or II* Listed Building, Ancient Monument or Historic Park on the site.

There are 3 Grade 11 Listed Buildings in the village, St Clement's Church, the Old Manor House and Jessamine Cottage. None will be adversely affected by any of the proposals.

11. Would there be a flooding impact to the site or surrounding area?

It is important to identify whether new developments will have an impact on the flood risk to an area. Due to its low landscape and large network of watercourses, a significant number of communities within West Lindsey are located within a medium — high risk zone of flooding potential.

Sites will be assessed as follows:

Site offers potential to enhance local infrastructure	G
Likely harmful impacts on local infrastructure which is likely to be mitigated	A
Likely harmful impacts on local infrastructure which is unlikely to be mitigated	R
Site has no impact upon existing infrastructure, services and facilities	W

Flood Risk Map— Environment Agency



Flood Zone 3
Flood Zone 2

Public Consultation – Identifying Site Availability

Due to earlier discussions and consultation exercises on development, and the October 2019 parish survey, it was agreed that the Parish Council would now look at three possible new sites for housing development and one for which planning permission has been approved, and two possible sites for recreational use and would undertake discussions with the largest landowners- the Church Commissioners and the owner of the Tanya site with regards to land availability. The Church Commissioners own the majority of 'developable' land around Fiskerton and they therefore play an important role in assessing the potential availability and suitability of land for this Neighbourhood Plan.

All the sites, with the exception of the Tanya site are let on an agricultural tenancy basis, and a satisfactory settlement between land owner and tenant will need to be reached. The Tanya site is on the market and could be developed as soon as planning permission was gained.

Fiskerton Potential Development Sites

**NOTE:**

The boundaries of area 1A and its surrounding green wedge are subject to change pending information on the Primetake explosive restriction zones.

Area 4 is an amalgamation of two separately defined sites in the 2019 Parish Survey. They are shown as one area to reflect the proposed allocation in the draft CLLP 2021.

Site 1 & 1A Land to the West of Fiskerton

Statistics

Site Size (ha)	11.98
Development Size	Site 1 3.3& Site 1A 8.8 .
Site Capacity	Site 1 up to 50 new homes Site 1A up to 150 new homes



Comments

Grade 3 Agricultural land.
 Utilities are adjacent to the site but the site will require new infra structure in proportion to the number of houses planned.
 Some impact on the environment.
 Would alter the existing character of the village.
 Would keep extra traffic out of village.
 No impact on local flooding hot spots but the development will need to meet SUDs requirements.
 Reduced travel distance to Lincoln – lower carbon footprint.
 Space for new link road between Lincoln Road and Reephram Road
 Preferred location for new development in 2019 survey.
 Outside the existing curtilage of the village.
 Possible below ground archaeological remains will need investigating.

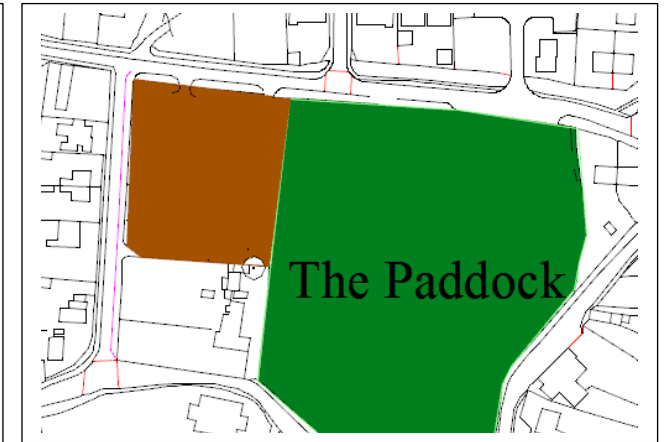
Development timescale

The land is currently let on an agricultural lease.
 Likely availability 1 to 5 years.
 Planning status~ Available.

Site 2 Land adjacent to the Paddock

Statistics

Site Size (ha)	0.42
Development Size	0.42
Site Capacity	9 New homes, Planning Permission granted.



Comments

Brown field site.
 Utilities are adjacent to the site but the site will require new infra structure in proportion to the number of houses planned.
 Some impact on the environment.
 Will alter the existing character of the village.
 Little impact on local flooding hot spots but the development will need to meet SUDs requirements.
 Reduced travel distance to Lincoln – lower carbon footprint.
 Space for new link road between Lincoln Road and Reepham Road

Preferred location for new development in 2019 survey.

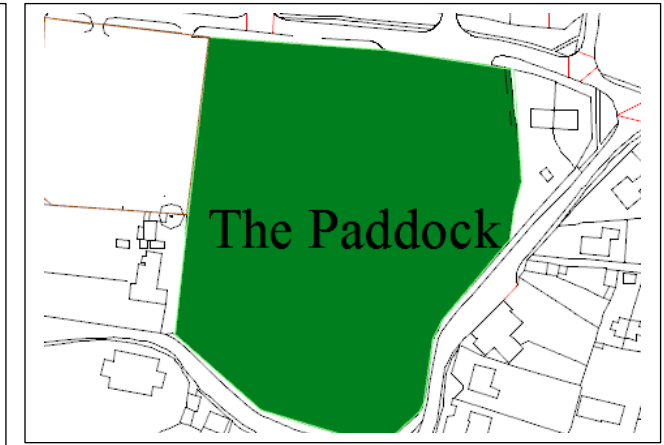
Development timescale

Immanent.

Site 3 the Paddock

Statistics

Site Size (ha)	1.65
Development Size	1.65
Site Capacity	None Space required for a formal games areas.



Comments

Low grade agricultural land.
 Utilities are adjacent to the site.
 Some impact on the environment.
 Will not alter the existing character of the village.
 No extra impact on local flooding hot spots.
 There is no provision for formal sports and recreation in the village or within 1200m of the village centre.
 The Local Plan documents recommend 0.80 ha per 1000 population. With a current population of 1200 1.0 ha would be required now.

Development timescale

The land is currently let on an agricultural lease.

Site 4 Land to the North of Ferry Rd

Statistics

Site Size (ha)	8
Development Size	8
Site Capacity	Site 1 up to 125 new homes



Comments

Grade 3 Agricultural land.
 Utilities are adjacent to the site but the site will require new infra structure in proportion to the number of houses planned.
 Some impact on the environment.
 Would alter the existing character of the village.
 Would not keep extra traffic out of village.
 Impact on local flooding hot spots, the development will need to meet SUDs requirements and above to not worsen existing problems.
 Increased travel distance to Lincoln – higher carbon footprint.
 No provision for a link road between Lincoln Rd and Reepham Road.
 Least preferred location for new development in 2019 survey.
 Outside the existing curtilage of the village.

Development timescale

The land is currently let on an agricultural lease.
 Likely availability 1 to 5 years.
 Planning status~ Available.

Site 5 Tanya Knitwear factory Land to the East of Fiskerton.

Statistics

Site Size (ha)	1.07
Development Size	1.07
Site Capacity	Site 1 up to 26 new homes



Comments

Brown field site.
 While part of a cluster of buildings, the site is nearly 200m from the eastern edge of the curtilage of the village.
 Utilities are adjacent to the site but the site will require new infra structure in proportion to the number of houses planned.
 Some impact on the environment.
 Would alter the existing character of the village.
 Would not keep extra traffic out of village.
 Some impact on local flooding hot spots and the development will need to meet SUDs requirements.
 Some contaminated ground considerations.
 Support for development in the 2019 survey.

Development timescale

Likely availability Now.
 Planning status~ Subject to incorporation in the Neighbourhood plan.

Summary of site selection criteria.

Site Reference	No of houses	Available	Area of site ha	Suitable	Deliverable	Distance from school m	Land owner support	Community support	Neighbouring land uses	Agricultural Land Classification	Brown field site/ Greenfield site	Environmental Constraints	Built character	Green infrastructure	Impact on Heritage Assets	Infrastructure impact	Extra traffic through village	Flood risk	Comment
1	47	Y*	3.3	y	Y	684	y	y	Few neighbours	3	G	None	No issues		No issues	Utility installation	N	N	Sites 1 & 1A 11.98 ha in total
1A	150	Y*	8.6	y	Y	754	y	y	Few neighbours	3	G	None	No issues		No issues	Utility installation	N	N	To include swales, buffer strips and local play areas.
2	9	Y*	0.42	y	Y	454	y	y	No issues	3	B	None	No issues		No issues	Utility installation	N	N	Medieval wood work in barn. Planning Permission granted.
3	0	Y*	1.65	N	N	225	N	y	Previous Sports field	4	G	Noise & nuisance	No issues	y	No issues	Utility installation	N	N	Formerly football/Cricket pitch. Current formal recreation space requirement for Fiskerton is 1.0 ha. As the village grows...
4	125	Y*	8	y	Y	433	y	N	Numerous neighbours.	3	G	None	No issues		No issues	Utility installation	y	y	Area to include Fiskerton Flood Defence Scheme.
5	26	Y	1.07	y	Y	848	y	y	No issues	N/A	B	None	No issues		No issues	Utility installation	y	y	Some contaminated ground and surface water disposal problems.

Footnote: Y* indicates the land is subject to an Agricultural Tenancy.

Outcome of assessment and Site Selection.

Fiskerton has a number of areas that have been identified for potential development and allocation within the Neighbourhood Plan. The main landowner for the area has strongly indicated the choice of land to be developed is the responsibility of the Parish Council. As part of the Neighbourhood Planning and National Planning Legislation, planning policy documents can only seek to formally allocate areas of land for development if they are considered 'deliverable'. The Site Selection Criteria provides an overall quick assessment on a number of 'reasonable' planning issues and themes. The Criteria's main aim is to provide some initial information about the availability, suitability and deliverability of identified areas of land for potential development and inclusion within the Neighbourhood Plan. The assessment of each identified area of land around Fiskerton village has been carefully considered the potential for future development and new Neighbourhood Plan avoids any 'known' constraints/ issues that could affect availability, and suitability or deliverability of each area of land.

Conclusion.

Any future development in the village over and above infill will require building outside the existing curtilage of the village.

Generally, this would require the new site to be adjacent to an existing boundary and this criterion is met with both Sites 1 and Site 4 but Site 5, the Tanya Knitwear Factory brown field site is nearly 200m from the eastern boundary of the village. In recent surveys the majority of residents have wished to see the site developed and included in the plan.

Of the two options for Sites 1& 1A and Site 4, building to the west of the village was the preferred choice in the 2019 survey and is technically preferable to building to the east for the reasons already given.

Site 1

Comments

Grade 3 Agricultural land.
 Utilities are adjacent to the site but the site will require new infra structure in proportion to the number of houses planned.
 Some impact on the environment.
 Would alter the existing character of the village.
 Would keep extra traffic out of village.
 No impact on local flooding hot spots but the development will need to meet SUDs requirements.
 Reduced travel distance to Lincoln – lower carbon footprint.
 Space for new link road between Lincoln Road and Reephram Road
 Preferred location for new development in 2019 survey.
 Outside the existing curtilage of the village.
 Possible below ground archaeological remains will need investigating prior to commencement of building.

Site 4

Comments

Grade 3 Agricultural land.

Utilities are adjacent to the site but the site will require new infra structure in proportion to the number of houses planned.

Some impact on the environment.

Would alter the existing character of the village.

Would not keep extra traffic out of village.

Impact on local flooding hot spots, the development will need to meet SUDs requirements and above to not worsen existing problems.

Increased travel distance to Lincoln – higher carbon footprint.

No provision for a link road between Lincoln Rd and Reepham Road.

Least preferred location for new development in 2019 survey.

Outside the existing curtilage of the village.

Site 5,

Comments

Brown field site.

While part of a cluster of buildings, the site is nearly 200m from the eastern edge of the curtilage of the village.

Utilities are adjacent to the site but the site will require new infra structure in proportion to the number of houses planned.

Some impact on the environment.

Would alter the existing character of the village.

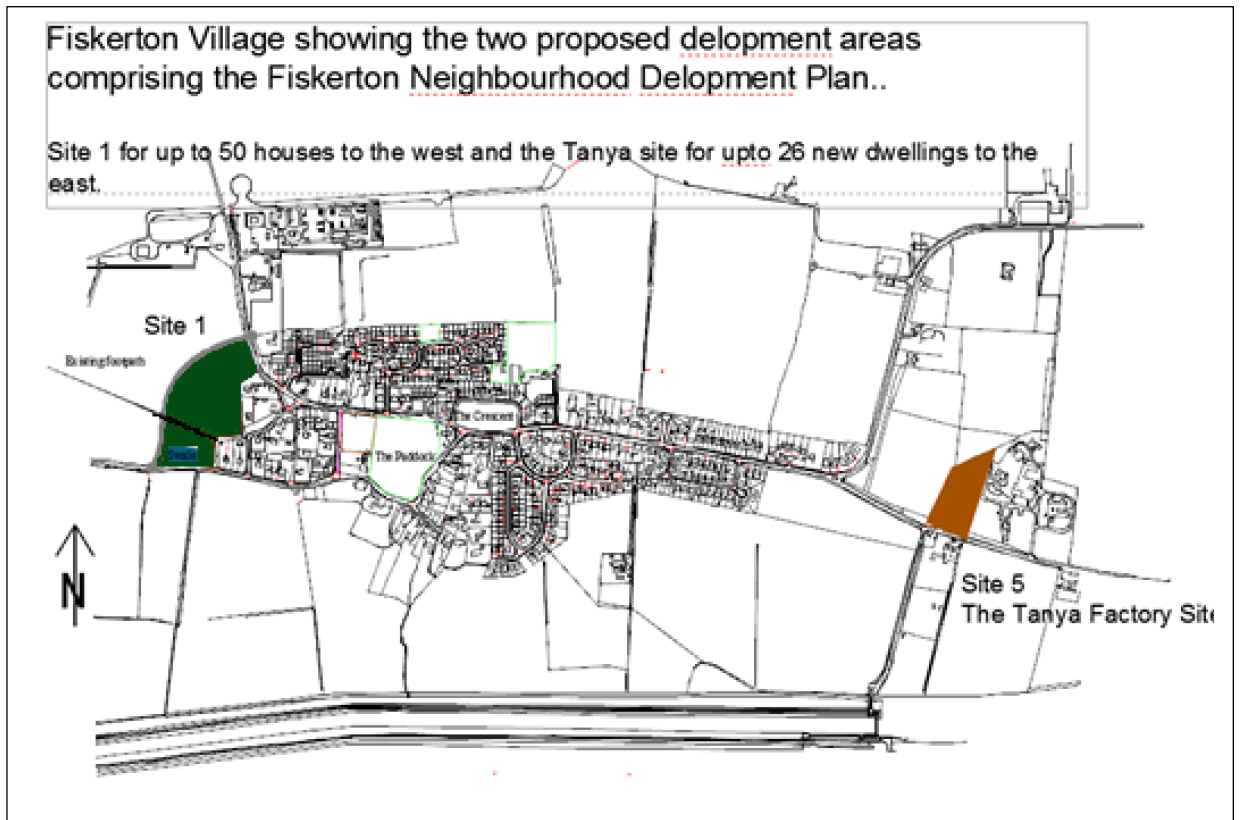
Would not keep extra traffic out of village.

Some impact on local flooding hot spots and the development will need to meet SUDs requirements.

Some contaminated ground considerations.

Support for development in the 2019 survey.

With the December 2019 survey results showing a majority wish for fewer than 75 houses be included in the Neighbourhood Development Plan, up to 50 houses on Site 1 and 26 new dwellings on Site 5 would meet that requirement.



Should more houses be necessary to pay for the new link road or to acquire the Paddock for recreational use Site 1A with space for 150 new homes in addition to Site 1 could meet that need.