

## Housing Sites Selection Topic Paper

### Introduction

North Lincolnshire Council is preparing a new Local Plan which will set out the policies and proposals that will guide development within North Lincolnshire throughout the plan period up to 2038.

The Local Plan must allocate sufficient land in appropriate locations to meet the housing and employment needs over the plan period. This document sets out the site selection methodology undertaken by North Lincolnshire Council to identify housing sites for the new local plan and provides the assessment outputs to demonstrate which sites within the area have been considered the most appropriate for allocation within the emerging Local Plan process.

The methodology sets out in this document takes account of the relevant national planning policy contained within the National Planning Framework (NPPF) and Planning Practice Guidance and is informed by a desk top review of methodologies prepared by other local authorities to ensure best practice.

### Local Plan Contexts

North Lincolnshire Council started work on a new Local Plan in 2017, this has involved the following stages taking place:

#### 1: Initial Consultation Regulation 18 (February to April 2017)

As part of the initial preparation for the Local Plan, the Council carried out a statutory public consultation exercise on its 'Initial Consultation Local Plan. This consultation ran over six weeks asked a number of questions about how North Lincolnshire should be planned for the period up to 2036 and posed a number of questions to see if the existing planning strategy was still correct or if an alternative approach should be adopted. A 'Call for Sites' exercise was included asking the public and landowners if they have sites that they would wish to be considered for development in the new Local Plan. The Council would use this information as an evidence base. This was accompanied by a Sustainability Appraisal Report and Habitats Regulations Assessment.

#### 2: Issues & Options Local Plan (Regulation 18) (January to March 2018)

The Council consulted on an Issues & Options Local Plan that set out the issues and options that needed to be addressed by the Local Plan for how we could plan for North Lincolnshire's future. This was accompanied by a Sustainability Appraisal Report and Habitats Regulations Assessment. This combined the updated evidence base, technical assessments, previous consultation responses and internal comments. Consultation was open for a 6-week period.

#### 3: Preferred Options Local Plan (Regulation 18) (February to March 2020)

This stage of public consultation ran for six weeks to Friday 27th March 2020. This was to gain views on the preferred draft planning policies and proposed site allocations that will guide decisions on planning applications for the future. It also gave North Lincolnshire Council an opportunity to publish emerging evidence base documents and demonstrate it had considered previous consultation responses and internal comments to support those decisions. Although an informal stage, it provided an opportunity for everyone to give their views before the Council drafted the final local plan for Publication stage. This was accompanied by a Sustainability Appraisal Report and Habitats Regulations Assessment.

## Evidence to inform the site selection process

A range of evidence based studies have informed the site selection process. The evidence outlined below, whilst not an exhaustive list, contains a range of information and recommendations, which along with other key documents, forming an evidence base, will help to assess the sites and determine the most appropriate sites for allocation within the emerging Local Plan.

## Housing Need in North Lincolnshire

National Planning Policy Framework (February 2019) and the Housing and Economic Needs Assessment guidance (updated July 2019) was used as the basis for carrying out the assessment for North Lincolnshire. This guidance sets out the Standard Methodology, the formula recommended by government as the preferred way for policy-making authorities to calculate future housing need.

Applying this calculation has determined that in North Lincolnshire there is a need for a minimum of 396 new homes each year, which the council should seek to deliver. This figure takes account of projected household growth and any historic under-supply and is inclusive of both market and affordable housing, covers all types and sizes of homes and includes accommodation for different types of people.

In terms of affordable housing need in North Lincolnshire, a detailed calculation in line with the revised NPPF and PPG was carried out, taking into account the current and future need for and supply of affordable housing to both rent and buy. Detailed analysis of household projections, the local housing register, existing social rented housing stock and affordable housing schemes in development estimated that there is an annual need for 115 affordable homes between 2020 and 2038.

When considering the provision of affordable housing in North Lincolnshire, it is imperative to also clarify the relative need for different types of affordable housing- social rent, affordable rent and intermediate. Analysis of income and the cost of housing highlighted the proportion of households unable to afford market housing, intermediate housing, affordable rented housing, and social rented housing. The outcome of this analysis determined that as long as rents do not increase significantly, 69% of affordable homes should be social/ affordable rented housing and 31% should be intermediate housing.

## Strategic Housing and Employment Land Availability Assessment

The NPPF requires authorities to prepare a Strategic Housing and Economic Land Availability Assessment (SHELAA) and from these policies should identify a sufficient supply and mix of sites. The SHLAA carries out an assessment of land availability and its suitability, availability, and achievability for development.

North Lincolnshire Council has updated its SHELAA considering all sites that have been submitted to the council as part of the Call for Site consultations and the Local Plan Regulation 18 public consultation stages discussed above. The SHELAA is a starting point for the site selection methodology as it used to identify all potential sites within North Lincolnshire suitable for housing and employment.

## Sustainability Appraisal

Paragraph 32 of the National Planning Policy Framework requires Local Planning authorities to undertake a Sustainability Appraisal (SA) to inform each stage of the Local Plan process and it should demonstrate how the plan has addressed the relevant economic, social, and environmental objectives. The SA will help refine proposals for the new Local Plan Review.

The outputs of the SA will inform stage 2 of the site selection. As the site selection processes progresses and a draft plan is prepared, the SA will be updated.

### Habitat Regulations Assessment

The Habitats Directive sets out the legal requirement for Local Plans to be subject to a Habitats Regulation Assessment (HRA). The HRA identifies any aspects of the Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites and to identify appropriate avoidance and mitigation strategies where such effects are identified.

### Strategic Flood Risk Assessment

Paragraph 156 of the National Planning Policy Framework requires policies to be informed by a strategic flood risk assessment (SFRA). To inform the Local Plan, a joint SFRA has been prepared for North Lincolnshire Council and North East Lincolnshire Council. The SFRA should be used to direct development to Flood Zone 1 and where development cannot be located in Flood Zone 1 then the sequential test should be applied. Where there is a need to apply the exception test due to there being an insufficient number of suitable sites for development within zones of lower flood risk then there may need to carry out a Level 2 assessment.

### Landscape Character Assessment

To inform the Local Plan a Landscape Assessment for North Lincolnshire has been prepared. The Landscape Assessment identifies locally sensitive landscapes and opportunities for largescale landscape change which could deliver new landscape structures and enhancement and identify significant long distance views.

## Methodology for Housing Site Allocations

The assessment of sites has been undertaken in accordance with the NPPF and Planning Practice Guide. The guidance states an assessment of land availability identifies a future supply of land that is suitable, available, and achievable for housing and economic development uses over the plan period. The stages of the Site Allocation Assessment Methodology are:

1. Site Identification
2. Suitability
3. Development Potential
4. Availability
5. Achievability
6. Sequential Approach

### Stage 1: Identification of Housing Sites Allocations

The starting point for the site selection process is to ensure that North Lincolnshire Council has a complete portfolio of sites so that all reasonable site options have been identified and assessed to meet the Council housing requirements of the NPPF.

When assessing sites, planning practice guidance states that assessments should consider all sites and broad locations capable of delivering five or more dwellings. Where appropriate,

plan makers may wish to consider alternative site size thresholds. The council has considered all sites submitted through the Call for Sites consultations and the Local Plan Regulation 18 public consultation stages. These sites have all be assessed through the Strategic Housing and Employment Land Availability Assessment (SHELAA).

The SHELAA identifies the current supply of land within the North Lincolnshire, which is suitable, available, and achievable for housing over the plan period. In reviewing the SHELAA to determine which sites should be taken forward to the site selection process, an initial sift of sites is undertaken. It is considered appropriate for the purpose of the site selection process that any sites with planning permission or under construction are not considered further as part of this process as they have obtained consent and therefore are appropriate for development and will be included within the housing commitments section of the Local Plan.

In summary, the following sites are excluded from further assessment as part of the site selection process:

- Sites with planning permission or under construction.
- Sites that fall below size threshold of 5+ dwellings.

## Stage 2: Suitability

The NPPF states that when assessing sites, the following factors should be considered to assess a site's suitability for development:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution, or contamination.
- potential impacts including the effect upon landscapes including landscape features, nature, and heritage conservation.
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas.
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

This stage of the methodology established which sites will have reasonable potential for development. During this stage, an initial desk top assessment will be undertaken on these sites to establish which are entirely covered by a significant policy constraint, or where a significant proportion of a site is affected. A planning judgement will be made on the significant proportion to ensure that sites are not excluded in their entirety at this stage where alterations could be made to a site boundary to remove the significant constraints or where significant constraints could be considered for alternative uses such as open space.

The significant policy constraints are set out below:

- **Flood Risk:** National policy and planning practice guidance outline that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. It then sets out that the Sequential Test and if necessary, the Exceptions test should be applied to steer development to areas with the lowest probability of flooding. Planning practice guidance states that with the

exception of essential infrastructure and water compatible uses, other uses such including residential development which is classified as more vulnerable should not be permitted in Flood Zone 3b and an exception test is required for development in Flood Zone 3a (Reference: Paragraph: 067 Reference ID: 7-067-20140306). Therefore, any sites which fall entirely or largely within Flood Zone 3b will be excluded.

- **Sites of International, National and Local Importance:** The European Birds and Habitats Directive and the Conservation of Natural Habitats & Species Regulations set strong levels of protection for a number of designated sites. Therefore, any sites located wholly within the following areas will be excluded: - Special Protection Areas (SPA) - Special Areas of Conservation (SAC) - Sites of Special Scientific Interest (SSSI) - Ramsar Sites
- **Air Quality Management Area:** The principal town within North Lincolnshire, Scunthorpe, is home to an Integrated Iron and Steel Works, located directly to the East of the town. Emissions of PM<sub>10</sub> (particulate matter with a diameter of 10 microns or less) from this site have historically exceeded National Air Quality Objectives, leading to the declaration of two Air Quality Management Areas (AQMA). There are a number of different operators on the site and particulate matter arises from a variety of sources, including point source emissions, for example: stacks, vents and chimneys and fugitive emissions, for example: roads, stockpiles, and material handling operations.
- In 2016 a comprehensive review of the two AQMAs was undertaken to establish if it was appropriate to retain them, and if so, whether the boundary was appropriate. The review involved the analysis of a number of years data from all of the particulate monitors. This review forms the basis of the Detailed Assessment of the Scunthorpe PM<sub>10</sub> Air Quality Management Area 2016 report. The outcome of this review led to the revocation of the Low Santon AQMA and the amendment to the boundary of the Scunthorpe Town AQMA in March 2018.

#### **Public Health Impacts of PM10 Air Pollution**

- The main implications of PM10 air pollution are cardiovascular (CVD) and respiratory diseases. There are no known safe levels of PM10 concentrations and therefore adverse impacts may occur below levels permitted by current legal limits.
- Air pollution is now a recognised stressor that interacts with many other stressors such as diet, socio-economic deprivation, and climatic conditions to create adverse health impacts and increased susceptibility to disease. Taking action to improve air quality is crucial to improving population health within North Lincolnshire. The Red Amber Green designations direct residential development away from the AQMA in preference to areas of North Lincolnshire where PM10 emissions comply with legal limits.

#### **Red: Scunthorpe Town AQMA – No residential development**

- Air Quality monitoring has shown that there is a potential for Air Quality Objectives to be breached within the Scunthorpe Town AQMA. Monitoring sites to the east of Scunthorpe have recorded exceedance days over the last few years and if subject to periods of strong Easterly winds have the potential to breach Air Quality Objectives. Similarly, monitoring sites to the north of the Scunthorpe Steelworks have recorded

exceedance days over the last few years and if subject to strong south westerly winds have the potential to breach Air Quality Objectives.

- The Environmental Health Department recommends that no residential development takes place within the Scunthorpe Town AQMA.

**Amber: Scunthorpe Town AQMA – Development Subject to Further Investigation**

- Proposed General Industrial (B2) developments are likely to contribute to local air pollution and could elevate existing concentrations on the locality. Therefore, any new proposed industrial/commercial developments within the current Scunthorpe Town AQMA should be subject to an air quality screening assessment and subject to the outcome of this initial screen a further detailed air quality assessment may be required which might involve collecting site specific air quality data. This information will inform whether or not the site is suitable for the designation of general industrial development.

**Green: Areas outside of the Scunthorpe Town AQMA**

- No onerous constraints for air quality have been identified that would prohibit residential or commercial development at this stage, however depending upon the scale and nature of commercial/industrial developments and the proximity of new residential housing schemes to sources of air pollution additional supporting information may be requested. Each application will be considered on its own merits at the time.

All Sites suitable for development at this stage of the assessment have been identified within the Strategic Housing and Employment Land Availability Assessment have been carried forward to the next stage.

**Sustainability Appraisal**

The Sustainability Appraisal (SA) forms a key part of the Local Plan evidence base. The SA considers all the likely impacts, cumulative impacts, and the scope for mitigating any possible negative impacts on the environment, economic and social factors of sustainable development. It also considers whether the site allocations meet the strategic policies of the Local Plan. The SA assists with identifying mitigation of any potential concerns raised during the site assessment.

All sites carried forward from Stage 1 and Stage 2 will be subject to SA. This will ensure that sites which are deemed as reasonable alternatives are considered against the SA objectives to determine their sustainability.

Table 1: SA Scoring

Impact significance	Impact symbol
Significant positive impact on the SA objective	✓✓
Tendency to a significant positive impact on the SA objective	✓✓?
Minor positive impact on the SA objective	✓
Tendency to a minor positive impact on the SA objective	✓?

Neutral impact on the SA objective	0
Tendency to a minor negative impact on the SA objective	X?
Minor negative impact on the SA objective	X
Tendency to a significant negative impact on the SA objective	XX?
Significant negative impact on the SA objective	XX
Positive and negative impacts on the SA objective	✓/X
Impact on the SA objective cannot be predicted (effects are too uncertain)	?

The SA testing will provide an initial measure of the relative performance of site each, however it will not necessarily conclude which is the most sustainable or preferential site. The decision of which sites to take forward for potential allocation need to be fully informed by the overall outcomes of SA testing, as well as by other evidence and information that emerges through or outside of the site assessment process.

### Stage 3: Development Potential

Stage 3 considers the development potential of all sites taking into consideration all comments received from consultees and site constraints. Where consultees have recommended area of the site to be removed due to potential constraints this has been reflected in the indicative developable area of the site. Based on this information the proposed housing allocations have been made by the planning officer using their professional judgement.

The SHELAA provides an indicative capacity for each site which will be considered as part of this process. Any additional information on capacity and densities submitted by landowners / stakeholders in relation to a specific site will be considered at this stage.

A proforma for each site has been completed for all sites as part of stage 3 and can be identified within the SHELLA. The following net density methodology has been used to consider site capacity for all residential development sites, or the residential element of a mixed use site:

### Gross Site Area

The table below shows the following percentages may be applied to the gross site area to give an indication of net developable area for different sizes of site:

Gross site area (ha)	Less than 1	1-4	5+
Net developable percentage	100%	85%	60%

## Density

The following net density ranges have been used for all residential development sites, or the residential element of a mixed use site:

- Scunthorpe town centre: 45-70 dwellings per hectare
- Within Scunthorpe and Market Towns development limits: 40-45 dwellings per hectare
- Within Rural Settlements and the Countryside: 30-35 dwellings per hectare

## Stage 4: Availability

For a site to be expected to be deliverable over the plan period, a site has to be available. The NPPF states that “a site is considered available for development, when, on the best information available there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.”

As part of the Call for Sites consultations and the Local Plan Regulation 18 Public Consultation Stages, the council asked consultees to provide details on landownership and their intention for development on all potential sites. When the Council was provided evidence demonstrating the site was not available then the site was filtered and not allocated within the Local Plan. The vast majority of sites have been confirmed as available; the availability of only a small proportion is unknown and these have been positioned in the later years of the trajectory.

## Stage 5: Achievability

Paragraph 20 of the Planning Practice Guidance considers a site to be achievable for development where there is a reasonable prospect that it will be developed at a particular point in time.

The Council will only undertake achievability and deliverability assessments on sites which have been identified through previous stages as 'suitable' and 'available', as there is little merit in considering sites which have failed to meet either of these stages. Assessments will, however, be conducted on previously non-qualifying sites if the outcome of a site is favourably altered through the review period when a change of circumstance has taken place.

Assessing whether a site is 'achievable' or not is determined by the consideration of various factors including:

- **Market Factors:** such as adjacent uses, economic viability of existing, proposed, and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand, reaching conclusions on the net developable area, yield potential, likely dwelling mix, and projected rate of sales.
- **Cost Factors:** Including site preparation costs relating to any physical constraints, any exceptional works necessary, strategic infrastructure, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and



- **Delivery Factors:** Including phasing, realistic build out rates, whether a single developer or several developers offering difference housing products and the size and capacity of the developer.

These factors have all been considered as part of the SHELLA Assessment. The council have also undertaken a Local Plan Wide Viability Assessment taking account of policy requirements and possible interventions that would be needed to unlock the new housing sites.

### Stage 6: Sequential Approach

The methodology so far has outlined how sites have been filtered (rejected) based on a number of factors. The sites that remained were considered potentially acceptable subject to agreeing a preferred option for distribution and the total requirement for housing and employment. However, there is significant variation in the nature of individual sites – sites vary from being previously developed in an urban area through to being green field in the countryside.

Based on the Council's preferred approach to objectively assessed housing need more sites were available than needed. Whilst some flexibility is considered necessary to facilitate market choice.

In order to identify the most sustainable sites a 'sequential' approach has been adopted that prioritises brownfield sites in the settlement boundary, followed by greenfield site within settlement boundary and finally greenfield sites outside but adjoining settlement boundary.

The sites were assessed by Planning Officers in order of the categories above, so the more sustainable and favourable sites in terms of brownfield and being located within the urban area were allocated first. The following factors were important in assessing whether a site should be allocated as a New Housing Site or Filtered:

- The role and character of the area.
- The need to promote the vitality of the most sustainable settlement.
- Recognising the intrinsic character of countryside.
- Conserving and enhancing the natural environment
- Reducing pollution.
- Preferring land of lower environmental value.
- Utilising previously developed land if it is not of high environmental value.
- Conserving heritage assets.
- Managing patterns of growth – public transport, walking, cycling – locations
- which can be made sustainable.

Comments from consultees were again considered. The site assessments had already taken these into account and in some circumstances, resulted in a site being "show stopped" and therefore filtered. However, even if issues were not so significant to result in the site being filtered initially, they could still result in a site being filtered at this qualitative assessment stage. Reasons for this included the cumulative effect of a number of different issues, potential impacts on the capacity of the site, considerations of viability, illogical settlement extensions and topography.

## Allocated Housing Sites

The above stages set out the methodology for assessing the sites for housing site allocations within the Local Plan. The comments and recommendations of the consultees have assisted in establishing a list of site specific considerations for each allocation. This will assist in the future for when planning applications are being prepared by highlighting potential constraints, reports and mitigation required.

Below is an explanation on why the levels of growth were proposed in the settlements, why the sites were chosen and results of the Sustainability Appraisal for housing sites .

Due to consultation comments and results from the SA some of the above proposals have also been changed in the Publication draft and the settlements and number of housing proposed. The Spatial Distribution of housing sites in the Publication Draft is:-

	Settlement	Housing Growth	Total Dwellings
Major Sub-Regional Centre	Scunthorpe & Bottesford Urban Area (including Lincolnshire Lakes)	51.3	3758
Principal Towns	Barton upon Humber	8%	583
	Brigg	14.3%	1045
Large centres service	Barnetby le Wold	1.0%	75
	Barrow upon Humber	2.4%	178
	Broughton	1.4%	100
	Crowle	2.3%	169
	Epworth	0.8%	57
	Goxhill	1.6%	115
	Haxey	1.0%	75
	Hibaldstow	1.1%	77
	Kirton in Lindsey	5.1%	371
	Messingham	0.4%	32
	Ulceby	1.8%	131
	Winterton	4%	290
Larger settlements rural	Belton	0.7%	49
	Ealand	0.6%	46
	East Halton	0.4%	26
	Keadby	0.3%	23
	Scawby	0.4%	30
	South Killingholme	0.3%	21
	Westwoodside	0.4%	26
	Wrawby	0.5%	36
	Wroot	0.2%	13
	Total	100%	7326

## Barnetby le Wold

The settlement of Barnetby le Wold is a large service centre with at least 7 of the key facilities and services. The settlement has been allocated 84 dwellings (1% growth)..

Barnetby le Wold has 2 committed housing sites which are:-

Sire Reference	Planning Application Number	Settlement	Site Address	Brownfield/ Greenfield	Site Size	Number of dwellings
H1C-31	PA/2018/510	Barnetby le Wold	Land at Windsor Way	Greenfield	0.40 ha	9
H1C-32	PA/2019/1454	Barnetby le Wold	Victoria Road	Brownfield	0.97 ha	23

One proposed housing site has been allocated which is:-

Sire Reference	Ref Number	Settlement	Site Address	Brownfield/ Greenfield	Site Size	Number of dwellings
H1P-19	X46AD	Barnetby le Wold	Land at King's Road Land	Greenfield	1.2ha	43

**Other suitable sites assessed through the SHELAA for Barnetby le Wold are listed below and have not been allocated for the following reasons:-**

JB100	The Railway Inn, 28 Kings Road	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ Part of the site has planning permission.</li> <li>○ Access arrangement with Kings Road will need very careful consideration to get access to the east of the site.</li> <li>○ Part of the site is a pub which would need demolishing</li> <li>○ The site is close to a railway line so noise may be an issue</li> </ul>
DBHNC	Land off Railway street	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ Garden land</li> <li>○ The site is within 250m of a former landfill. A Phase 1 and site investigation will be required.</li> </ul>
CFS0300082	Land to the west of Kings Road	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ The site is currently outside the development limit and the site area may need to be reduced to allow a lower number of units.</li> </ul>

**As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-**

17MFV	Land to west of Kings Road	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ The site is close to the A18 so noise may be an issue.</li> <li>○ No access from the A18. Vegetation removal is needed to achieve visibility splays.</li> </ul>
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			<ul style="list-style-type: none"> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> <li>○ The site is isolated on the edge of the existing built up area.</li> </ul>
63TME	Land off St Barnabas Road	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ Existing infrastructure is unsuitable to serve development of this size.</li> <li>○ The site is adjacent to a railway line so noise may be an issue.</li> <li>○ The site is isolated from the existing built up area.</li> </ul>
MBDQ5	Land off King's Road	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ The site is close to the A18 so noise may be an issue.</li> <li>○ No access would be allowed from the A18. The site would need a footway from a new access on Kings Road to link into existing facilities. Vegetation removal would be required to achieve visibility splays.</li> <li>○ The site is isolated on the edge of the existing built up area.</li> </ul>
Q7ZTK	West of Kings Road	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ The site is close to a farm so noise/odour may be an issue.</li> <li>○ Existing access to the site is too narrow and there is limited scope to widen it, without acquiring third party land.</li> <li>○ The site is too large for the size of the settlement.</li> </ul>
OMTTH	North west of Barnetby, DN38 6DL	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ The site is too large for the size of the settlement.</li> <li>○ Direct access from the site onto the A18 would not be acceptable. Railway Street is unable to accommodate traffic generation from this size of development.</li> <li>○ The site is next to a farm so noise /odour may be an issue.</li> </ul>
56S2R	East of Kings Road	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ The sites proposed use was for a self-build site.</li> <li>○ There is a saw mill close by so noise may be an issue.</li> <li>○ The site is not suitable for residential development as the site is too far out from the built up area.</li> </ul>
Q1URW	St Barnabas Road	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ The proposed development is too large to be served by St Barnabas Road. Highways would not want to see access from Bigby Road.</li> <li>○ The site forms part of a former landfill site which will present geotechnical and contamination constraints. Without a robust Phase 1 report and a site investigation this site is unlikely to be recategorised.</li> </ul>
CBM3W	Land adjacent to Cuthbert Avenue via playfields	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ Part of the site is opposite to sewerage works so noise and odour may be an issue.</li> <li>○ Existing infrastructure is unable to support such a large area of development.</li> </ul>
QV60F	Wold Farm, The Wold	Barnetby le Wold	<ul style="list-style-type: none"> <li>○ The site is located close to the runway at Humberside airport so noise would be an issue.</li> </ul>

			<ul style="list-style-type: none"><li>○ The site is located in the open countryside and is isolated from the settlement.</li></ul>
CFS0300083	Land to the east of Kings Road (north of the railway line)	Barnetby le Wold	<ul style="list-style-type: none"><li>○ Insufficient width to form a suitable access to the site.</li><li>○ Site lies outside of development limit and is not well connected to form an appropriate extension.</li></ul>
CFS0300094	Land to the rear of 81-87 St Barnabas Road	Barnetby le Wold	<ul style="list-style-type: none"><li>○ The site is below the site size threshold.</li></ul>

Barnetby Le Wold- The SA assessment of the housing site allocations (committed and proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1C-31 Land at Windsor Way	Green	Red	Red	Green	Green	Red	Red	Red	Yellow	Green	Green	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	Red	Red	Green	Green	Green	Green	Yellow	Red	Red
H1C-32 Victoria Road	Green	Red	Red	Green	Green	Red	Red	Red	Yellow	Green	Green	Yellow	Green	Green	Green	Red	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Yellow	Red	Red
H1P-19 Land at Kings Road	Green	Red	Red	Green	Green	Red	Red	Red	Green	Green	Green	Yellow	Green	Green	Green	Red	Green	Green	Green	Red	Red	Green	Green	Green	Green	Green	Yellow	Red	Red

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities										Environmental Features																		
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
JB100 The Railway Inn, 28 Kings Road	Green	Red	Red	Green	Green	Red	Red	Red	Red	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red	Green	Green	Green	Green	Green	Red	Red
DBHNC Land off Railway street	Green	Red	Red	Green	Green	Red	Red	Red	Red	Green	Green	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red
CFS0300 082 Land to the west of Kings Road	Green	Red	Red	Green	Green	Red	Red	Red	Green	Green	Green	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Yellow	Red	Red

## Barrow Upon Humber

The settlement of Barrow Upon Humber is a large service centre with at least 7 of the key facilities and services. The settlement has been allocated 178 dwellings (2.4% growth)..

Barrow upon Humber has 3 committed sites and 1 proposed sites which are:-

Sire Reference	Planning Application Number	Settlement	Site Address	Brownfield/ Greenfield	Site Size	Number of dwellings
H1C-33	PA/2018/845	Barrow upon Humber	Former Spencer Group Mill Lane	Brownfield	1.56	40
H1C-34	PA/2020/603	Barrow upon Humber	Land off Ferry Road/ Chestnut Rise	Greenfield	3.05	75
H1C-35	PA/2020/803	Barrow upon Humber	Land north of Ferry Road East	Greenfield	0.56	9

Sire Reference	Planning Application Number	Settlement	Site Address	Brownfield/ Greenfield	Site Size	Number of dwellings
H1P-20		Barrow upon Humber	Land off Ferry Road	Greenfield	1.65	54

Other suitable sites assessed through the SHELAA for Barrow Upon Humber are listed below and have not been allocated for the following reasons:-

CFS0300115 (7EY2W)	Land south of New Holland Road (College Road Junction)	Barrow upon Humber	<ul style="list-style-type: none"> <li>○ Site lies outside of the existing development limit</li> <li>○ Traffic impact needs to be addressed</li> <li>○ Access to be provided at southern end of site along College Road, with concerns raised about additional traffic at the New Holland Road junction</li> <li>○ Natural England should be consulted on, any residential development of 50 or more houses.</li> </ul>
CFS0300107 (AA5NZ)	Land to the south of Wold Road (opposite Green Lane)	Barrow upon Humber	<ul style="list-style-type: none"> <li>○ Phase 1 ecological survey and consultation with Natural England should be carried out for any residential development of 50 or more houses outside existing settlements/urban areas.</li> <li>○ Grade 2 agricultural land</li> </ul>

As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-

15ZSL & CFS0300108	Land at Millfields Way	Barrow Upon Humber	<ul style="list-style-type: none"> <li>○ The site can only be accessed via adjacent sites.</li> <li>○ The site is an Area of Amenity Importance.</li> </ul>
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EFJE7 & CFS0300049	Land at Millfields Way	Barrow Upon Humber	<ul style="list-style-type: none"> <li>The site is an Area of Amenity Importance.</li> </ul>
ERWLD	New Holland Road	Barrow upon Humber	<ul style="list-style-type: none"> <li>The site has been subject to quarrying and backfilling with material which has potential for geotechnical and landfill gas issues. A Phase 1 and site investigation would be required to re-categorise this site.</li> <li>Due to the former quarrying and backfilling with material housing development may not be suitable so further work needs to be carried out to determine the geotechnical and landfill gas issues.</li> </ul>
18UU3	Located off Ferry Road	Barrow upon Humber	<ul style="list-style-type: none"> <li>The site would be unable to form suitable access with the adopted highway.</li> <li>The site needs a heritage assessment as the site is within 200m of a Scheduled monument.</li> <li>The site is within 250m of a former landfill. A Phase 1 and site investigation will be required.</li> <li>The site is isolated away from the main built up area.</li> </ul>
5LKZO	Land located off the B1206	Barrow upon Humber	<ul style="list-style-type: none"> <li>The site is not suitable for residential development as the site is too large for this size settlement.</li> </ul>
FJ3MK & CFS0300106	Wold Rd DN19 7BU (Postcode of the nearest property to the site)	Barrow upon Humber	<ul style="list-style-type: none"> <li>The site is not suitable for residential development, as access could not be formed with Wold Road, given the proximity of existing junctions.</li> </ul>
ILFHO & CFS0300063	Land north of Ferry Road East, and west of Cherry Lane	Barrow upon Humber	<ul style="list-style-type: none"> <li>Existing infrastructure is unable to support such a large area of development.</li> <li>The site is isolated from the main built up area.</li> </ul>
8PQ45	Barrow Grange DN19 7DY	Barrow upon Humber	<ul style="list-style-type: none"> <li>The site is next to a disused quarry. Landfill gas may be an issue.</li> <li>Access could be achieved from the B1206 but it would be outside the existing village limits.</li> <li>The site is isolated away from the main built up area.</li> </ul>

Barrow upon Humber- The SA assessment of the housing site allocations (committed, proposed and alternative sites)

Site Ref:	SA Site Assessment Criteria																															
	Community facilities										Environmental features																					
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29			
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land			
H1C-33 Former Spencer Group																																
H1C-34 Land off Ferry Road/Chesnut Drive																																
H1C-35 Land north of Ferry Road East																																
H1P-20 Land off Ferry Road																																
7EY2W Land south of New Holland Road																																
AA5NZ Land to the south of Wold Road																																

## Barton Upon Humber

The settlement of Barton Upon Humber is a principal town Barton upon Humber and Brigg, are the next largest settlements in North Lincolnshire in terms of population and number of dwellings. This town has developed as larger retail, leisure, and educational and service centres, compared to other market towns and larger villages in North Lincolnshire. Both provide significant employment and opportunities and key services for neighbouring settlements. The settlement has been allocated 583 dwellings (7.7% growth).

The amount of dwellings and sites proposed in Barton upon Humber have been reduced since the Preferred Options due to constraints on the Highway network. After further work was carried out on the Highway network in Barton Upon Humber it was deemed that the Towns roads could only cope with a certain level of development so the housing numbers were reduced to ensure further development proposed and its impact on the local road infrastructure could cope.

Barton Upon Humber has 3 committed housing sites which are:-

Sire Reference	Planning Application Number	Settlement	Site Address	Brownfield/ Greenfield	Site Size	Number of dwellings
H1C-23	PA/2018/1049	Barton	Land to the rear of 13-19 Pasture Road	Brownfield	0.35	16
H1C-24	PA/2016/1763	Barton	Coach and Horses Inn 86 - 88 High Street	Brownfield	0.34	18
H1C-25	PA/2020/1612	Barton	Land adjacent to the White Swan, Butts Road	Brownfield	0.15	5

Barton upon Humber has two proposed housing sites which are:-

Sire Reference	Ref	Settlement	Site Address	Brownfield/ Greenfield	Site Size	Number of dwellings
H1P-12	BARH-1 & BARH-2	Barton	Pasture Road South	Greenfield	21.4	350
H1P-13		Barton	Land off Barrow Road	Greenfield	6.0	189

Other suitable sites assessed through the SHELAA for Barton Upon Humber are listed below and have not been allocated for the following reasons:-

G4HLU	Land between Caistor Road and Eastfield Road	2.7ha (98-110 dwellings)	Barton	<ul style="list-style-type: none"> <li>○ The site is Grade 2 Agricultural Land.</li> <li>○ The site requires a Heritage Impact Assessment: Archaeological field evaluation comprising geophysical survey and trial trenching.</li> <li>○ A former landfill site lies approx 90m from site.</li> </ul>
787LS	Land to the south of Barrow Road	6.5ha (159-185 dwellings)	Barton	<ul style="list-style-type: none"> <li>○ Highways officers would want to see this developed in conjunction with the adjacent allocation and served through the adjacent allocation. Officers would not want to see this site developed in isolation. Consideration</li> </ul>

				would also need to be given the potential relief road.
CFS0300105	CFS0300105	2.25ha (83-93 dwellings)	Barton	<ul style="list-style-type: none"> <li>○ The majority of the site is within flood zone 2/3 and is subject to local/surface water flooding. This site has been subject to further Sustainability Appraisal in favour of development benefit that would outweigh flood risk.</li> <li>○ Access is favoured from adjacent proposed housing development site adjacent, which will have impact on this site coming forward.</li> <li>○ A preliminary ecological appraisal or extended Phase 1 survey with target notes should be carried out and consultation with Natural England is required for development of 50 units or more.</li> </ul>
5TQ6R	St Mary's Cycle Works	1.95ha (72-81 dwellings)	Barton	<ul style="list-style-type: none"> <li>○ The site lies within SFRA Flood Zone 2/3 (a) Tidal.</li> <li>○ Two of the buildings on this site lie within Barton Upon Humber conservation area.</li> <li>○ All of the site is on a former works site so contamination may be an issue.</li> <li>○ The site is allocated in the Housing and Employment Land Allocations DPD as BARH-3. The site has not been developed and has flood risk and Heritage issues which need to be resolved.</li> </ul>

As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-

N1VAC	94 Barrow Road	Barton upon Humber	<ul style="list-style-type: none"> <li>○ The site is on the outskirts of the main built up area.</li> <li>○ The site is isolated away from the main built up area.</li> </ul>
5FFD7 & CFS0300050	Barrow Road	Barton upon Humber	<ul style="list-style-type: none"> <li>○ The site is on the eastern edge of Barton upon Humber away from the existing built up area.</li> <li>○ Noise from the nearby factory may have an impact on any residential development.</li> </ul>
ZXAVI	South Marsh Farm site	Barton upon Humber	<ul style="list-style-type: none"> <li>○ The site has legal issues, which need to be resolved.</li> <li>○ Junction improvements will be needed at Barrow Road/Falkland Way.</li> <li>○ The site is adjacent to and may form part of former landfill potential geotechnical and contamination constraints.</li> <li>○ The site falls in an area which is safeguarded for Clay Reserves.</li> </ul>
A0KPC	Site on Land off Eastfield Road	Barton upon Humber	<ul style="list-style-type: none"> <li>○ Concerns have been raised about any housing development and the impact on Eastfield Road and the junction of Eastfield/Caistor Road.</li> </ul>
5KXGP	Butts Road Playing Field	Barton upon Humber	<ul style="list-style-type: none"> <li>○ The site is a Protected Playing Field.</li> <li>○ The site is unable to form a suitable access with the adopted highway.</li> </ul>
HEHH2	Land off Caistor Road	Barton upon Humber	<ul style="list-style-type: none"> <li>○ The site is isolated away from the main built up area.</li> </ul>
C3CS9	Former Tip Site	Barton upon Humber	<ul style="list-style-type: none"> <li>○ The site is isolated away from the main built up area.</li> </ul>

CFS0300139	Land to the south of Horkstow Road	Barton upon Humber	<ul style="list-style-type: none"> <li>○ The site is located outside the existing development limit. Development of the proposed scale at this location on the periphery of the settlement would not be considered suitable.</li> <li>○ Although potential access could be provided onto Brigg Road, there are concerns over the volume of traffic at this location for such a large development site.</li> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> <li>○ Significant landscape mitigation would be required in keeping with the Lincolnshire Wolds Open Rolling High Farmland as well as biodiversity enhancements.</li> <li>○ Grade 2 Agricultural Land.</li> </ul>
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Barton upon Humber- The SA assessment of the housing site allocations (committed, proposed and alternative sites)

Site Ref:	SA Site Assessment Criteria																														
	Community facilities										Environmental features																				
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29		
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land		
H1C-23 Land to the rear of 13-19 Pasture Road																															
H1C-24 Coach and Horses Inn																															
H1C-25 Land adjacent to White Swan, Butts Road																															
H1P-12 Pasture Road South																															
H1P-13 Land off Barrow Road																															
5TQ6R St Marys Cycle Works																															

Site Ref:	SA Site Assessment Criteria																																																																																						
	Community Facilities										Environmental Features																																																																												
CFS0300 105 Land to the south of Humber Bridge Industrial Estate	SA1	GP Surgery	Green	SA2	Health Centre	Green	SA3	Dentist	Yellow	SA4	Community Centre	Green	SA5	Primary School	Green	SA6	Secondary School	Green	SA7	Further Education Facilities	Red	SA8	Town Centre	Green	SA9	Employment Centre	Green	SA10	Railway Station	Yellow	SA11	Bus Stop	Green	SA12	Cycle Route	Yellow	SA13	Open Space	Green	SA14	Sports Facilities	Green	SA15	Public Rights of Way	Green	SA16	Community Recycling Centre	Green	SA17	Scheduled Monument	Green	SA18	Conservation Area	Green	SA19	Nationally Designated Wildlife Site	Red	SA20	Ancient Woodland	Green	SA21	Locally Designated Wildlife Site	Green	SA22	Local Geological Site	Green	SA23	WFD Surface Waterbody	Green	SA24	Flood Zone	Red	SA25	Source Protection Zone	Yellow	SA26	AQMA	Green	SA27	Mineral Resources	Red	SA28	ALC Grade	Red	SA29	Greenfield Land	Red

## Brigg

The settlement of Brigg is a principal town. Barton upon Humber and Brigg, are the next largest settlements in North Lincolnshire in terms of population and number of dwellings. This town has developed as larger retail, leisure, and educational and service centres, compared to other market towns and larger villages in North Lincolnshire. Both provide significant employment and opportunities and key services for neighbouring settlements. The settlement has been allocated 1045 dwellings (13.9% growth).

### Brigg has 5 committed housing sites which are: -

H1C-26	PA/2014/0887	Brigg	Island Carr	Brownfield	1.88	60
H1C-27	PA/2017/1234	Brigg	Falcon Cycles, Bridge Street	Brownfield	2.20	67
H1C-28	PA/2017/1234	Brigg	Former Falcon Cycles Bridge Street Brigg Phase 2	Brownfield	0.18	20
H1C-29	PA/2004/0692	Brigg	Silversides Lane	Brownfield	1.57	44
H1C-30	PA/2017/1652	Brigg	6 Market Place	Brownfield	0.21	14

### Brigg has 5 proposed sites:-

H1P-14	BRIH-1 & BRIH-5	Brigg	Land north of Atherton Way	Greenfield	4.4	149
H1P-15	BRIH-2	Brigg	Land at Western Avenue	Greenfield	5.54	186
H1P-16	BRIH-3	Brigg	Wrawby Road Phase 2	Greenfield	11.97	333
H1P-17	BRIH-4	Brigg	Wrawby Road Phase 1	Greenfield	4.31	152
H1P-18		Brigg	Land at Horstead Avenue	Brownfield	0.46	20

At present vehicles travelling through Brigg can suffer from congestion at peak times. To reduce this impact, a permeable network of roads will be constructed to serve the allocated sites to the north/east of Brigg. All the sites will need to be considered jointly and development of the sites phased appropriately. An associated traffic management scheme on the existing roads will ensure that the scheme is effective. Atherton Way is currently not adopted, and this would need to be addressed as part of the development. Access from the site onto Grammar School Road will not be permitted. The scheme will need to be designed in order to secure and safeguard a new road network that links Atherton Way and Wrawby Road.

Other suitable sites assessed through the SHELA for Brigg are listed below and have not been allocated for the following reasons:-

55NUT	Land at Bigby Highroad	0.88ha (35-40 dwellings)	Brigg	<ul style="list-style-type: none"> <li>○ The site contains a depot which may need demolishing.</li> <li>○ The site is next to a station and rail track so noise may be an issue.</li> <li>○ The site has access as it is currently used for commercial use.</li> </ul>
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HJO3T	Bigby High Road	5.36 185- 208 dwellin gs	Brigg	<ul style="list-style-type: none"> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> <li>○ Access can be formed from Bigby High Road, although some localised off-site highway improvements may be required. A Transport Assessment and Travel Plan would be required.</li> <li>○ The site lies outside the development limit.</li> </ul>
SMAQ2	Land at Engine Street	1.00ha 40-45 (dwellin gs)	Brigg	<ul style="list-style-type: none"> <li>○ The site lies in SFRA Flood Zone 2/3 (a) Fluvial.</li> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> </ul>

As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-

3U048	Land off Wrawby Road	Brigg	<ul style="list-style-type: none"> <li>○ The site needs a Heritage Assessment as the site is within 250m of an Archaeological site.</li> <li>○ The site can't be developed in isolation, it would need to form access via site ref XKDYP but would have concerns about an additional junction on A18, Wrawby Road given the aspirations for the land to the north of the A18 (BRIH2, 3 &amp; 4).</li> <li>○ There is no access to the site. Access would need to be linked to site (ref XKDYP).</li> </ul>
02LV5	Pingley Lane, Bigby High Road	Brigg	<ul style="list-style-type: none"> <li>○ Pingley Lane is privately owned and no vehicular access would be acceptable.</li> </ul>
5IQVK	Land off Westrum Lane	Brigg	<ul style="list-style-type: none"> <li>○ Access could technically be achieved from Westrum Lane, with localised improvements and widening. However LHA would have concerns about additional traffic movements at the junction of Westrum Lane and A1084.</li> <li>○ The site needs a Heritage Assessment as the site is within 250m of an Archaeological site.</li> </ul>
T76WI	Land off Burgess Road	Brigg	<ul style="list-style-type: none"> <li>○ Highways would have concerns if the two sites to the north are allocated for development and the impact this would have on the local highway network.</li> <li>○ Due to the location of the railway line noise from this may have an impact on residential development.</li> <li>○ The site needs a Heritage Assessment as the site is within 250m of an Archaeological site.</li> <li>○ The site also scored 19% based on Local Flood Risk Issues Surface Water and Drainage</li> </ul>
TGEEX	Land off Pingley Meadow	Brigg	<ul style="list-style-type: none"> <li>○ Whilst access could technically be formed with Westrum Lane, given the proposed number of dwellings then Highways would have significant concerns about the safe operation of the junction of Westrum Lane and the A1084.</li> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> </ul>



Brigg- The SA assessment of the housing site allocations (committed, proposed and alternative sites)

Site Ref:	SA Site Assessment Criteria																														
	Community facilities														Environmental features																
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29		
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land		
H1C-26 Island Carr																															
H1C-27 Former Falcon Cycles																															
H1C-29 Silversides Lane																															
H1C-30 6 Market Place																															
H1C-28 Former falcon Cycles Phase 2																															
H1P-14 Land north of Atherton Way																															

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1P-15 Land at Western Avenue	Yellow	Light Green	Yellow	Yellow	Dark Green	Dark Green	Red	Light Green	Light Green	Red	Dark Green	Yellow	Light Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Red	Red
H1P-16 Wrawby Road Phase 1	Yellow	Light Green	Yellow	Yellow	Light Green	Light Green	Red	Light Green	Light Green	Yellow	Dark Green	Yellow	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Red	Red
H1P-17 Wrawby Road Phase 2	Yellow	Light Green	Light Green	Yellow	Light Green	Light Green	Red	Dark Green	Dark Green	Yellow	Dark Green	Yellow	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Red	Red
H1P-18 Land at Horestead Avenue	Yellow	Light Green	Yellow	Yellow	Light Green	Light Green	Red	Light Green	Light Green	Red	Dark Green	Yellow	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities														Environmental Features														
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
55NUT Land off Bigby High Road	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Red	Red
HJO3T Bigby High Road	Red	Yellow	Red	Red	Red	Yellow	Green	Green	Yellow	Green	Red	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red
SMAQ2 Land at Engine Street	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Red	Red	Green	Green	Red	Green	Red

## Belton

This settlement is a Larger Rural settlement however through the Strategic Housing and Economic Land Availability Assessment all of the sites put forward through the call for sites were discounted and not deemed suitable for housing. Therefore no proposed housing sites have been allocated in Belton due to the lack of suitable land.

The settlement has 5 committed sites which are:-

H1C-38	PA/2019/1973	Belton	Belwood Lodge, King Edward street	Brownfield	0.21	5
H1C-39	PA/2017/1975	Belton	Westgate Road	Brownfield	0.2	23
H1C-40	PA/2018/2416	Belton	Land off king Edward Street	Greenfield	0.31	11
H1C-41	PA/2019/849	Belton	Land adjacent 1 Belgrave Close	Brownfield	0.18	5
H1C-42	PA/2019/1828	Belton	Belton Garden Centre, Sandtoft Road	Greenfield	0.34	5

The sites discounted are: -

AMZAS	Land at Carrhouse Road	Belton	<ul style="list-style-type: none"> <li>○ Existing infrastructure is unable to support such a large area of development.</li> <li>○ The bottom of the site is close to Belton Brickwoks so noise may be an issue.</li> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
L8QU2	Land behind bungalow at Roseacre, King Edward Street	Belton	<ul style="list-style-type: none"> <li>○ There is no formal access to the adopted highway.</li> </ul>
IQZJZ	Land to the rear of Coverdale	Belton	<ul style="list-style-type: none"> <li>○ There is no formal access to the adopted highway.</li> <li>○ The site is an Area of Amenity Importance.</li> </ul>
XQ5HF & CFS0300047	47 High Street	Belton	<ul style="list-style-type: none"> <li>○ There is no formal access to the adopted highway.</li> </ul>
C52A2	Land south of Jeffrey Lane	Belton	<ul style="list-style-type: none"> <li>○ There is no formal access to the adopted highway.</li> </ul>
ZAROK	Land to the rear of Olcote House, King Edward Street	Belton	<ul style="list-style-type: none"> <li>○ The existing site access is unsuitable.</li> <li>○ The site is in an Area of Amenity Importance.</li> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the</li> </ul>

			character, appearance or setting of the historic landscape or any of its features.
CFS0300068	Land to the west of High Street adjacent to All Saints Church	Belton	<ul style="list-style-type: none"> <li>○ Site lies within an area of Important Open Space and Amenity Importance.</li> <li>○ Development would have negative impact on adjacent listed building and Area of Special historic interest.</li> </ul>

### Broughton

The settlement of Broughton is a Large Service Centre. In respect of the Larger Rural Settlements they have larger populations and a greater number of key facilities. The settlement has been allocated 100 dwellings (1.3% growth)..

Broughton has 2 committed housing sites which are:-

H1C-36	PA/2018/2316	Broughton	Land at Burnside	Greenfield	0.83	10
H1C-37	PA/2017/124	Broughton	The Red Lion	Brownfield	0.35	6

Broughton has 1 proposed housing site:-

H1P-21	CFS0300097	Broughton	Land off the B1207	Greenfield	2.75	84
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Other suitable sites assessed through the SHELAA for Broughton are listed below and have not been allocated for the following reasons:-

CFS0300075 (H5HNT)	Land to the south of Estate Avenue	0.88ha (35-40 dwellings)	Broughton	<ul style="list-style-type: none"> <li>○ No direct access to adopted highway. Access could potentially be provided from adjoining site if developed and agreed.</li> <li>○ Grade 2 Agricultural Land.</li> <li>○ Requires predetermination assessment of heritage significance of archaeology comprising field evaluation to demonstrate no adverse impact on historic environment.</li> </ul>
7DCOC	Land at Hillside Road	5.36 185-208 dwellings	Broughton	<ul style="list-style-type: none"> <li>○</li> </ul>
CFS0300100	Land to the east of Estate Avenue	1.00ha 40-45 (dwellings)	Broughton	<ul style="list-style-type: none"> <li>○ Site can only be accessed via adjacent land to the south as it is not possible to form a suitable access with Estate Avenue.</li> <li>○ A preliminary ecological appraisal or extended Phase 1</li> <li>○ survey should be carried out and submitted before the</li> <li>○ application is determined. There will also be a requirement for a desktop data search from the Lincolnshire Environmental Records Centre.</li> </ul>

As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-

D74CY	Land off Brigg Road	Broughton	<ul style="list-style-type: none"> <li>The site is a Protected Playing Field and allotments. North Lincolnshire Open Space Study shows an under supply of allotment provision across the area.</li> </ul>
J3G3I	Broughton Brigg DN20 0BA (Postcode of the nearest property to the site)	Broughton	<ul style="list-style-type: none"> <li>The site is unable to form a suitable access with B1207.</li> <li>The site would also have a potential impact on the adjacent Site of Special Scientific Interest and site of importance local nature conservation importance.</li> </ul>
LPQ1E	Land at Scawby Road	Broughton	<ul style="list-style-type: none"> <li>Concerns about potential traffic generation from all the proposed allocations with access from B1207 Scawby Road and the impact on Scawby Road and Scawby crossroads.</li> </ul>
YTDLU	Common Road Wressle, Broughton Brigg DN20 0DH (Postcode of the nearest property to the site)	Broughton	<ul style="list-style-type: none"> <li>The site would have a potential impact on the adjacent Site of Special Scientific Interest and site of importance local nature conservation importance.</li> <li>Existing infrastructure is unable to support such a large area of development and the site is not available.</li> </ul>
GRXT2	Land off Brigg Road	Broughton	<ul style="list-style-type: none"> <li>The site lies outside the existing development and the scale of proposed development is too large for the location.</li> <li>If residential development occurred technically access could be achieved from Brigg Road, but localised improvements may be required. Impossible to form access with Greyfriars Road.</li> <li>The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> </ul>



Broughton- The SA assessment of the housing site allocations (committed, proposed and alternative sites)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1C-36 Land at Burnside	Green	Red	Red	Red	Yellow	Red	Red	Red	Red	Red	Green	Red	Green	Light Green	Green	Red	Green	Green	Red	Red	Red	Green	Green	Light Green	Green	Red	Red	Red	Red
H1C-37 The Red Lion	Green	Red	Red	Red	Light Green	Red	Red	Red	Red	Red	Green	Red	Green	Green	Green	Red	Green	Green	Light Green	Red	Red	Green	Green	Light Green	Green	Yellow	Red	Red	Green
H1P-21 Land off the B1207	Green	Red	Red	Red	Light Green	Red	Red	Red	Yellow	Red	Green	Red	Green	Green	Green	Red	Green	Green	Green	Yellow	Yellow	Green	Green	Light Green	Green	Yellow	Red	Green	Red

Alternative Sites

Site Ref:	SA Site Assessment Criteria																													
	Community Facilities										Environmental Features																			
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29	
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land	
H5HNT Land to the south of Estate Avenue	Green	Red	Red	Red	Green	Red	Red	Red	Red	Red	Green	Red	Green	Green	Green	Yellow	Green	Green	Green	Red	Red	Green	Green	Green	Green	Red	Red	Red	Red	Red
7DCOC Land at Hillside Road	Green	Red	Red	Red	Green	Red	Red	Red	Red	Red	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Red	Red	Red	Red
CFS0300 100	Green	Red	Red	Red	Green	Red	Red	Red	Red	Red	Green	Red	Green	Green	Green	Red	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Yellow	Red	Red	Red	Red

### Burton Upon Stather

The proposal for 63 homes at the Preferred Options consultation stage in this settlement generated a significant amount of public objections. The concerns raised included the development on greenfield land, impact on the existing sewage system, schools and doctor surgery and limited shops and leisure facilities. In addition, how would the existing road network be able to accommodate the additional growth and issues regarding access to the site and biodiversity and wildlife. Concerns were also raised regarding the loss of agricultural land, lack of local employment opportunities and poor public transport facilities. Some comments suggested that there are suitable alternative sites within Scunthorpe for development with the relevant infrastructure to support it. A number of representations raised concerns regarding the drainage and sewage system in Burton not being able to cope with any additional growth. Due to the significant amount of objections this site was not taken forward to the Publication plan stage and no housing proposals have been made in Burton Upon Stather.

### Crowle

The settlement of Crowle is a Large Service Centre. In respect of the Larger Rural Settlements they have larger populations and a greater number of key facilities. The settlement has been allocated 169 dwellings (2.2% growth).

#### Crowle has 2 committed housing sites:-

H1C-43	PA/2019/936	Crowle	Land adjacent 28 North Street	Greenfield	0.26	8
H1C-44	PA/2018/1259	Crowle	Land adjacent to 17 Low Cross Street	Greenfield	0.39	9

#### Crowle has 3 proposed housing sites:-

H1P-22	CROH-1	Crowle	Land to the east of Fieldside	Brownfield	2.8	75
H1P-23	CFS0300131	Crowle	Land off Mill Road	Greenfield	1.05	57
H1P-24	PVMRN	Crowle	Land off Fieldside	Brownfield	0.5	20

Other suitable sites assessed through the SHELAA for Crowle are listed below and have not been allocated for the following reasons:-

CFS0300019	Land to the west of Commonsie	Crowle	<ul style="list-style-type: none"> <li>○ Will need to demonstrate that access from Commonsie is acceptable.</li> <li>○ A preliminary ecological appraisal or extended Phase 1 survey should be carried out. There will also be a requirement for a desktop data search from the Lincolnshire Environmental Records Centre.</li> <li>○ Grade 2 Agricultural land.</li> <li>○ Lies within SFRA Flood Zone 2/3 (a) Tidal</li> </ul>
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As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-

TALUF	Land Off Brewery road	Crowle	<ul style="list-style-type: none"> <li>○ The site has been subject to quarrying and backfilling with material which has potential for</li> </ul>
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			geotechnical and landfill gas issues. A Phase 1 and site investigation would be required to re categorise this site.
624S3	Off A161 Eastoft Road	Crowle	<ul style="list-style-type: none"> <li>The site is isolated from the main built up area.</li> </ul>
2CAGI	Land at 23a Newbigg and adjacent field to the east and north.	Crowle	<ul style="list-style-type: none"> <li>There is insufficient width to provide a suitable access onto Newbigg, without acquiring land from a third party.</li> </ul>
QMJED	Land off Low Cross Street	Crowle	<ul style="list-style-type: none"> <li>The site is unable to form a suitable access from Low Cross Street.</li> </ul>
8APC0	Field rear of moorgate farm	Crowle	<ul style="list-style-type: none"> <li>Existing infrastructure is unable to cope with the proposed level of development and limited options for improvements.</li> </ul>
U7L5C	45 Field Road	Crowle	<ul style="list-style-type: none"> <li>The site is below the site size threshold.</li> </ul>
9UN6E	Land at Mill Road	Crowle	<ul style="list-style-type: none"> <li>The site is within 250m of a former landfill. A Phase 1 and site investigation will be required.</li> <li>Mill Road is not suitable for development of this size and in this location.</li> </ul>
JET2R	South of Eastoft Road and north of Highfields	Crowle	<ul style="list-style-type: none"> <li>No vehicular access onto Mill Road. May be able to form pedestrian/cycle access onto Mill Road. The site is remote from the main settlement.</li> </ul>
EEZB4	Land off Windsor Lane	Crowle	<ul style="list-style-type: none"> <li>Existing infrastructure is unable to support such a large area of development.</li> <li>The site is remote from the main settlement.</li> <li>The site is at the back of sewage works potential for odour complaints.</li> </ul>
E8IFX	Land off Godnow Road	Crowle	<ul style="list-style-type: none"> <li>The site lies isolated and detached on the outskirts of Crowle surrounded by agricultural land.</li> <li>Existing infrastructure is unable to support such a large area of development.</li> </ul>
61UTT	The site lies on the A161 southern edge of Ealand.	Crowle	<ul style="list-style-type: none"> <li>The site is currently designated as an Area of Amenity Importance.</li> <li>The site has a tree preservation order Crowle Order 1970.</li> </ul>
TU7VW	Land off Regent Drive	Crowle	<ul style="list-style-type: none"> <li>There is no direct access to the adopted highway</li> <li>The site is in an Area of Amenity Importance.</li> </ul>
RXMFN	Land off Common Middle Road	Crowle	<ul style="list-style-type: none"> <li>Access can be achieved from Common Middle Road. However, would not be supportive of any significant development in this location.</li> <li>The site is isolated away from the main built up area.</li> </ul>
WLEKA	14 Newbigg	Crowle	<ul style="list-style-type: none"> <li>The site is below the size threshold.</li> </ul>

ML5NV & CFS0300005	Moorgate farm low cross street	Crowle	<ul style="list-style-type: none"> <li>○ There is no direct access to the adopted highway. Even if access could be achieved via adjacent site.</li> <li>○ The surrounding infrastructure is unable to support such a large area of development.</li> </ul>
X3R2F	Gatehouse 45 Field Road	Crowle	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold</li> </ul>
PCB9H	Land off Windsor Crescent	Crowle	<ul style="list-style-type: none"> <li>○ Windsor Crescent and Windsor Lane are not suitable for this level of development.</li> </ul>
CFS0300020	Land to the west of Brewery Road	Crowle	<ul style="list-style-type: none"> <li>○ The site does not have direct access to the adopted highway.</li> <li>○ Within SFRA flood zone 2/3a</li> </ul>

Crowle- The SA assessment of the housing site allocations (committed, proposed and alternative sites)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1C-43 Land adjacent 28 North Street	Green	Green	Red	Green	Green	Yellow	Red	Green	Green	Red	Green	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Red	Red	Red
H1C-44 Land adjacent to 17 Low Cross Street	Light Green	Green	Red	Green	Green	Yellow	Red	Green	Green	Red	Light Green	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Red
H1P-22 Land to the east of Fieldside	Green	Green	Red	Green	Green	Light Green	Red	Green	Green	Red	Green	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Green
H1P-23 Land off Mill Road	Green	Green	Red	Green	Green	Yellow	Red	Green	Green	Red	Green	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Light Green	Green	Green	Yellow	Red	Red	Red
H1P-24 Land off Fieldside	Green	Green	Red	Green	Green	Light Green	Red	Green	Green	Red	Green	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Light Green	Green	Green	Red	Green	Green	Green

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities										Environmental Features																		
CFS0300019 Land to the west of Commo inside	SA1 GP Surgery	SA2 Health Centre	SA3 Dentist	SA4 Community Centre	SA5 Primary School	SA6 Secondary School	SA7 Further Education Facilities	SA8 Town Centre	SA9 Employment Centre	SA10 Railway Station	SA11 Bus Stop	SA12 Cycle Route	SA13 Open Space	SA14 Sports Facilities	SA15 Public Rights of Way	SA16 Community Recycling Centre	SA17 Scheduled Monument	SA18 Conservation Area	SA19 Nationally Designated Wildlife Site	SA20 Ancient Woodland	SA21 Locally Designated Wildlife Site	SA22 Local Geological Site	SA23 WFD Surface Waterbody	SA24 Flood Zone	SA25 Source Protection Zone	SA26 AODMA	SA27 Mineral Resources	SA28 ALC Grade	SA29 Greenfield Land
	Green	Green	Red	Green	Green	Yellow	Red	Green	Red	Red	Green	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Red	Green	Yellow	Red	Red	Red

## Ealand

The settlement of Ealand is a Larger Rural settlement. The settlement has been allocated 38 dwellings (0.5% growth).

Ealand has no committed sites.

Ealand has 1 proposed Housing site:-

H1P-28	KFKCI	Ealand	Land adjacent to Ivy House Farm, on Main street.	Greenfield	1	21
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The site at Land adjacent to Ivy House Farm on Main Street was proposed as it was the only suitable site available in Ealand.

There were no other sites deemed suitable in the SHELAA and the following sites were put forward and not deemed suitable.

However the sites below were all submitted but discounted for the following reasons :-

UPN2R	Land off Main Street	Ealand	<ul style="list-style-type: none"> <li>○ The site has no direct access to the adopted highway.</li> </ul>
QAEME	Bonnyhale Road; land adjacent to / behind houses DN17 4JH.	Ealand	<ul style="list-style-type: none"> <li>○ The site is adjacent to an industrial estate so noise may be an issue.</li> <li>○ Maintenance is required on Bonnyhale Road. Would need to provide a footway along the frontage of the site (southern side of road).</li> <li>○ The site is adjacent to a quarry, which has been backfilled.</li> <li>○ The site is too large for this size settlement.</li> </ul>
UKBZ4	Double Rivers	Ealand	<ul style="list-style-type: none"> <li>○ The land is currently adopted highway.</li> </ul>
CFS0300073	Land at Outgate	Ealand	<ul style="list-style-type: none"> <li>○ Access onto Outgate is not considered suitable for development of this scale.</li> <li>○ The site is outside the development limit.</li> </ul>



Ealand- The SA assessment of the housing site allocations (committed and proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1P-28 Land adjacent to Ivy House Farm, on Main street	Red	Red	Red	Red	Red	Yellow	Red	Red	Red	Light Green	Green	Red	Green	Yellow	Green	Red	Green	Green	Red	Green	Light Green	Green	Light Green	Red	Green	Green	Red	Red	Red

## East Halton

The settlement of East Halton is a Larger Rural settlement. The settlement has been allocated 26 dwellings (0.3% growth).

East Halton has no committed sites and 1 proposed Housing site :-

H1P-29	CCZGS	East Halton	Land off Mill Lane	Greenfield	1	26
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The site off Land at Mill Lane was proposed as it was the only site deemed suitable for housing and scored positive in the SA. The site is currently a grass paddock that is currently used for grazing horses. The site is surrounded by residential properties to the east and south and agricultural land lies to the north and west.

No other sites were deemed suitable in the SHELAA and the following sites were put forward and not deemed suitable :- :-

IHKH	Lease Farm	East Halton	<ul style="list-style-type: none"> <li>○ The site is within 100m of a Scheduled Monument.</li> <li>○ Lease Lane currently is too narrow, however there may be scope to widen it as part of the development.</li> <li>○ The site lies in the South Humber Bank Landscape Initiative.</li> </ul>
BWUMM	Church View Caravan Site	East Halton	<ul style="list-style-type: none"> <li>○ 650m to Lancaster Approach industrial site and near to ABLE UK project.</li> <li>○ The site is within 20m of a Scheduled Monument.</li> <li>○ The site is isolated away from the built up area.</li> </ul>
V51JZ	The Willows Farm, Station Road	East Halton	<ul style="list-style-type: none"> <li>○ Existing infrastructure is unable to support such a large area of development.</li> </ul>
CFS0300067	Land off Town Street	East Halton	<ul style="list-style-type: none"> <li>○ The site is a Local Wildlife Site Priority Habitat and also within South Humber Bank Landscape Initiative.</li> </ul>

East Halton- The SA assessment of the housing site allocations (proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1P-29 Land off Mill Lane	Green	Green	Light Green	Light Green	Yellow	Light Green	Red	Green	Green	Yellow	Green	Green	Green	Light Green	Green	Green	Light Green	Green	Green	Green	Red	Green	Red	Red	Green	Green	Red	Green	Green

## Epworth

Epworth is a Larger service Centre and has been allocated 90 dwellings (1.2%). Epworth has two committed housing sites and 1 proposed Housing sites which are:-

### Epworth has 2 committed housing sites:-

H1C-45	PA/2017/1929	Epworth	3a-8 Harris View	Greenfield	0.14	7
H1C-46	PA/2019/1804	Epworth	The Sycamores, battle Green	Greenfield	0.11	7

### Epworth proposed site:-

H1P-26	P1T39	Epworth	Yealand Flats	Greenfield	1.5	45
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Concerns about Housing proposals in Epworth were raised from Historic England in relation to the Isle of Axholme and settlements within it all being located in an Area of Historic landscape Interest. The Isle of Axholme has been the subject of an intensive study of landscape character commissioned by the Countryside Commission. The study has identified significant areas of ancient open strip fields and turbaries, both of which are of considerable national importance. These attributes together with enclosed land and the overall settlement pattern of the area make it unique in the country.

Epworth is also one of North Lincolnshire most sustainable large service centres and has not seen any growth for some time due to this constraint. However due to the amount of services including a Primary and Secondary School, shops, a doctors surgery, a regular bus service and support for growth in this town two small housing allocations have been proposed to ensure the town can have some growth.

The Council have worked with Historic England by consulting on all the call for sites received in Epworth to gain their view on which would be the best site in terms of reduced impact on the Historic Environment. However Historic England deemed that all sites would have the same level of impact therefore no sites were suitable. Therefore the council through the SA, consultation comments and the use of brownfield sites chose one site for a small level of growth in Epworth.

The proposed housing site in Epworth is Land at Yealand Flats and to reduce the impact of this proposal on the Area of Historic Landscape Interest the site has been reduced from the proposed site at preferred Options of 92 dwellings to 45 dwellings (1.5ha).

Further detailed information about this site is explained below:-

### Yealand Flats (H1P-25)

This site was proposed for housing in the Regulation 18 Preferred Options and also forms part of the LC14 designation in the North Lincolnshire Local Plan (2003), which includes an area of open field strip (AOFS) within the Isle of Axholme Area of Special Historic Landscape Interest.

The independent review of the Isle of Axholme landscape character assessment concludes that overall there has been limited change in character since the Miller Study (1997). It is noted that changes in farming methods mean the 'strips' are no longer legible, but this hasn't

detracted from the overall character. The review describes the landscape in terms of historic origins and associations. The study acknowledges that pockets of existing development within the field type did not define character types, but if allowed to proliferate could have impact on the character.

While the importance of this historic landscape is noted, paragraph 197 of the NPPF refers to applying balanced judgement to consider the scale of any harm or loss and the significance of the heritage asset weighed against the substantial public benefits of development. As there has been a lack of housing provision in Epworth, which has six of the seven key facilities and services and therefore one of the most sustainable locations for development, there is a need to meet housing requirement within the settlement. Epworth also has the capacity to accommodate future development based on existing infrastructure, access to facilities and services and levels of public transport. Further details on the allocation process are outlined in the site selection paper. To minimise the impact on the surrounding area, the size of H1P-26 has been reduced from the original proposal at Regulation 18 Preferred Options stage. Following consultation with Historic England there were no reasonable alternative sites identified as being available and deliverable during the plan period in or around the settlement that were deemed to be more suitable for housing. Therefore, in order to meet the need for housing in the area, which has had a notable lack of supply, it was considered by the Council that this site location was most appropriate and extension of the development limit is justified within one of the Borough's most sustainable locations.

The allocated site policy H1P-25 as well as Policy HE2, will ensure that the impact on the character of the historic environment will be mitigated accordingly.

Sites put forward and discounted in the SHELAA are listed below:-

7UGZF	Dook Mill Hill site, Burnham Road	Epworth	<ul style="list-style-type: none"> <li>○ The site is within an Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
B2ED1	Vinegarth,	Epworth	<ul style="list-style-type: none"> <li>○ It would be challenging to form a suitable access with the adopted highway. Hollingsworth Lane is unsuitable for this level of development.</li> <li>○ The site is within an Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>○ The site is within 250m of a Listed Building.</li> <li>○ The site is too large and isolated for housing development.</li> </ul>
7DB9N	Land off Burnham Road	Epworth	<ul style="list-style-type: none"> <li>○ The site can only be accessed through site referred to as 7UGZF. The access would need to be at the southern end of this site via 74 Burnham Road.</li> <li>○ There are possible noise issues from the leisure centre and skatepark.</li> <li>○ The site is within an Area of Special Historic Landscape Interest. Within this area development will not be permitted which would</li> </ul>

			destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.
NSHQ1	Directly north of Mill House, Belton Road	Epworth	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
1BZCA	Fruit Farm, 58 Station Road	Epworth	<ul style="list-style-type: none"> <li>○ Potential size of development could lead to an unacceptable level of turning movements.</li> <li>○ Access could be gained from Station Road but may be difficult to achieve visibility splays.</li> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
ELF9C	Land to south of Mill House Farm, Belton Road	Epworth	<ul style="list-style-type: none"> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
Y3GPS & CFS0300012	Field Farm, 34 Station Road	Epworth	<ul style="list-style-type: none"> <li>○ The site can't form direct access from Station Road. Appears to be a potential ransom strip between the estate road and proposed development.</li> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
1G2ND	Land off Beltoft Road	Epworth	<ul style="list-style-type: none"> <li>○ The site is isolated and there is no access to the site.</li> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
1TF5R	Epworth Leisure Centre	Epworth	<ul style="list-style-type: none"> <li>○ The site is within an Area of Special Historic Landscape Interest. Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>○ The site is a Leisure Centre. Would not want to see loss of this community facility.</li> </ul>
ZHT8I	The Game Farm Rear of No 28 West End Road	Epworth	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
ACRM0	House and garden and	Epworth	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>

	land at rear of 9A West End Road		
CFS0300022	Land to the west of Carrside	Epworth	<ul style="list-style-type: none"> <li>○ Site is within an Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>○ Site is disconnected from existing settlement.</li> <li>○ SFRA Flood Zone 2/3 (a) Fluvial</li> </ul>
CFS0300059	Land to the east of West End Road	Epworth	<ul style="list-style-type: none"> <li>○ Site is within an Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>

Epworth- The SA assessment of the housing site allocations (proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1P-25 Yealand Flats	Green	Green	Light Green	Light Green	Light Green	Light Green	Red	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Green	Light Green	Green	Green	Red	Green	Red	



## Goxhill

The settlement of Goxhill is a Larger Rural settlement.. The settlement has been allocated 101 dwellings (1.3% growth).

Goxhill has 5 committed sites:-

H1C-47	PA/2018/1581	Goxhill	Land off Howe Lane and Hawthorne Gardens	Greenfield	3.35	84
H1C-48	PA/2019/841	Goxhill	Land east of Strathdee, Barrow Road	Greenfield	0.39	9
H1C-49	PA/2019/181	Goxhill	Orchid House, Howe Lane	Brownfield	3.35	84
H1C-50	PA/2019/842	Goxhill	Land north of 6 Thornton Road	Greenfield	0.34	8
H1C-51	PA/2020/538	Goxhill	Conway, Thornton Road	Brownfield	0.83	6

Goxhill has no proposed sites.

Other suitable sites assessed through the SHELAA for Goxhill are listed below and have not been allocated for the following reasons:-

G3ESX	The Farm, North End	Goxhill	<ul style="list-style-type: none"> <li>○ The site contains buildings that will need to be demolished.</li> <li>○ The site is within the development limit so development in principle would be acceptable.</li> </ul>
Y2EX6	Land on the north of Gatehouse Road	Goxhill	<ul style="list-style-type: none"> <li>○ Land is currently leased for horse grazing with 90 days notice of termination without cause.</li> <li>○ Main access would need to be from Thornton Road at the northern end of the site.</li> <li>○ Part of the site has planning permission for 9 dwellings</li> </ul>
CFS0300113 (REWRY)	Land to the north of Horsegate Road	Goxhill	<ul style="list-style-type: none"> <li>○ A heritage assessment will be required to demonstrate that development will have no adverse impact on the historic environment.</li> <li>○ A preliminary ecological appraisal or extended Phase 1 survey with should be carried out. Natural England should be consulted on any residential development of 50 or more houses outside existing settlements/urban areas.</li> <li>○ TPOs along northern boundary should be protected.</li> </ul>
CFS0300112	Land to the south of Horsegate Field Road	Goxhill	<ul style="list-style-type: none"> <li>○ The TPOs on the site should be protected and therefore site capacity may need to be reduced to ensure non adverse impact of development.</li> <li>○ Requires predetermination assessment of heritage significance of WWII airfield</li> </ul>

			<p>structures and archaeology. Identified great crested newt risk area.</p> <ul style="list-style-type: none"> <li>○ A preliminary ecological appraisal or extended Phase 1 survey should be carried out. There will also be a requirement for a desktop data search from the Lincolnshire Environmental Records Centre. Natural England should be consulted. Confirmation of suitable access will be required</li> </ul>
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As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-

86UP3	Horsegate, Field Road	Goxhill	<ul style="list-style-type: none"> <li>○ The site is not suitable for residential development as there is no formal access to the site.</li> </ul>
2CFXP	Land at Manor Lane and Ferry Road	Goxhill	<ul style="list-style-type: none"> <li>○ Manor Lane unacceptable in current condition, would need significant improvements as part of any development.</li> <li>○ The site is an Area of Amenity Importance in the centre of Goxhill.</li> <li>○ Potential noise issues from the pavillion.</li> </ul>
47ZET	Land at Gatehouse Road	Goxhill	<ul style="list-style-type: none"> <li>○ Insufficient width to form a suitable access.</li> <li>○ The site is in the open countryside.</li> </ul>
9ZXLD	Ferry Road	Goxhill	<ul style="list-style-type: none"> <li>○ The site is too isolated from the main built up area.</li> </ul>
YCZZ6	Land between Greengate Lane and Ferry Road	Goxhill	<ul style="list-style-type: none"> <li>○ Unable to form suitable access with suitable visibility splays onto Ferry Road. Greengate Lane unsuitable for serving a development of this size.</li> <li>○ The site is close to railway line, station and bordering a garage.so noise may be an issue.</li> <li>○ The site is allocated as an area of Amenity Importance.</li> </ul>
S7JXK	Greengate Lane,	Goxhill	<ul style="list-style-type: none"> <li>○ The site is below the site threshold.</li> </ul>
GP2JV & CFS0300120	Land at School Lane	Goxhill	<ul style="list-style-type: none"> <li>○ The site is not suitable for residential development as there is no access to the site.</li> </ul>
8GBXJ & CFS0300083	Land off Thorn Lane	Goxhill	<ul style="list-style-type: none"> <li>○ Existing infrastructure is unable to support such a large area of development.</li> </ul>
0RY9U	Former Mellors Coaches depot Howe Lane	Goxhill	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
2QND9	Ash Lodge, Barrow Road	Goxhill	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
QU1TL	The New Bungalow. Thornton Road.	Goxhill	<ul style="list-style-type: none"> <li>○ Access could technically be achieved from Gatehouse Road but would have concerns over the entire site being accessed via Gatehouse Road, without any localised improvements to infrastructure/junction with Thornton Road. Access can not be formed from Thornton Road.</li> <li>○ 26% of the site is at Local Flood Risk.</li> <li>○ The site is remote from the main built up area.</li> </ul>
NI4TX	Land to the east of Thornton Road	Goxhill	<ul style="list-style-type: none"> <li>○ 99% of the site is at Local Flood Risk.</li> <li>○ Potential for noise from railway running at rear of site.</li> </ul>

WH110	Land at Horsegatefield Road	Goxhill	<ul style="list-style-type: none"> <li>○ The site has a Tree Preservation order on the site.</li> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> <li>○ The site contains an Area of woodland consisting of Pine, Hawthorn, Beech and Ash.</li> </ul>
RM14C	Former Mellors Coaches depot Howe Lane	Goxhill	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
DER20	Land east of Thornton Road	Goxhill	<ul style="list-style-type: none"> <li>○ 94% of site is at Local Flood Risk.</li> <li>○ The site needs to be developed in conjunction with adjacent site and accessed via Gatehouse Road.</li> </ul>
FE1GM	Land off College Road and Thornton Road	Goxhill	<ul style="list-style-type: none"> <li>○ The site is located in the open countryside and is isolated from the settlement.</li> </ul>
CFS0300041	Land to the north east of Thorn Lane	Goxhill	<ul style="list-style-type: none"> <li>○ Access onto Thorn Lane is not considered suitable for this level of development, particularly at the bend in the road.</li> </ul>

Goxhill- The SA assessment of the housing site allocations (Committed and proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1C-45 Land off Howe Lane and Hawthorne Gardens	Green	Red	Red	Green	Green	Red	Red	Red	Red	Light Green	Yellow	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green	Light Green	Yellow	Green	Yellow	Red	Red
H1C-48 Land east of Strathdee, Barrow Road	Light Green	Red	Red	Light Green	Red	Red	Red	Red	Red	Light Green	Green	Green	Light Green	Yellow	Light Green	Red	Green	Green	Red	Green	Green	Green	Red	Light Green	Yellow	Green	Green	Red	Red
H1C-50 Land north of 6 Thornton Road	Light Green	Red	Red	Light Green	Yellow	Red	Red	Red	Red	Green	Green	Green	Green	Light Green	Light Green	Red	Green	Green	Red	Green	Green	Green	Red	Light Green	Yellow	Green	Green	Red	Red

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities								Environmental Features																				
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
G3ESX The Farm, North End	Green	Red	Red	Green	Green	Red	Red	Red	Red	Yellow	Yellow	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Red	Yellow	Green	Yellow	Red	Red	Red
Y2EX6 Land on the north of Gatehouse Road	Green	Red	Red	Green	Yellow	Red	Red	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Yellow	Green	Green	Red	Red
CFS0300 112 Land to the south of Horsegate Field Road	Green	Red	Red	Green	Green	Red	Red	Red	Red	Green	Red	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Yellow	Red	Red

**Haxey**

The settlement of Haxey is a Larger Rural settlement.. The settlement has been allocated 75 dwellings (1.0% growth).

Haxey has no committed sites and 1 proposed site:-

H1P-26	SPDKT & CFS300086	Haxey	Land at Field House	Brownfield/ Greenfield	2.96	75
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**Land at Field House, Haxey (H1P-26)**

This site was proposed for housing in the Regulation 18 Preferred Options and also forms part of the LC14 designation in the North Lincolnshire Local Plan (2003), which includes an area of open field strip (AOFS) within the Isle of Axholme Area of Special Historic Landscape Interest. The proposed change to the development limit will correspond to the updated policy HE2 in the emerging Local Plan to revise the boundary of the Area of Special Historic Landscape Interest.

While the importance of this historic landscape is noted, some of this site is brownfield land, comprising disused buildings. Paragraph 197 of the NPPF refers to applying balanced judgement to consider the scale of any harm or loss and the significance of the heritage asset. This site is the only allocation in Haxey, which has five of the seven key facilities and services and therefore one of the most sustainable locations for development, recognising that there is a need to meet the housing requirement within the settlement. Haxey also has the capacity to accommodate future development based on existing infrastructure, access to facilities and services and levels of public transport.

The allocated site policy H1P-30 as well as HE2, will ensure that the impact on the character of the historic environment will be mitigated accordingly.

Other suitable sites assessed through the SHELAA for Haxey are listed below and have not been allocated for the following reasons:-

OUT66	Land south of 38 High Street	Haxey	<ul style="list-style-type: none"> <li>○ The site is within LC14 Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>○ Improvements may be needed to the footways if development occurs.</li> <li>○ Contamination may exist on the site due to previous uses of the land.</li> <li>○ The land is Grade 2 agricultural land.</li> </ul>
CFS0300086	Land to the west of Graizelounds Field Road	Haxey	<ul style="list-style-type: none"> <li>○ As this site forms part of a potential zoning for housing, development should come forward in cooperation with adjoining sites (particularly to the north to help connect to existing settlement).</li> <li>○ Access should be agreed with Highways Agency.</li> <li>○ The site is within LC14 Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the</li> </ul>

			character, appearance or setting of the historic landscape or any of its features.
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As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-

YOVCW	Land to the rear of 52 High Street	Haxey	<ul style="list-style-type: none"> <li>○ The site is within 250m of a area of Special Historic Landscape Interest.</li> <li>○ There may be contamination and ground condition issues.</li> <li>○ The site is within an Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>○ Access to the site would require access through a Private Drive or demolishing a number of dwellings.</li> </ul>
OURWG	Low Street	Haxey	<ul style="list-style-type: none"> <li>○ The site has no access to the site. Regardless of the proposed level of development, Highways would be unwilling to see the formation of a new access onto Low Street.</li> <li>○ The site is within an Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>○ Part of the site is designated as an area of amenity importance.</li> </ul>
RF98E	Land adjacent 51 the Nooking	Haxey	<ul style="list-style-type: none"> <li>○ The site is within 250m of a area of Special Historic Landscape Interest.</li> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>○ The site has no access. Access would be required through site submission JBL6V.</li> <li>○ The site would not be suitable for residential development unless it is considered with site ref JBL6V.</li> </ul>
ZXSKI	Lowcroft Avenue	Haxey	<ul style="list-style-type: none"> <li>○ The land is Grade 1 agricultural land.</li> <li>○ The site is within an Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features. Would need to secure right of access to Low Croft Avenue, across Blackmoor Road, which appears to be in third party ownership.</li> <li>○ The site has legal issues.</li> <li>○ The site is too large for this size settlement.</li> </ul>
3HCCA	Land Adjacent to 47 Low Street	Haxey	<ul style="list-style-type: none"> <li>○ Access to the site needs to be addressed. Access from Granary Croft would be acceptable, although there may be a ransom strip at the end. Access from Low Street would not be permitted.</li> <li>○ The site is as an Area of Amenity Importance.</li> <li>○ The site is within an Area of Special Historic Landscape Interest. Within this area development</li> </ul>

			will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.
1490T	Rear of 38 High Street	Haxey	<ul style="list-style-type: none"> <li>○ Access can only be achieved if the barn is removed.</li> <li>○ The site is within an Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
CFS0300017	Land at High Street, opposite junction with Greenhill Road	Haxey	<ul style="list-style-type: none"> <li>○ Site is within an Area of Special Historic Landscape Interest.</li> <li>○ Listed building on site.</li> <li>○ Access is an issue due to proximity to existing junction.</li> </ul>
CFS0300018	Land to the east of Holme Dene	Haxey	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
CFS0300044	Land to the south of Tower Hill	Haxey	<ul style="list-style-type: none"> <li>○ Site is within an Area of Special Historic Landscape Interest.</li> <li>○ The site is disconnected from the adjacent settlements and forms an important separation between the two.</li> </ul>
CFS0300074	Land to the rear of 27 Church Street	Haxey	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
CFS0300095	Land at Graizelound Fields Road (east and west)	Haxey	<ul style="list-style-type: none"> <li>○ Site is within an Area of Special Historic Landscape Interest.</li> <li>○ Site is disconnected from existing settlement limit.</li> <li>○ SFRA flood zone 2/3a fluvial.</li> </ul>



Haxey- The SA assessment of the housing site allocations (proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
H1P-26 Land at Field House	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities										Environmental Features																		
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
0UT66 land south of 38 High street	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
CFS0300086 Land to the west of	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities							Environmental Features																					
Graizelound s Field Road	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
	Yellow	Red	Red	Yellow	Yellow	Red	Red	Red	Red	Red	Green	Green	Green	Green	Yellow	Red	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Red	Red	Red

## Hibaldstow

The settlement of Hibaldstow is a Larger Rural settlement.. The settlement has been allocated 77 dwellings (1.1% growth).

Hibaldstow has 4 committed sites and no proposed sites:-

H1C-52	PA/2014/0196	Hibaldstow	Willow Farm, East Street	Greenfield	1.25	20
H1C-53	PA/2018/1716	Hibaldstow	Land to the West of Station Road	Greenfield	4.2	48
H1P-54		Hibaldstow	Brook House Farm, Church Lane	Greenfield	0.61	14
H1P-55	PA/2020/158	Hibaldstow	Land north of Wheelgates, Brigg Road	Greenfield	0.47	5

Other suitable sites assessed through the SHELAA for Hibaldstow are listed below and have not been allocated for the following reasons:-

HD8G9	Field off Hunts Lane	Hibaldstow	<ul style="list-style-type: none"> <li>○ The land is Grade 2 agricultural land and lies outside the development limit.</li> <li>○ The site needs further Archaeological assessment.</li> <li>○</li> <li>○ It would be difficult to achieve a vehicular access onto Becksie. Ped/cycle linkages should be provided onto Becksie.</li> </ul>
CFS0300027	Land at Manton Lane	Hibaldstow	<ul style="list-style-type: none"> <li>○ Access would be favourable as part of proposed housing adjacent. Development would only be considered acceptable following development of the adjacent land to ensure there isn't disconnection from the main settlement.</li> <li>○ Heritage assessment is required.</li> <li>○ Grade 2 Agricultural land.</li> </ul>
W0VBD	Land at West Street	Hibaldstow	<ul style="list-style-type: none"> <li>○ The land is Grade 2 Agricultural land.</li> <li>○ The site is within SFRA Flood Zone 2/3 (a) Fluvial.</li> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> <li>○ Demolition of existing buildings will be required.</li> <li>○ Possible impact from traffic generation associated with the site.</li> </ul>
3YNE7	Land off Redbourne Road	Hibaldstow	<ul style="list-style-type: none"> <li>○ A heritage assessment will be required to demonstrate that there are no adverse impact on historic environment or archaeological site.</li> <li>○ Close to Hibaldstow airfield which has received many noise complaints.</li> </ul>
MSXXB	Land north east of Ings Lane	Hibaldstow	<ul style="list-style-type: none"> <li>○ The site is within SFRA Flood Zone 2/3 (a) Fluvial.</li> <li>○ Access could be achieved from Ings Lane, but would require some localised improvements.</li> <li>○ The site requires a HIA: SM/LB Assessment; Archaeological field evaluation comprising geophysical survey and trial trenching (assessments understood to be underway for PRE/2018/29).</li> </ul>

As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-

MQ477	Redbourne Road	Hibaldstow	<ul style="list-style-type: none"> <li>○ The site is close to an airfield which has ongoing complaints.</li> </ul>
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			<ul style="list-style-type: none"> <li>○ The site is too large for this size development.</li> </ul>
5E77A	Land to the East of Nookings Drive	Hibaldstow	<ul style="list-style-type: none"> <li>○ A power line crosses the site.</li> <li>○ A pumping station lies opposite the site so noise may be an issue.</li> </ul>
6RPYJ	Land to the west of Sargents's Way	Hibaldstow	<ul style="list-style-type: none"> <li>○ The site can't be developed in isolation as there is no access to the adopted highway. Would need to be accessed through site ref 3YNE7.</li> <li>○ Noise from Hibaldstow airfield may be an issue as there are ongoing complaints from this site.</li> </ul>
GG5WR & CFS300101	Land adjacent to The Old Vicarage, 1 Brigg Road	Hibaldstow	<ul style="list-style-type: none"> <li>○ The site is within an Area of Amenity Importance / Important Open Space.</li> <li>○ Access would need further consideration to ensure safe distance from junction.</li> <li>○ Listed building site adjacent.</li> </ul>
ZPXEU	Land opposite filling station, DN20 9PD	Hibaldstow	<ul style="list-style-type: none"> <li>○ The site can be accessed from Brigg Road, but would prefer to see the site access closer to the existing settlement and within the speed limit.</li> <li>○ Neighbouring commercial premises of unknown use.</li> <li>○ The site is remote from the existing built up area.</li> </ul>
9KWT6	Rear of 1 Brigg Road	Hibaldstow	<ul style="list-style-type: none"> <li>○ Access from B1207, but not opposite Woods Meadow. Would need to clear vegetation to achieve visibility splays.</li> <li>○ The site is an Area of Amenity Importance.</li> </ul>
CFS0300002	Land on Station Road, opposite junction with Manton Lane	Hibaldstow	<ul style="list-style-type: none"> <li>○ The site is disconnect from the existing development limit as there is an extensive area of playing fields and important open space adjacent.</li> <li>○ Grade 2 Agricultural land.</li> <li>○ Within 250m of archaeological site.</li> </ul>
CFS0300077	Land to the rear of 106 Redbourne Road	Hibaldstow	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>

Hibaldstow- The SA assessment of the housing site allocations (Committed and proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1C-52 Willow Farm, East Street	Green	Red	Red	Green	Green	Red	Red	Red	Light Green	Red	Light Green	Green	Green	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Yellow	Light Green	Green	Green	Red	Red	Green
H1C-53 Land to the West of Station Road	Light Green	Red	Red	Green	Yellow	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Red
H1C-54 Brook House Farm, Church Street	Green	Red	Red	Green	Green	Red	Red	Red	Yellow	Red	Green	Green	Green	Green	Green	Red	Yellow	Green	Green	Green	Green	Light Green	Red	Green	Green	Green	Red	Red	Red
H1C-55 Land north of Wheelgates, Brigg Road	Light Green	Red	Red	Green	Yellow	Red	Red	Red	Red	Red	Light Green	Green	Green	Green	Light Green	Red	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Red

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities										Environmental Features																		
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
HD8G9 Filed off Hunts lane	Green	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Red	Red	Red
CFS0300 027 Land at Manton Lane	Green	Red	Red	Green	Yellow	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red	Red
WOVBD land at West Street	Green	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red	Red
3YNE7 land off Redbour ne Road	Green	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red	Red
MSXXB Land north east of Ings Lane	Green	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Red	Red	Green	Green	Red	Red	Red

## Kirton In Lindsey

Kirton in Lindsey is a Large service centre and has a housing growth of 371 dwellings which is higher than some of the other housing allocations in other Larger service centres. This is because most of the housing allocations are committed sites which have planning permission. These sites are:-

H1C-56	PA/2016/337	Kirton in Lindsey	Gleadells Mill Station Road	Brownfield	0.82	27
H1C-57	KIRH- (PA/2017/389)	Kirton in Lindsey	Land west of Station Road	Greenfield	2.91	91
H1C-58	PA/1999/0920	Kirton in Lindsey	North of Spa Hill	Greenfield	6.52	20
H1C-59	PA/2020/588	Kirton in Lindsey	Land north of Ings Road	Greenfield	2.81	79

There is one proposed site which is:-

H1P-27	KIRH-3 (PA/ 2017/1199)	Kirton in Lindsey	Land at Former RAF	Brownfield	14.26	302
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Other suitable sites assessed through the SHELAA for Kirton in Lindsey are listed below but non have been allocated due to the number of commitments which have already got consent in this settlement:-

I9MDI	Field Adjacent Lautrec, Grayingham Road	Kirton in Lindsey	<ul style="list-style-type: none"> <li>The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> </ul>
IHI12	Land at North Cliff Road	Kirton in Lindsey	<ul style="list-style-type: none"> <li>The site is Grade 2 agricultural land.</li> <li>The site is within SFRA Flood Zone 1.</li> <li>The site is within 250m of a former landfill. A Phase 1 and site investigation will be required.</li> <li>Footways may need to extend/improve.</li> </ul>
8N3AI	Land to the west of South Cliff Road	Kirton in Lindsey	<ul style="list-style-type: none"> <li>The site has a tree preservation order on site and should be protected, which could have impact on development potential.</li> <li>Grade 3 agricultural land.</li> <li>The site is within SFRA Flood Zone 1.</li> </ul>
CFS0300016	Land to the east of Station Road	Kirton in Lindsey	<ul style="list-style-type: none"> <li>Site does not appear to have direct access to the adopted highway, unless development to the south allows for access to this site.</li> <li>Any development will require newt survey, mitigation and may have to pass the 3 planning tests of European Protected Species Licensing.</li> </ul>
CFS0300055	Land to the west of South cliff Road	Kirton in Lindsey	<ul style="list-style-type: none"> <li>Grade 2 Agricultural land.</li> <li>Heritage assessment is required.</li> <li>The site is located outside the existing development limit.</li> </ul>

As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons: -

LBDGO	Lan west of York Road, DN21 4PS	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ Several recreational facilities lie near by and industrial hangers so noise may be a consideration.</li> <li>○ York Road isn't adopted. There doesn't appear to be a direct access onto the adopted highway.</li> </ul>
2BVCI	Field off Redbourne Mere	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ The site is isolated and away from the main settlement.</li> </ul>
3KQ5S	Redbourne Mere, DN21 4NN	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ The site forms part of a former landfill site which will present geotechnical and contamination constraints. Without a robust Phase 1 report and a site investigation this site is unlikely to be recategorised. There is some site investigation held about this site but the assessment is not robust enough to recategorise the site at this stage.</li> <li>○ The site is next to a household recycling centre so noise may be an issue.</li> </ul>
349VN	Cleatham Road, DN17 4BD	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ Access could be formed on the B1400, Cleatham Road but would have some reservations about the potential traffic generation from a development this size.</li> <li>○ The site is next to scrapyards so noise may be an issue.</li> <li>○ The site is isolated away from the main settlement.</li> </ul>
4YDOS	Land between North Cliff Road and Cleatham Road	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ The site is next to a scrapyards and motocross track so noise is a major barrier.</li> <li>○ The site is isolated away from the main settlement.</li> </ul>
TANLU	Land off Grayingham Road	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ The site is opposite the zombie/airsoft site which has received several complaints.</li> <li>○ The site is isolated away from the main settlement.</li> </ul>
BXFQF & CFS300051	Land to the south of Redbourne Mere	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ Site access is remote from the town centre. No obvious options for forming sustainable connections to the west.</li> <li>○ The site is within 250m of a former landfill. A Phase 1 and site investigation will be required.</li> <li>○ The size is too large in relation to the existing settlement.</li> <li>○ Grade 2 Agricultural land</li> </ul>
OTVUO	Moat House Road	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ The site is close to sewerage works.</li> <li>○ The site needs a Heritage assessment as the site includes a significant mounted site.</li> <li>○ Any development would impact on the Area of Amenity Importance and a listed building.</li> <li>○ The site is too large for this size settlement.</li> </ul>
7GHFH	Former Royal Air Force Base, DN21 4HZ.	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ Part of the site has hangers which are used for industrial uses.</li> <li>○ Some demolition may be required.</li> <li>○ The site is located in the open countryside.</li> <li>○ The site is too large.</li> </ul>
CT4XP	Land off Redbourne Mere	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ The site has insufficient space to form a suitable access. Would conflict with the existing recycling centre access.</li> <li>○ The site is adjacent to recycling facility so noise may be an issue.</li> </ul>
CFS0300071	Land to the east of Gainsborough Road	Kirton in Lindsey	<ul style="list-style-type: none"> <li>○ The site is disconnected from existing built form of the settlement.</li> <li>○ Grade 3 Agricultural Land</li> </ul>



CFS0300138	Land to the north of Inggs Road	Kirton in Lindsey	<ul style="list-style-type: none"><li>○ Planning application PA/2020/588 has been refused</li></ul>
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Kirton in Lindsey- The SA assessment of the housing site allocations (Committed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1C-56 Gleadells Mill	Yellow	Green	Yellow	Green	Yellow	Yellow	Red	Green	Green	Green	Green	Red	Light Green	Light Green	Green	Red	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Yellow	Red	Green	
H1C-57 Land west of Station Road	Light Green	Green	Light Green	Green	Yellow	Light Green	Red	Green	Green	Light Green	Green	Red	Light Green	Light Green	Light Green	Red	Green	Green	Green	Green	Green	Light Green	Light Green	Green	Green	Green	Green	Green	Red
H1C-58 North of Spa Hill	Light Green	Green	Light Green	Green	Light Green	Light Green	Red	Green	Green	Green	Green	Red	Light Green	Light Green	Light Green	Red	Green	Green	Green	Green	Green	Light Green	Light Green	Green	Green	Yellow	Red	Red	Red
H1P-27 Land at Former RAF	Light Green	Green	Light Green	Yellow	Light Green	Light Green	Red	Green	Green	Red	Green	Red	Light Green	Light Green	Light Green	Red	Green	Green	Green	Green	Green	Light Green	Light Green	Yellow	Green	Red	Red	Green	

### Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities											Environmental Features																	
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
I9MDI Field Adjacent Lautrec, Grayingham Road	Light Green	Dark Green	Yellow	Yellow	Dark Green	Light Green	Red	Dark Green	Dark Green	Red	Dark Green	Red	Light Green	Dark Green	Dark Green	Red	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Light Green	Dark Green	Dark Green	Yellow	Red	Red	Red
IHI12 land at North Cliff Road	Yellow	Dark Green	Light Green	Light Green	Yellow	Light Green	Red	Dark Green	Dark Green	Light Green	Light Green	Red	Dark Green	Dark Green	Dark Green	Red	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Red	Red	Red
8N3AI Land to the West of South Cliff Road	Light Green	Dark Green	Light Green	Light Green	Dark Green	Light Green	Red	Dark Green	Dark Green	Red	Dark Green	Red	Dark Green	Dark Green	Dark Green	Red	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Light Green	Yellow	Dark Green	Red	Red	Red	Red
CFS03000 16 Land to the east of Station Road	Yellow	Light Green	Light Green	Light Green	Yellow	Light Green	Red	Dark Green	Red	Light Green	Light Green	Red	Light Green	Light Green	Light Green	Red	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Light Green	Light Green	Dark Green	Yellow	Red	Red
CFS03000 55 Land to the west of South cliff Road	Light Green	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Red	Dark Green	Red	Light Green	Dark Green	Red	Dark Green	Dark Green	Dark Green	Red	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Light Green	Light Green	Dark Green	Red	Red	Red

## Messingham

Messingham is a Large service centre and has a housing growth of 32 dwellings which is lower than some of the other housing allocations in other Larger service centres. This is because a site proposed at the Preferred Options land to the north of Brigg Road stage was also submitted as part of a planning application which was refused due to the impact on the landscape. Therefore this site was removed at the Publication Draft stage.

There is 3 committed sites in Messingham which are:-

H1C-60	PA/2020/1869	Messingham	13 High Street	Brownfield	0.08	6
H1C-61	PA/2018/978	Messingham	68 High Street	Brownfield	0.25	7
H1C-62	PA/2019/164	Messingham	Land off Scotter Road	Greenfield	1.42	25

No sites have been proposed in Messingham.

Other suitable sites assessed through the SHELAA for Messingham are listed below and have not been allocated for the following reasons:-

XOLYH	Land to the north of Brigg Road	Messingham	<ul style="list-style-type: none"> <li>The site was refused planning permission due to impact on the landscape.</li> </ul>
19H34	Land at Hewson Street	Messingham	<ul style="list-style-type: none"> <li>The site lies in the Messingham Protection Zone.</li> <li>Within SFRA Flood Zone 1.</li> <li>Some demolition may be required.</li> <li>There are a number of trees on the site.</li> </ul>
OXN8G	Land off Brigg Road	Messingham	<ul style="list-style-type: none"> <li>The site is in the Messingham Protection Zone.</li> <li>The site may have noise issues as its close to Sibelco Quarry.</li> <li>There are trees at the frontage of the site.</li> </ul>
4J2QR	Land off Holme lane	Messingham	<ul style="list-style-type: none"> <li>The site lies within 60m of a Minerals Protection Zone (M17).</li> <li>Development may have impact on an Archaeological site.</li> <li>The site is opposite Holme Lane playing fields so there may be noise from recreational activities and light from flood lighting</li> <li>Concerns about the impact on the highway and level of potential traffic.</li> </ul>
2SIQJ	Land east of Scotter Road	Messingham	<ul style="list-style-type: none"> <li>Tree protection order nearby should be protected, which may reduce development potential.</li> <li>Heritage assessment is required, including geophysical survey and trial trenching.</li> <li>Highways improvements may be required.</li> </ul>
CFS0300057	Land at Eton Avenue	Messingham	<ul style="list-style-type: none"> <li>Although access could potentially be provided at Egton Avenue, there are concerns over its suitability to accommodate additional traffic.</li> <li>Site lies within Messingham Protection Zone (M17)</li> <li>Heritage assessment is required.</li> <li>Grade 3 Agricultural land</li> </ul>

As well as the sites allocated a number of sites were submitted through the call for sites process and some were discounted through the SHELAA for the following reasons:-

EZQCI & CFS0300134	Land to the south of Messingham adjacent to the A159.	Messingham	<ul style="list-style-type: none"> <li>○ Potential ransom strips at the end of Elm Way.</li> <li>○ The site lies in the Messingham Protection Zone (M17).</li> <li>○ The site lies within 250m of a Archaeological site.</li> </ul>
LVVXH	Butterwick Road, Scunthorpe	Messingham	<ul style="list-style-type: none"> <li>○ Impossible to form an access directly onto Butterwick Road without acquiring third party land. If this could be overcome, we would still have concerns about forming an access onto Butterwick Road.</li> <li>○ The site is close to Kierdan park which has noise complaints.</li> <li>○ The site has ground gases.</li> </ul>
PFN14 & CFS0300042	Land to the west of West View off Butterwick Road	Messingham	<ul style="list-style-type: none"> <li>○ The site is close to Kierdan park which has noise complaints.</li> <li>○ West View is not suitable to form an access.</li> <li>○ The site lies in the Messingham Protection Zone (M17).</li> </ul>
KBTTB	Scotter Road	Messingham	<ul style="list-style-type: none"> <li>○ The site cannot be accessed.</li> <li>○ No direct access to the adopted highway. Could potentially be accessed via EZQCI.</li> <li>○ The site is remote and away from the main built up area.</li> <li>○ The site lies in the Messingham Protection Zone (M17).</li> </ul>
RDEM1	Land east of Egton Avenue	Messingham	<ul style="list-style-type: none"> <li>○ The site is situated in the Messingham Protection Zone (M17)</li> <li>○ The site is isolated away from the main built up area.</li> </ul>
1Q07B	Eastfield Road, DN17 3PG	Messingham	<ul style="list-style-type: none"> <li>○ The site lies in the Messingham Protection Zone (M17).</li> <li>○ The site is remote and away from the main built up area.</li> <li>○ No direct access to the adopted highway.</li> </ul>
TXYR0	South West corner of Messingham	Messingham	<ul style="list-style-type: none"> <li>○ The site is remote and away from the main built up area.</li> <li>○ The site lies in the Messingham Protection Zone (M17).</li> <li>○ Not practical to develop in isolation, via single access from North Moor Road. Would be significant upfront cost.</li> </ul>
LP7V3 & CFS00008	Land west of A159 Scotter Road	Messingham	<ul style="list-style-type: none"> <li>○ The site is within LC15 (Messingham South West Boundary).</li> <li>○ Site lies within the Messingham Protection Zone (M17)</li> <li>○ There is a strip of Green Infrastructure along the northern boundary.</li> <li>○ Appears to be a section of land in third party ownership at the end of Manor Farm Close – limited access/frontage onto Gelder Beck Road</li> </ul>
AAMG2	Land to the rear of 72 High Street	Messingham	<ul style="list-style-type: none"> <li>○ The site is next to the stables restaurant and child day care centre so noise may be an issue.</li> <li>○ The site is an Area of Amenity Importance.</li> </ul>
9EQ3C	Former melcot Garden Centre	Messingham	<ul style="list-style-type: none"> <li>○ The site is 150m from landfill site gas monitoring show high levels of CH4.</li> <li>○ The site lies in the Messingham Protection Zone.</li> <li>○ The site is isolated away from the main built up area.</li> </ul>

G2D54	Land to the north east of Brigg Road	Messingham	<ul style="list-style-type: none"> <li>○ The site is isolated away from the main built up area.</li> </ul>
CP81L	Messingham Car Care Ltd	Messingham	<ul style="list-style-type: none"> <li>○ The site is within 1000m of Kierdan Park so noise would be an issue.</li> <li>○ Technically access could be achieved from the A159. Existing speed limit could present an issue for visibility on the approach side.</li> </ul>
IHQQD	Land off Brigg Road	Messingham	<ul style="list-style-type: none"> <li>○ The site would need to be accessed via adjacent developments therefore there is no direct access to the site.</li> <li>○ The site is isolated away from the main built up area.</li> </ul>
T7ZAR	Land to the east of houses, Brigg Road	Messingham	<ul style="list-style-type: none"> <li>○ This site would have to be developed in conjunction with adjacent site. Access location is critical and would need to see further details of this.</li> </ul>
CFS0300038	Land to the east of Northfield Road	Messingham	<ul style="list-style-type: none"> <li>○ The site lies outside the existing development limit and is disconnected from the settlement.</li> <li>○ It is adjacent to an Area of Amenity Importance and Messingham Protection Zone (M17).</li> </ul>
CFS0300001	Land to the south of Wentworth Drive	Messingham	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
CFS0300118	Land to the north of Holme Lane, off Northfield Road	Messingham	<ul style="list-style-type: none"> <li>○ The scale of the proposed site is not considered appropriate for this location.</li> <li>○ The site is within Messingham Protection Zone (M17).</li> <li>○ Adjacent to an Area of Amenity Importance.</li> </ul>

Messingham- The SA assessment of the housing site allocations (Committed and proposed)

Site Ref:	SA Site Assessment Criteria																													
	Community facilities										Environmental features																			
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29	
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land	
H1C-61 68 High Street	Green	Green	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Light Green	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Green	Red	Green
H1C-62 Land off Scotter Road	Light Green	Green	Red	Light Green	Light Green	Red	Red	Red	Red	Red	Light Green	Green	Green	Green	Light Green	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Green	Red	Red

Alternative Sites

Site Ref:	SA Site Assessment Criteria																													
	Community Facilities										Environmental Features																			
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29	
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land	
19H34 Land at Hewson Street																														
OXN8G Land off Brigg Road																														
4J2QR Land off Holme lane																														
2SIQJ land east of Scotter Road																														
CFS0300 057 Land at Eton Avenue																														



## New Holland

New Holland is classed as a Larger Rural Settlement however has no housing allocations. One site was received through call for sites which was deemed suitable, and this was put forward as a proposed housing site at the preferred options. This site was Land at Manchester Square (Ref 76Y3S) for 12 dwellings. This has been removed to an objection from the Environment Agency in relation to the site and flood risk issues.

Sites which were discounted through the SHELAA and deemed unsuitable were:-

BI6MS	Holland Place	New Holland	<ul style="list-style-type: none"> <li>The site is too small to be considered for this process.</li> </ul>
MS7J9	Located off B1206 Barrow Road	New Holland	<ul style="list-style-type: none"> <li>The site is in close proximity to several farms.</li> <li>The site is too large for this size settlement.</li> <li>Existing infrastructure is unable to support such a large area of development.</li> </ul>
10L1I	Thornyfield, Oxmarsh Lane, DN19 7EL	New Holland	<ul style="list-style-type: none"> <li>Would need to upgrade Oxmarsh Lane between the level crossing and site access and provide a footway. Likely to be acceptable as a standalone allocation, but would have concerns if J5TOE was allocated/developed too. There is a lot of on-street parking on Oxmarsh Road.</li> <li>The site lies close to the railway line so noise may be an issue.</li> <li>The site is isolated away from the built up area.</li> </ul>
62MQH	Manchester Square	New Holland	<ul style="list-style-type: none"> <li>The site is below the site size threshold.</li> </ul>
5YKS5	Manchester Square	New Holland	<ul style="list-style-type: none"> <li>The site is below the site size threshold.</li> </ul>
J5TOE	Thonyfield, Oxmarsh Lane, DN19 7EL	New Holland	<ul style="list-style-type: none"> <li>Highways would have concerns about the level of development and the impact of traffic generation on the existing highway infrastructure. Limited options for improving this to accommodate development traffic.</li> </ul>

A comment received by the Environment Agency through the Preferred options consultation stage in relation to New Holland outlined that the settlement is wholly within FZ3 and effectively has a hazard rating of 'danger for all' should a breach in the defences occur, with potential flood depths up to and beyond 2m; this is the case for present day sea levels, as well as climate change scenarios and therefore the intention to site 12 new dwellings (proposed at the Preferred Options stage) needs reconsidering. Due to this objection and that the settlement is in a hazard rating of 'danger for all' no allocations have been proposed in New Holland due to the Flood Risk issues.

## Scawby

Scawby is classed as a Larger Rural Settlement and has been allocated 32 dwellings (0.4%) of the housing growth.

Scawby has 1 committed site:-

H1C-76	PA/2018/1884	Scawby	West Street	Greenfield	0.6	8
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Scawby has 1 proposed site at:-

H1P-30	LLXGZ	Scawby	Land south of Main Street	Greenfield	0.79	24
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The site Land south of Main Street has been proposed as the site is agricultural land and is surrounded by residential development. The site is in an area of low flood risk.

Other suitable sites assessed through the SHELAA for Scawby are listed below and have not been allocated for the following reasons:-

NMRIA	Land adjacent to Lyndhurst, Messingham Lane	Scawby	<ul style="list-style-type: none"> <li>○ Grade 2 agricultural land.</li> <li>○ Any development may have an impact on the historic environment and conservation area.</li> <li>○ Would need some trees to be removed and also need consideration of impact of development on existing access points..</li> </ul>
1K1R1	Home Farm Buildings, Main Street	Scawby	<ul style="list-style-type: none"> <li>○ The site is within SFRA Flood Zone 1, with risk of local flooding.</li> <li>○ Grade 2 agricultural land.</li> <li>○ The site will need a Heritage assessment as the site is within 250m of an Archaeological site.</li> <li>○ Some buildings may need demolishing.</li> </ul>

Sites which were discounted through the SHELAA and deemed unsuitable were:-

SUMZI	6 Messingham Lane	Scawby	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
OKSEV	Land to the south of Messingham Lane and St James Road.	Scawby	<ul style="list-style-type: none"> <li>○ Would need to agree suitable level of development. Would not be able to access entire site via St Martins Road.</li> <li>○ The whole site would not be suitable for residential development as the site is too large for the size of the settlement.</li> </ul>
SXHNX	Land to the west of Mill lane & Mill Croft	Scawby	<ul style="list-style-type: none"> <li>○ The site is an Area of Amenity Importance.</li> <li>○ Highways would not want to see any vehicular connections to any adjoining developments to the west, only ped/cycle links.</li> </ul>
9ARPU	Land to the south of Gainsborough Lane	Scawby	<ul style="list-style-type: none"> <li>○ The site is too large for this size settlement.</li> </ul>
K77FI	Land south of Gainsborough Lane and West of Station Road.	Scawby	<ul style="list-style-type: none"> <li>○ The site is too large for this size settlement.</li> </ul>
P6Q5A	Land to the west of West Street	Scawby	<ul style="list-style-type: none"> <li>○ The site is too large for this size settlement.</li> </ul>
WKQ8K	Land to the east of Mill Lane	Scawby	<ul style="list-style-type: none"> <li>○ The site is too large for this size settlement.</li> </ul>
OST22	Land off Gainsborough Lane, Sturton	Scawby	<ul style="list-style-type: none"> <li>○ Difficult to achieve access in isolation, due to a ransom strip at the end of Swannocks View</li> <li>○ The site is too large for this size settlement.</li> </ul>
YHS3X	Wolds View, Station Road	Scawby	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>

G34KD	Land to the west of Park Lane	Scawby	<ul style="list-style-type: none"> <li>○ The site is not suitable for residential development as there is no access to the site.</li> </ul>
CQ5YA	Land to the East of West Street	Scawby	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
0B00B	To rear of The Bungalow/Belmont Park Lane	Scawby	<ul style="list-style-type: none"> <li>○ There is no direct access to the adopted highway.</li> </ul>
832YW	Sturton Nurseries	Scawby	<ul style="list-style-type: none"> <li>○ There is no direct access to the adopted highway.</li> </ul>
CFS0300006	Land to the south of Messingham Lane	Scawby	<ul style="list-style-type: none"> <li>○ The site is disconnected from the existing settlement.</li> <li>○ Grade 2 Agricultural land.</li> <li>○ Within an Area of Archaeological Interest.</li> </ul>
CFS0300007	Land to the west of St James's Road	Scawby	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
CFS0300036	Land to the north of Messingham Lane	Scawby	<ul style="list-style-type: none"> <li>○ The site is too large for the size of the existing settlement and edge of settlement location.</li> <li>○ Within an Area of Archaeological Interest.</li> <li>○ Grade 2 Agricultural land</li> </ul>
CFS0300037	Land to the south of Messingham Lane, adjacent to St James's Road	Scawby	<ul style="list-style-type: none"> <li>○ The site is too large for the size of the existing settlement and edge of settlement location.</li> <li>○ Within an Area of Archaeological Interest.</li> <li>○ Grade 2 Agricultural land.</li> <li>○ Tree preservation order along southern boundary of site.</li> </ul>
CFS0300072	Land to the south of St Martin's Road	Scawby	<ul style="list-style-type: none"> <li>○ Would need to agree suitable level of development. Would not be able to access entire site via St Martins Road.</li> <li>○ The whole site would not be suitable for residential development as the site is too large for the size of the settlement.</li> <li>○ Planning application PA/2019/1977 for 48 dwellings was refused on 3rd August 2020.</li> </ul>
CFS0300088	Land at Messingham Lane and Vicarage Lane junction	Scawby	<ul style="list-style-type: none"> <li>○ Development would have a negative impact on Conservation Area and setting of Grade II Listed Building (Scawby Hall).</li> <li>○ Access concerns as the site is on an existing junction.</li> <li>○ Grade 2 Agricultural land.</li> </ul>

Scawby- The SA assessment of the housing site allocations (Committed and proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
H1C-76 West Street	Red	Red	Red	Red	Green	Red	Red	Red	Green	Red	Green	Green	Green	Green	Green	Red	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red	Red
H1P-30 Land south of main Street	Red	Red	Red	Red	Green	Red	Red	Red	Yellow	Red	Green	Green	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Red

Alternative Sites

Site Ref:	SA Site Assessment Criteria																													
	Community Facilities										Environmental Features																			
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29	
NMRIA Land adjacent to	Red	Red	Red	Red	Green	Red	Red	Red	Red	Red	Green	Yellow	Green	Green	Red	Red	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Red	Red	Red

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities										Environmental Features																		
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
Lyndhurst, Messingham Lane	Red	Red	Red	Red	Green	Red	Red	Red	Red	Red	Green	Yellow	Green	Green	Red	Red	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Red	Red	Red
1K1R1 Home Farm Buildings, Main Street	Red	Red	Red	Red	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red	Red

## South Killingholme

South Killingholme is classed as a Larger Rural Settlement and has been allocated 21 dwellings (0.3%) of the housing growth.

South Killingholme has no committed sites but one allocation:-

H1P-31		South Killingholme	Land at School Road	Brownfield	0.69	21
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Other suitable sites assessed through the SHELAA for South Killingholme are listed below and have not been allocated for the following reasons:-

54XK7	Land at Town Street	South Killingholme	<ul style="list-style-type: none"> <li>○ The site lies in the South Humber Bank Landscape Initiative</li> <li>○ Access to the site is unsure so Highways England would need consulting.</li> <li>○ Noise could be an issue as the site is close to a busy road.</li> </ul>
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Sites which were discounted through the SHELAA and deemed unsuitable were:-

DWMH7	Land at Top Road	South Killingholme	<ul style="list-style-type: none"> <li>○ The site lies in the South Humber Bank Landscape Initiative.</li> <li>○ The site is near a Farm, Works and depots so noise and adour may be an issue.</li> <li>○ The site is too large for this size settlement.</li> </ul>
1NMCK	Land at Staple Road	South Killingholme	<ul style="list-style-type: none"> <li>○ The site lies in the South Humber Bank Landscape Initiative.</li> <li>○ The site is located adjacent to and may form part of a former landfill which accepted liquid sludges, household and special wastes. There may be significant constraints associated with the development of this site. The site could be reconsidered for recategorisation if it was supported by a Phase 1 assessment. It may be that a site investigation is also required in order to understand the risks.</li> <li>○ Staple Road is unable to accommodate this level of development.</li> </ul>
EN5XA	Land to the west of Top Road	South Killingholme	<ul style="list-style-type: none"> <li>○ Near poplar farm so noise may be an issue.</li> <li>○ AQ monitors in Killingholme due to PM10 from the refineries etc.</li> <li>○ An archaeological mitigation strategy for evacuation is needed.</li> <li>○ The site lies in the South Humber Bank Landscape Initiative.</li> </ul>
1JGW3	Harborough Road, DN40 3QG	South Killingholme	<ul style="list-style-type: none"> <li>○ The site lies in the South Humber Bank Landscape Initiative.</li> <li>○ The site is isolated away from the built up area as the site is 85m to nearest residents, the edge of S.Killingholme.</li> </ul>
IXH9N	South Killingholme	South Killingholme	<ul style="list-style-type: none"> <li>○ The site lies in the South Humber Bank Landscape Initiative.</li> <li>○ The site has a Tree Preservation Order South Killingholme 1970 to the Western Edge of the site.</li> <li>○ Next to the busy and noisy A160, near the Killingholme monitor and the refineries.</li> </ul>
IX06G	South Killingholme	South Killingholme	<ul style="list-style-type: none"> <li>○ The site lies in the South Humber Bank Landscape Initiative.</li> </ul>

			<ul style="list-style-type: none"> <li>○ The site is isolated from the main settlement body of South Killingholme.</li> <li>○ Access and impact on highways needs to be considered.</li> </ul>
OR6U4	Filed adjacent to the Grange Faulding Lane	South Killingholme	<ul style="list-style-type: none"> <li>○ The site lies in the South Humber Bank Landscape Initiative.</li> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> <li>○ The site is isolated from the main settlement.</li> </ul>
N46KE	Marsh Lane	South Killingholme	<ul style="list-style-type: none"> <li>○ The site lies in the South Humber Bank Landscape Initiative.</li> <li>○ The site is isolated away from the main built up area.</li> </ul>

South Killingholme- The SA assessment of the housing site allocations (proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities								Environmental features																				
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
H1P-31 Land at School Road	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land

Alternative Site

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities								Environmental Features																				
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
54XK7 Land off Bigby High Road	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land



## Ulceby

Ulceby is classed as a Larger Rural Settlement and has been allocated 131 dwellings (1.8%) of the housing growth.

Ulceby has 5 committed sites which are:-

H1C-67	PA/2017/2080	Ulceby	Land north of Front Street	Greenfield	0.97	14
H1C-68	PA/2017/1450	Ulceby	Land rear of new convenience store, off Church Lane	Brownfield	0.61	9
H1C-69	PA/2019/783	Ulceby	Land rear of Church Lane	Greenfield	0.77	10
H1C-70	PA/2018/2525	Ulceby	Land off Station Road	Greenfield	5.73	90
H1C-71	PA/2020/794	Ulceby	Land at Riseholme, Spruce Lane	Greenfield	0.38	8

Due to the number of committed sites in Ulceby no further housing sites have been proposed.

One sites was deemed suitable for Housing through the SHELAA and this site was:-

VDX60	Land to the east of Brocklesby Road	Ulceby	<ul style="list-style-type: none"> <li>○ Newt survey required, which may need mitigation and planning tests of European Protected Species Licensing.</li> <li>○ SFRA Flood Zone 1 with risk of local flooding</li> <li>○ Requires assessment of heritage significance of archaeology</li> <li>○ Grade 2 Agricultural land</li> </ul>
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Sites which were discounted through the SHELAA and deemed unsuitable were:-

AAA11	Land off A1077	Ulceby	<ul style="list-style-type: none"> <li>○ The site is isolated from the main settlement.</li> </ul>
57ZG6	Land to the rear of the Liar, Station Road, Ulceby	Ulceby	<ul style="list-style-type: none"> <li>○ There is no direct access to the adopted highway. The number of units that could be provided on site would require an adopted road. Would need to provide a significant length of adopted road, could affect viability. Also need to consider purchase price of property in front.</li> </ul>
RNI01	Land to the south of Thornton Lane	Ulceby	<ul style="list-style-type: none"> <li>○ Highways would have concerns about traffic generation on the surrounding highway network from a development this size.</li> <li>○ Thornton Lane is unsuitable for this scale of development.</li> </ul>
Z9803	James Place, DN39 6UG	Ulceby	<ul style="list-style-type: none"> <li>○ There appears to be a ransom strip.</li> <li>○ The site can't be developed in isolation as no direct access to the adopted highway</li> </ul>
SE4WS	Land to the west of Station Road	Ulceby	<ul style="list-style-type: none"> <li>○ Insufficient width to form a suitable access to the adopted highway</li> <li>○ The site is not suitable for residential development due to the lack of access and scale of potential development.</li> </ul>
SHCS3	Land off Church Lane, Ulceby	Ulceby	<ul style="list-style-type: none"> <li>○ Number of units that could be provided on site would require an adopted road. Would need to provide a significant length of adopted road, could affect viability</li> </ul>
56BMT	Lilac House, Station Road	Ulceby	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
CFS0300096	Land to the south of West End Road	Ulceby	<ul style="list-style-type: none"> <li>○ Access at this location for the proposed scale of development would have considerable impact on A1077 junction. For this site to be feasible for</li> </ul>

			<p>development the speed limit would need to be extended westwards</p> <ul style="list-style-type: none"><li>○ The proposed site is too large for the location at the edge of the settlement, where existing development pattern is quite sparse.</li><li>○ Grade 2 Agricultural land</li></ul>
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Ulceby- The SA assessment of the housing site allocations (Committed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1C-67 Land north of Front Street, Ulceby	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Light Green	Red	Green	Green	Green	Green	Green	Green	Green	Light Green	Yellow	Green	Yellow	Red	Red
H1C-68 Land rear of new convenience store, off Church Lane	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Light Green	Yellow	Green	Yellow	Red	Red
H1C-69 Land rear of Church Lane	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Light Green	Yellow	Green	Yellow	Red	Red
H1C-70 Land off Station Road	Red	Red	Red	Light Green	Yellow	Red	Red	Red	Red	Yellow	Green	Yellow	Green	Light Green	Yellow	Red	Green	Green	Green	Green	Green	Green	Green	Light Green	Yellow	Green	Yellow	Red	Red

Alternative Site

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities								Environmental Features																				
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
VDX60 Land to the east of	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Light Green	Yellow	Green	Yellow	Red	Green

Site Ref:	SA Site Assessment Criteria																														
	Community Facilities																Environmental Features														
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29		
Brocklesby Road	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Light Green	Yellow	Green	Yellow	Red	Green

## Westwoodside

Westwoodside is classed as a Larger Rural settlement and has been allocated 26 dwellings (0.3%).

Westwoodside is within the Area of Historic landscape Interest therefore limit development has been planned in this settlement to protect the environment but ensure the community can grow also. The Isle of Axholme has been the subject of an intensive study of landscape character commissioned by the Countryside Commission. The study has identified significant areas of ancient open strip fields and turbaries, both of which are of considerable national importance. These attributes together with enclosed land and the overall settlement pattern of the area make it unique in the country. No concerns were raised about proposed housing development from Historic England .

There are no committed housing sites in Westwoodside but one proposed housing site which is:-

H1P-32	HDEK2	Westwoodside	Land south of Doncaster Road	Greenfield	0.97	26
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Four sites was deemed suitable for Housing through the SHELAA and this site was:-

WA75K	The Croft, 10 Commonsie	Westwoodside	<ul style="list-style-type: none"> <li>o The land is Grade 2 agricultural land.</li> <li>o The site needs a Heritage assessment as the site is within 250m of a area of Special Historic Landscape Interest.</li> <li>o The site is within LC14 Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the charater, appearance or setting of the histoic landscape or any of its features.</li> </ul>
QN4UT	Land to the north of Brethergate	Westwoodside	<ul style="list-style-type: none"> <li>o The land is Grade 2 Agricultural land.</li> <li>o The site is within LC14 Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the charater, appearance or setting of the histoic landscape or any of its features.</li> <li>o Preferred access would require improvements to section of Gollands Lane and access formed from this stretch</li> <li>o Demolition of existing buildings will be required.</li> </ul>
CFS0300119 (GD1W7)	Land adjacent to Springfield	Westwoodside	<ul style="list-style-type: none"> <li>o The site lies within a designated Area of Special Historic Landscape Interest (LC14). Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>o A preliminary ecological appraisal or extended Phase 1 survey should be carried out. There will also be a requirement for a desktop data search from the Lincolnshire Environmental Records Centre.</li> <li>o Grade 2 Agricultural land</li> </ul>

CFS0300064	Land to the north of Cove Road	Westwoodside	<ul style="list-style-type: none"> <li>○ The site lies within a designated Area of Special Historic Landscape Interest, (LC14). Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>○ Although the site is separated from the settlement limit to the east, existing development on the opposite side of the road would help integration.</li> </ul>
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Sites which were discounted through the SHELAA and deemed unsuitable were:-

DXRW6	Crookehill Cottage, Upperthorpe Road	Westwoodside	<ul style="list-style-type: none"> <li>○ It would be challenging to form an access from Gollards Lane, would require widening and level difference between site and Gollards Lane would need to be overcome. Could serve limited development from Upperthorpe Hill, but would be reluctant to see the development of the whole site.</li> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
C2MFC	The site is located between Newbigg and Nethergate	Westwoodside	<ul style="list-style-type: none"> <li>○ There is no direct access to the adopted highway.</li> </ul>
H2SEJ	Land south of Doncaster Road	Westwoodside	<ul style="list-style-type: none"> <li>○ The land is Grade 1 Agricultural land.</li> <li>○ Any development would impact on the Area of Special Historic Landscape Interest. The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
YDQAD	Land south of Doncaster Road	Westwoodside	<ul style="list-style-type: none"> <li>○ The land is Grade 1 Agricultural land.</li> <li>○ Access can only be formed onto B1396 Doncaster Road, via the adjacent allocation (H2SEJ)</li> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> <li>○ The site is not suitable for residential development due to the lack of access and scale of potential development.</li> </ul>
Q8KB5	Land to the west of Nethergate formally known as 'Tipcroft'	Westwoodside	<ul style="list-style-type: none"> <li>○ The site is next to primary school, swimming pool and hall so may be noise for a consideration.</li> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features. Insufficient width to form a suitable access with the adopted highway.</li> </ul>
GSUF8	Penshurst, 6 Brethergate	Westwoodside	<ul style="list-style-type: none"> <li>○ The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy,</li> </ul>

			damage or adversely affect the character, appearance or setting of the historic landscape or any of its features. Impossible to form an access, without adjacent land being developed.
9IQXJ	Land north of Brethergate	Westwoodside	<ul style="list-style-type: none"> <li>o The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features. Impossible to form an access, without adjacent land being developed.</li> <li>o The site is too large for this size settlement.</li> </ul>
XGTBW	Land off Nethergate	Westwoodside	<ul style="list-style-type: none"> <li>o The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features. Impossible to form an access, without adjacent land being developed.</li> <li>o The site has no formal access to the site.</li> </ul>
QNPX1	Rear of 11 Brethergate, DN9 2AU	Westwoodside	<ul style="list-style-type: none"> <li>o The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features. Impossible to form an access, without adjacent land being developed.</li> <li>o The access to the site is too narrow.</li> </ul>
BL3A2	Upperthorpe	Westwoodside	<ul style="list-style-type: none"> <li>o The site is below the site size threshold.</li> </ul>
DM9SX	Land to the south-east side of 76 Akeferry Road	Westwoodside	<ul style="list-style-type: none"> <li>o The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
VZ9MC	Land to south of Close Farm and north of 52 to 72 Akeferry Road,	Westwoodside	<ul style="list-style-type: none"> <li>o Suitable access can't be formed with the adopted highway. Sandgate Lane and Nethergate are unsuitable to accommodate this level of development. If a property could be purchased on Akeferry Road, there may be scope to form an access with Akeferry Road</li> <li>o The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
ONYTY	Land to the south-east side of 76 Akeferry Road, Westwoodside	Westwoodside	<ul style="list-style-type: none"> <li>o Part of this site was submitted as site ref DM9SX also.</li> <li>o The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
U6R2S	Newbigg	Westwoodside	<ul style="list-style-type: none"> <li>o The site is unable to form suitable access with adopted highway.</li> <li>o The site is within a Area of Special Historic Landscape Interest. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.</li> </ul>
D1IY0	The Birches	Westwoodside	<ul style="list-style-type: none"> <li>o Appears to be a strip of land outside the allocation boundary, which is not adopted</li> </ul>

			highway. Also difficult to see how the site could be meaningfully developed.
TRGFN	Cove Road	Close to Westwoodside	<ul style="list-style-type: none"> <li>○ The site is located in the open countryside and is isolated from the main settlement.</li> </ul>
CFS0300010	Land to the south west of Holm Road	Westwoodside	<ul style="list-style-type: none"> <li>○ Site does not have suitable access to an adopted highway.</li> <li>○ Within an Area of Special Historic Landscape Interest.</li> <li>○ SFRA Flood Zone 2/3a (Fluvial).</li> <li>○ Grade 1 Agricultural land.</li> </ul>
CFS0300133	Land to the east of Newbigg	Westwoodside	<ul style="list-style-type: none"> <li>○ No direct access to the adopted highway.</li> <li>○ Within an Area of Special Historic Landscape Interest.</li> <li>○ Grade 2 Agricultural land.</li> <li>○ Site in multiple ownership.</li> </ul>
CFS0300132	Land to the east of The Birches	Westwoodside	<ul style="list-style-type: none"> <li>○ No direct access to the adopted highway.</li> <li>○ Within an Area of Special Historic Landscape Interest.</li> <li>○ Grade 2 Agricultural land.</li> <li>○ Site in multiple ownership.</li> </ul>



Westwoodside- The SA assessment of the housing site allocations (proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities							Environmental features																					
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
H1P-32 Land south of Doncaster Road	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities							Environmental Features																					
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
WA75K The Croft, Commo nside	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
QN4UT Land to the	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities										Environmental Features																		
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
north of Brethergate	Red	Red	Green	Green	Green	Red	Red	Red	Red	Red	Green	Green	Light Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Red
GD1W7 Land adjacent Springfield	Yellow	Red	Green	Green	Green	Red	Red	Red	Red	Red	Light Green	Green	Light Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Red
CFS0300 064 ladh to the north of Cove Road	Red	Red	Light Green	Yellow	Yellow	Red	Red	Red	Red	Red	Green	Green	Green	Light Green	Green	Red	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Red

## Winterton

Winterton is a Large Service Centre and has been allocated 285 dwellings (3.8%).

Winterton has 4 committed sites: -

H1C-63	PA/2015/1390	Winterton	Land to the rear of North Street and Cemetery Road	Greenfield	6.62	135
H1C-64	PA/2020/324	Winterton	Land at Top Road	Greenfield	2.9	110
H1C-65	PA/2018/1759	Winterton	Land south of Coates Avenue	Greenfield	1.47	40
H1C-66	PA/2019/1497	Winterton	5 Northlands Avenue	Brownfield	0.41	5

Winterton has no proposed sites: -

One site was deemed suitable for Housing through the SHELAA and this site was:-

QBUJQ	Land west of North Street	Winterton	<ul style="list-style-type: none"> <li>○ The land is Grade 2 agricultural land.</li> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> <li>○ The site is within 250m of a former landfill. A Phase 1 and site investigation will be required. The site is close to a household recycling centre so noise may be an issue.</li> </ul>
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Sites which were discounted through the SHELAA and deemed unsuitable were:-

VSX1M	Land close to B1207	Winterton	<ul style="list-style-type: none"> <li>○ Any development may have an impact on the conservation area.</li> <li>○ The site is too large for this size settlement.</li> </ul>
6KG47	Land off Roxby Road	Winterton	<ul style="list-style-type: none"> <li>○ The site is next to an industrial park so noise may be an issue.</li> <li>○ the site is within 250m of an Archaeological site.</li> <li>○ The site is too large for this size settlement.</li> </ul>
OVYEI	Land off Top Road	Winterton	<ul style="list-style-type: none"> <li>○ The site is close to a busy road and a landfill site.</li> <li>○ Would need to be supported by moving the speed limits, off site highway works and footway provision.</li> </ul>
Z86DT	Land off Leys Lane	Winterton	<ul style="list-style-type: none"> <li>○ Nearest residents 16m (Huntingfield Farm), energy generation facilities not a good location with this proximity to residents.</li> <li>○ Existing infrastructure is unable to support such a large area of development.</li> <li>○ The site is remote from the existing settlement.</li> </ul>
58M69	Land to the east of Earlsgate	Winterton	<ul style="list-style-type: none"> <li>○ Site near multiple poultry units These are probably regulated by the Environment Agency but bringing receptors closer to units. Consultation with EA required.</li> <li>○ The site is remote from the existing settlement.</li> </ul>
MJ5QE	Land off Watery Lane	Winterton	<ul style="list-style-type: none"> <li>○ A Tree Preservation Order lies to the South West Corner of the site.</li> <li>○ There is no direct access to adopted highway and unable to achieve this without acquiring land which would appear to be in third party ownership.</li> </ul>
S8MLX	Land north of WINH-3 Land at Top Road (44-1), off	Winterton	<ul style="list-style-type: none"> <li>○ The site needs a Heritage assessment as the site is within 250m of an Archaeological site.</li> <li>○ The site is too remote from the built up area.</li> </ul>

	A1077 Top Road , DN15 9TE		
Y48CF	6 Park Street	Winterton	<ul style="list-style-type: none"> <li>○ The site is below the site size threshold.</li> </ul>
5ZQYL	Land to the south of Watery Lane	Winterton	<ul style="list-style-type: none"> <li>○ The site has no direct access to adopted highway. Even if this could be achieved, Highways would not be supportive of a development this size and in this location.</li> </ul>
CFS0300015	Land to the east of Northlands Road	Winterton	<ul style="list-style-type: none"> <li>○ Almost 70% of the site falls in the Local Flood Risk area.</li> <li>○ Unable to form a suitable access from Northland Road without acquiring an adjacent property. Existing track is too narrow.</li> <li>○ Grade 2 Agricultural land.</li> </ul>
CFS0300021	Land to the south of South Street	Winterton	<ul style="list-style-type: none"> <li>○ Over 60% of the site falls in the Local Flood Risk area.</li> <li>○ Unable to form a suitable access to adopted highway.</li> <li>○ Grade 2 Agricultural land.</li> </ul>
CFS0300111	Land off Park Street	Winterton	<ul style="list-style-type: none"> <li>○ Over 30% of the site falls in the Local Flood Risk area.</li> <li>○ Site lies partly within conservation area.</li> </ul>

Winterton- The SA assessment of the housing site allocations (Committed and proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities											Environmental features																	
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1C-63 Land to the rear of North Street & Cemetery Road	Yellow	Light Green	Light Green	Red	Red	Light Green	Red	Green	Green	Red	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green	Light Green	Red	Green	Red	Green	Red	Red
H1CP-64 Land at Top Road	Green	Green	Yellow	Red	Red	Light Green	Red	Green	Green	Red	Green	Light Green	Green	Light Green	Yellow	Red	Green	Green	Red	Green	Green	Green	Light Green	Red	Green	Red	Red	Red	Red
H1C-65 Land south of Coates Avenue	Green	Green	Light Green	Red	Red	Yellow	Red	Green	Green	Red	Green	Green	Light Green	Light Green	Light Green	Red	Green	Green	Red	Green	Green	Green	Light Green	Red	Green	Red	Red	Red	Red

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities										Environmental Features																		
QBUJQ Land west of North Street	SA1 GP Surgery	SA2 Health Centre	SA3 Dentist	SA4 Community Centre	SA5 Primary School	SA6 Secondary School	SA7 Further Education Facilities	SA8 Town Centre	SA9 Employment Centre	SA10 Railway Station	SA11 Bus Stop	SA12 Cycle Route	SA13 Open Space	SA14 Sports Facilities	SA15 Public Rights of Way	SA16 Community Recycling Centre	SA17 Scheduled Monument	SA18 Conservation Area	SA19 Nationally Designated Wildlife Site	SA20 Ancient Woodland	SA21 Locally Designated Wildlife Site	SA22 Local Geological Site	SA23 WFD Surface Waterbody	SA24 Flood Zone	SA25 Source Protection Zone	SA26 AODMA	SA27 Mineral Resources	SA28 ALC Grade	SA29 Greenfield Land
	Red	Yellow	Yellow	Red	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Green	Red	Red	Red

## Wrawby

Wrawby is a larger rural settlement and has been allocated 36 dwellings (0.5%)

Wrawby has three committed sites:-

H1C-77	PA/2018/171 8	Wrawby	Land adjacent to Ridgeway House, Mill Lane	Brownfield	0.41	8
H1C-78	PA/2017/674	Wrawby	Land off Applefields	Greenfield	1.78	22
H1C-79	PA/2019/460	Wrawby	Land at Kettleby Lane	Greenfield	0.21	6

There are no proposed site in Wrawby.

Sites which were deemed suitable for Housing through the SHELAA were:-

D01YP	Tongs Farm	Wrawby	<ul style="list-style-type: none"> <li>○ The site is Grade 2 Agricultural Land.</li> <li>○ Depending upon the size of development, there are concerns about the impact of development traffic on High Field Road/Brigg Road junction. Would need further discussions to identify what level of development would be acceptable.</li> <li>○ Demolition of existing buildings will be required.</li> </ul>
K4100	Manor Farm, Brigg Road	Wrawby	<ul style="list-style-type: none"> <li>○ The site is on Grade 2 Agricultural Land.</li> <li>○ Some demolition may be required as there are a number of buildings and structures on the site.</li> <li>○ Limited development with access from A18 may be acceptable</li> </ul>
K4XSR	Land to the east of Tunnel Rod	Wrawby	<ul style="list-style-type: none"> <li>○ There may be potential contamination on the site.</li> <li>○ The scale of the proposed site is large in comparison to the existing settlement, which will be considered when exploring development potential further.</li> </ul>
E4Q3W	Land off Melton Road	Wrawby	<ul style="list-style-type: none"> <li>○ Site requires Archaeological Mitigation Strategy for significant archaeology at northern end of site.</li> </ul>
CFS0300058	Land to the west of Little Lane and Vicarage Road	Wrawby	<ul style="list-style-type: none"> <li>○ Access may be feasible on to Vicarage Road with consideration for the existing junction.</li> </ul>

Sites which were discounted through the SHELAA and deemed unsuitable were:-

ZLEH6	Mill Lane, DN20 8SR	Wrawby	<ul style="list-style-type: none"> <li>○ The site needs a Heritage assessment as the site is within 60m of a Listed Building.</li> <li>○ Mill Lane is unadopted and unsuitable for serving this level of development.</li> </ul>
DKZH8	Mill Lane	Wrawby	<ul style="list-style-type: none"> <li>○ The site would have an impact on a Grade II listed building.</li> <li>○ Mill Lane is unadopted and unsuitable for serving this level of development.</li> <li>○ The site is an Area of Amenity Importance.</li> </ul>
YRAL5	Kettleby Lane	Wrawby	<ul style="list-style-type: none"> <li>○ The site is close to a church yard so concerns on the historic environment will need to be addressed.</li> <li>○ The site needs a Heritage assessment as the site abuts a Listed Building.</li> </ul>

			<ul style="list-style-type: none"> <li>○ The site is too large for this size settlement.</li> <li>○ The site is isolated away from the main built up area</li> </ul>
KVWNV	The Almonds Starr Carr Lane	Wrawby	
IKPI9	Land north of Chapel Lane	Wrawby	<ul style="list-style-type: none"> <li>○ The site is unable to form suitable access with adopted highway.</li> </ul>
3FHDP	Land south of Chapel Lane	Wrawby	<ul style="list-style-type: none"> <li>○ The site is unable to form suitable access with adopted highway.</li> </ul>
XJDJZ	Land to the west of B1206	Wrawby	<ul style="list-style-type: none"> <li>○ The site is isolated away from the main built up area.</li> </ul>
C5NTG	Millview Gardens Open Space	Wrawby	<ul style="list-style-type: none"> <li>○ The site is an Area of Amenity Importance.</li> </ul>



Wrawby- The SA assessment of the housing site allocations (Committed and proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1C-78 Land off Applefields	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Red	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Red

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities										Environmental Features																		
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
DO1YP Tongs Farm	Red	Red	Red	Light Green	Light Green	Yellow	Yellow	Red	Red	Red	Green	Red	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Red
K4100 manor Farm	Red	Red	Red	Light Green	Green	Red	Red	Red	Red	Red	Green	Red	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Green	Red	Red	Red

Site Ref:	SA Site Assessment Criteria																													
	Community Facilities								Environmental Features																					
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29	
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land	
Brigg Road	Red	Red	Red	Light Green	Dark Green	Red	Red	Red	Red	Red	Dark Green	Red	Dark Green	Dark Green	Dark Green	Red	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Red	Red	Red	
K4XSR Land to the east of Tunnel Road	Red	Red	Red	Dark Green	Light Green	Red	Red	Red	Red	Red	Dark Green	Red	Light Green	Dark Green	Dark Green	Red	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Red	Red	Red	
E4Q3WL and off Melton Road	Red	Red	Red	Dark Green	Dark Green	Red	Red	Red	Red	Red	Dark Green	Red	Dark Green	Dark Green	Dark Green	Red	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green	Red	Red	Red
CFS0300 058 Land to the west of Little Lane	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Red	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Light Green	Green	Green	Red	Red	Red	

## Wroot

Wroot is a larger rural settlement and has been allocated 13 dwellings (0.2%). Wroot has no committed housing sites but one proposed housing site:-

H1P-33		Wroot	Land at Field Lane	Greenfield	0.43	13
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The site at Land at Field Lane was chosen as the site is a small agricultural land adjacent to residential properties. All the sites put forward in Wroot were in SFRA Flood Zone 2/3a therefore flood risk was an issue on all sites.

Other sites deemed suitable for Housing through the SHELAA and this site was:-

SY9VD	The Old Rectory, High Street	Wroot	<ul style="list-style-type: none"> <li>○ The site is within SFRA Flood Zone 2/3 (a) Fluvial</li> <li>○ There are limited options for forming a suitable access so this would need to be resolved.</li> <li>○ Demolition may be required and trees on site need to be considered.</li> </ul>
O1AJX	Warehouse, rear of Dovecot House	Wroot	<ul style="list-style-type: none"> <li>○ The site is within SFRA Flood Zone 2/3 (a) Tidal with risk of local flooding. Development of the site will require a Flood Risk Assessment.</li> <li>○ Access improvements needed.</li> </ul>

No sites were discounted through the SHELAA in Wroot.

Wroot- The SA assessment of the housing site allocations (proposed)

Site Ref:	SA Site Assessment Criteria																												
	Community facilities										Environmental features																		
	SAC1	SAC2	SAC3	SAC4	SAC5	SAC6	SAC7	SAC8	SAC9	SAC10	SAC11	SAC12	SAC13	SAC14	SAC15	SAC16	SAC17	SAC18	SAC19	SAC20	SAC21	SAC22	SAC23	SAC24	SAC25	SAC26	SAC27	SAC28	SAC29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facility	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
H1P-33 Land at Field lane	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Red	Red	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Green	Red	Red	Red

Alternative Sites

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities										Environmental Features																		
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
SY9VD The Old Rectory, High Street	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Red	Red	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Red	Yellow	Green	Red	Red	Red
O1AJX Wareho use rear of	Red	Red	Red	Green	Green	Red	Red	Red	Red	Red	Green	Red	Red	Green	Green	Red	Green	Green	Green	Green	Yellow	Green	Yellow	Red	Yellow	Green	Red	Red	Green

Site Ref:	SA Site Assessment Criteria																												
	Community Facilities								Environmental Features																				
Dovecot House	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	SA23	SA24	SA25	SA26	SA27	SA28	SA29
	GP Surgery	Health Centre	Dentist	Community Centre	Primary School	Secondary School	Further Education Facilities	Town Centre	Employment Centre	Railway Station	Bus Stop	Cycle Route	Open Space	Sports Facilities	Public Rights of Way	Community Recycling Centre	Scheduled Monument	Conservation Area	Nationally Designated Wildlife Site	Ancient Woodland	Locally Designated Wildlife Site	Local Geological Site	WFD Surface Waterbody	Flood Zone	Source Protection Zone	AQMA	Mineral Resources	ALC Grade	Greenfield Land
	Red	Red	Red	Light Green	Light Green	Red	Red	Red	Red	Red	Light Green	Red	Red	Light Green	Light Green	Red	Light Green	Light Green	Light Green	Light Green	Yellow	Light Green	Yellow	Red	Yellow	Light Green	Red	Red	Light Green

