

Bishop Norton and Atterby Neighbourhood Plan

2019–2036



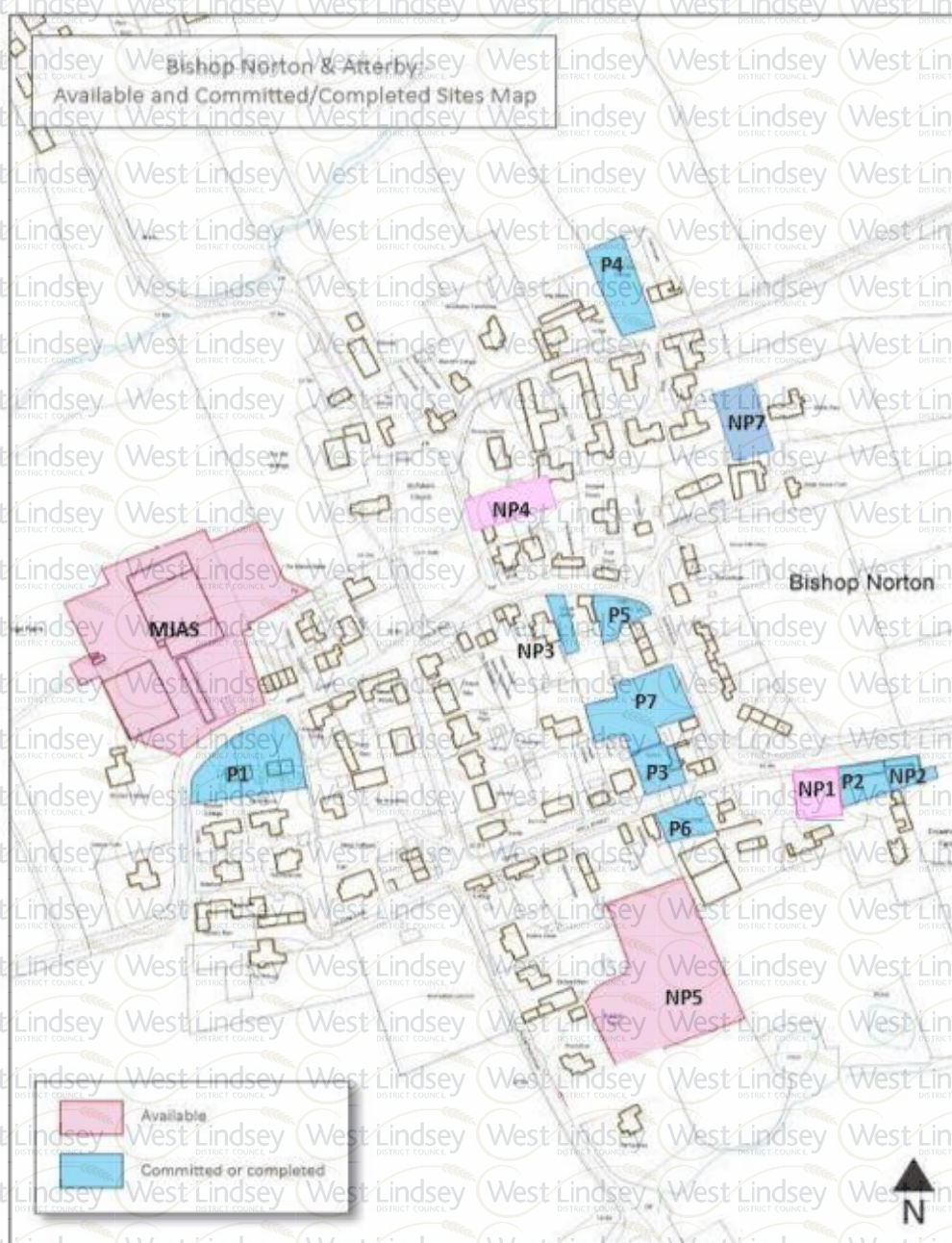
**Non-Technical Site Assessment
Report**

1 Non-Technical Site Assessment Report

1.1 The following assessment have been undertaken in accordance with the methodology used for the CLLP, the policies within the CLLP and those in the NPPF. Although many sites were submitted in the original “call for land” consultation in 2017, this assessment will only be assessing the remaining available sites that have not already received planning permission, under construction or completed. These include; M1AS, NP1, NP5 and NP6.

1.2 A high-level assessment has taken place along with discussion with WLDC. The site proposed are now subject to further consultation and the outcome of this will determine their inclusion in the final Neighbourhood Plan.

Figure 1: Call for land sites



Screening Criteria Methodology

- 1.3 The criteria are not ‘weighted’. Although the sites with the highest number of **green** lights could be regarded as more desirable (with fewer adverse effects), sites have not been ranked in this document. Likewise, **red** lights do not automatically discount sites. Rather, they simply show that the site has issues requiring greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits). As such, in instances where sites have accrued **amber** or **red** lights, mitigation measures can potentially deliver a range of benefits for the wider community.
- 1.4 This information will help make decisions on what sites will be identified as “potential allocations” within the draft Neighbourhood Plan.

Figure 2: Site Assessment Methodology

Criteria	Red	Amber	Green
Flood Risk	50% or more of the site located in flood zone 3.	Some or all of the site in flood zone 2 or less than 50% in flood zone 3.	Site within flood zone 1.
Surface Water Flooding	More than 50% at high risk of surface water flooding.	Less than 50% of the site at high risk of surface water flooding and/or any of the site at medium risk of surface water flooding.	Site at low or very low risk of surface water flooding.
Nationally Important Wildlife Sites	Site intersects with a national or international wildlife site.	Within 500m of a national or international wildlife site.	More than 500m from a national or international wildlife site.
Local Wildlife Sites	Site intersects with a local wildlife site.	Within 500m of a local wildlife site.	More than 500m from a local wildlife site.
Ancient Woodland	Site intersects with an ancient woodland.	Site within 500m of an ancient woodland.	Site is more than 500m from an ancient woodland.
Regionally important Geological Site	Site within a Regionally Important Geological Site.	Site abuts a Regionally Important Geological Site.	No Regionally Important Geological Site within or adjacent to the site.

Criteria	Red	Amber	Green
Tree Preservation Orders (TPO)	TPOs on site that would likely need to be removed for development.	TPOs on or immediately adjacent to the site that can likely be retained as part of a development scheme.	No TPOs on or immediately adjacent to the site.
Agricultural Land Classification	50% or more of the site is within Grade 1 and 2 Land and is predominantly undeveloped.	Less than 50% of the site is within Grade 1 and 2 land and/or within Grade 3 land and is predominantly undeveloped.	Site is grade 4 or lower or is previously developed.
Contaminated Land	Site located on land that has potential for contamination given historic uses.	Site includes or is adjacent to some land that has potential for contamination given historic uses.	No anticipated contaminated land on the site.
Scheduled Ancient Monument (SAM)	SAM within the site.	SAM within 200m of the site.	No SAMs within 200m.
Listed Buildings Grade I and Grade II*	Grade I or II* Listed Building on the site.	Grade I or II* Listed Building within 200m.	No Grade I or II* Listed Buildings within 200m.
Listed Buildings Grade II	Grade II Listed Building on the site.	Grade II Listed Building within 200m.	No Grade II Listed Building within 200m.
Conservation Area	Conservation Area intersects with the site.	Conservation Area within 200m of the site.	No Conservation Area within 200m.
Historic Parks and Gardens	Site intersects with a Historic Park and Garden.	Historic Park and Garden within 200m.	No Historic Park and Garden within 200m.
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV)	Site is within an AONB or AGLV.	Site is within 200m of an AONB or AGLV.	Site is farther than 200m from an AONB or AGLV.
Green Wedge (GW)	Site is within a GW.	Site is immediately adjacent to a GW.	Site is not within or adjacent to a GW.

Criteria	Red	Amber	Green
Proximity to Nearest Primary School	Site is more than 800m from the nearest primary school.	Site is 400-800m to the nearest primary school.	Site is within 400m of the nearest primary school.
Proximity to Nearest Secondary School	Site is more than 1600m from the nearest secondary school.	Site is 800-1600m from the nearest secondary school.	Site is within 800m of the nearest secondary school.
Distance to Nearest Bus Stop	Nearest bus stop is farther than 800m from any part of the site.	Nearest bus stop is within 800m of part of the site.	Nearest bus stop is within 400m of part of the site.
Distance to Nearest Train Station	Nearest train station is farther than 1600m from any part of the site.	Nearest train station is within 1600m of part of the site.	Nearest train station is within 800m of part of the site.
Health	Nearest GP Surgery is farther than 800m from any part of the site.	Nearest GP Surgery is within 800m of any part of the site.	Nearest GP Surgery is within 400m of any part of the site.

1.5 Sites were also screened for their suitability based on Central Lincolnshire Local Plan Policy LP2 “appropriate locations”:

“Throughout this policy, the term ‘appropriate locations’ means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an ‘appropriate location’, the site, if developed, would:

- *Retain the core shape and form of the settlement;*
- *Not significantly harm the settlement’s character and appearance; and*
- *Not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement”.*

Site M1AS Bishop Norton

Current use:	Farmyard and buildings
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield/Brownfield on edge of village
Current status within the CLLP:	Small village LP4 sequential test point 3
Site Area (Ha):	0.36
Surrounding land use(s):	North – Agricultural Land East – Residential South – Agricultural Land West – Agricultural Land

WLDC Comments:

Much of site occupied by buildings and hardstanding. Close to Archer House a listed building and Grange Farm a working farm. Potentially suitable subject to causing no harm to the setting and curtilage of Archer House and would like to see high quality design with stone walls and pantile roofs. Proposal may also need to design out any potential constraints that could arise from being adjacent to Grange Farm e.g. residential amenities and farm operations and from the site itself e.g. land contamination.

Assessment Outcome:

A smaller area has been proposed for inclusion in the Neighbourhood Plan for potential allocation. The smaller area reduces the capacity to a minimum of 4 dwellings as per CLLP and reduces the impact on the nearby Listed Building and its setting. Any development here would need to be appropriately designed to reduce the impact on the Listed Building and early engagement with WLDC is considered desirable. No opposition from residents during the draft plan consultation.

Potential allocation

Criteria	Classification
Flood Risk	G
Surface Water Flooding	G
Nationally Important Wildlife Sites	G
Local Wildlife Sites	G
Ancient Woodland	G
Regionally important Geological Site	G
Tree Preservation Orders (TPO)	G
Agricultural Land Classification	G
Contaminated Land	G
Scheduled Ancient Monument (SAM)	G
Listed Buildings Grade I, II and Grade II*	A
Conservation Area	G
Historic Parks and Gardens	G
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV)	G
Green Wedge (GW)	G
Proximity to Nearest Primary School	R
Proximity to Nearest Secondary School	R
Distance to Nearest Bus Stop	R
Distance to Nearest Train Station	R
Health	R

Site NP1 Bishop Norton

Current use:	Farmyard and buildings
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield (infill)
Current status within the CLLP:	Small village LP4 sequential test point 3
Site Area (Ha):	0.07
Surrounding land use(s):	North – Residential East – Residential South – Grazing West – Residential

WLDC Comments:

Potentially suitable for conversion subject to works being undertaken sympathetically to existing barn and causing no harm to nearby barns and their settings. The barns appear to be of non-designated heritage value and may be identified in Lincolnshire County Council's Historic Environment Records (HER).

Assessment Outcome:

The site is considered suitable for conversion and is supported by the CLLP. Neighbouring properties have already been converted sensitively and any development here should be appropriately designed to reflect the neighbouring properties, reduce the impact on the setting of nearby Listed Buildings and sensitively done to compliment the street scene. Site has few planning constraints. No opposition from residents during the draft plan consultation.

Potential allocation

Criteria	Classification
Flood Risk	G
Surface Water Flooding	G
Nationally Important Wildlife Sites	G
Local Wildlife Sites	G
Ancient Woodland	G
Regionally important Geological Site	G
Tree Preservation Orders (TPO)	G
Agricultural Land Classification	G
Contaminated Land	G
Scheduled Ancient Monument (SAM)	G
Listed Buildings Grade I, II and Grade II*	A
Conservation Area	G
Historic Parks and Gardens	G
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV)	G
Green Wedge (GW)	G
Proximity to Nearest Primary School	R
Proximity to Nearest Secondary School	R
Distance to Nearest Bus Stop	R
Distance to Nearest Train Station	R
Health	R

Site NP2 Atterby

Current use:	Grassland
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield on edge of village
Current status within the CLLP:	Small village LP4 sequential test point 3
Site Area (Ha):	0.11
Surrounding land use(s):	North – Agricultural East – Water Infrastructure South – Agricultural West – Residential

WLDC Comments:

Much depends on whether Atterby is defined as a hamlet or open countryside. A recent planning decision regarded it to be open countryside. However, this may change under the CLLP Review or the Bishop Norton NP may wish to define Atterby as a hamlet. If it continues to be seen as open countryside then this site is unlikely to be unsuitable. However if Atterby is to be recognised as a hamlet then the proposal to be possibly acceptable would need to be sited within its developed footprint as defined by CLLP LP2 but which excludes sites such as “b. gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;” It is considered that the site in questions falls within category b and is therefore is unlikely to be suitable.

Assessment Outcome:

Although considered a difficult site in terms of its location, the Neighbourhood Plan is supporting limited development in Atterby as it is being proposed to designate it a Hamlet under the definition in the CLLP and the site is adjoining the existing built form as it is between an existing property and a piece of physical water infrastructure. The site has few planning constraints. No opposition from residents during the draft plan consultation.

Potential allocation

Criteria	Classification
Flood Risk	G
Surface Water Flooding	G
Nationally Important Wildlife Sites	G
Local Wildlife Sites	G
Ancient Woodland	G
Regionally important Geological Site	G
Tree Preservation Orders (TPO)	G
Agricultural Land Classification	G
Contaminated Land	G
Scheduled Ancient Monument (SAM)	G
Listed Buildings Grade I, II and Grade II*	G
Conservation Area	G
Historic Parks and Gardens	G
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV)	G
Green Wedge (GW)	G
Proximity to Nearest Primary School	R
Proximity to Nearest Secondary School	R
Distance to Nearest Bus Stop	R
Distance to Nearest Train Station	R
Health	R

NP6 Site off Glenthams Road

Current use:	Paddock/ grazing land
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield (infill and backland development)
Current status within the CLLP:	Small village LP4 sequential test point 3
Site Area (Ha):	0.51ha
Surrounding land use(s):	North – Residential East – Agricultural South – Residential and agricultural West – Agricultural

WLDC Comments:

In terms of Bishop Norton a relatively large site. Appears to be mainly greenfield with well-defined hedge boundaries to east and south of site. Potentially suitable.

Assessment Outcome:

Although the site is large, the landowner is proposing the development of bungalows which were heavily supported during the public consultation. For its compliance with CLLP, the site is proposing a minimum of 4 units and the site area has been reduced following this consultation and discussion with the landowner. No opposition from residents during the draft plan consultation.

Potential allocation

Criteria	Classification
Flood Risk	G
Surface Water Flooding	G
Nationally Important Wildlife Sites	G
Local Wildlife Sites	G
Ancient Woodland	G
Regionally important Geological Site	G
Tree Preservation Orders (TPO)	G
Agricultural Land Classification	G
Contaminated Land	G
Scheduled Ancient Monument (SAM)	G
Listed Buildings Grade I, II and Grade II*	A
Conservation Area	G
Historic Parks and Gardens	G
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV)	G
Green Wedge (GW)	G
Proximity to Nearest Primary School	R
Proximity to Nearest Secondary School	R
Distance to Nearest Bus Stop	R
Distance to Nearest Train Station	R
Health	R

2 Conclusion

- 2.1 All 4 sites will be included in the Neighbourhood Plan as potential allocations. Each site will have a detailed policy to support their delivery through the planning system. In particular, the development of site M1AS will need careful planning to reduce any impact on the nearby listed building.