

Scotton Neighbourhood Plan

Site Assessment Report
Scotton Parish Council

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Quality information

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Abbreviations used in the report

Abbreviation

Ha	Hectare
LPA	Local Planning Authority
MHCLG	Ministry for Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Policy Guidance (DCLG)
SHELAA	Strategic Housing and Economic Land Availability Assessment
SPC	Scotton Parish Council
WLDC	West Lindsey District Council

1. Executive Summary

This independent site assessment for the Scotton Neighbourhood Plan has been carried out by AECOM on behalf of Scotton Parish Council.

The Neighbourhood Plan is being prepared in the context of the adopted Central Lincolnshire Local Plan¹ (adopted April 2017) which replaces the Local Plans of the City of Lincoln, West Lindsey and North Kesteven District Councils. The Central Lincolnshire Local Plan includes policies for the growth and regeneration of Central Lincolnshire up to 2036. It includes policies to help to ensure that settlements grow in the right way, to direct homes and employment to where they are needed and to create communities that are sustainable, accessible and inclusive.

The Central Lincolnshire Local Plan (2017) states that 'medium villages', which Scotton is classified as, are permitted to grow by 10% in the number of dwellings over the plan period, which equates to 26 homes by 2036 (Policy LP4: Growth in Villages). The West Lindsey District Council Monitoring of growth in villages report (April 2018) states that of these 26, 13 have already been committed to and /or completed². The Neighbourhood Plan is seeking to allocate land for the remaining number of homes.

Scotton Parish Council have also expressed an ambition to allocate an appropriate site for a burial ground, as the current burial ground has reached capacity.

The purpose of this report is to produce a clear assessment of sites identified by the Parish Council through their 'Call for Sites', current planning applications and any other known sites, to advise which sites might be appropriate to put forward as potential allocations for housing and for a burial ground within their Neighbourhood Plan. The report will test whether the identified sites comply with both National Planning Policy Guidance and the strategic policies of West Lindsey's Council adopted Central Lincolnshire local Plan (2017) along with additional criteria provided by West Lindsey Council for the allocation of a burial ground within the village of Scotton. The report is intended to be used to inform decision making on the site selection process and, if the Parish Council chooses, as evidence to support the Neighbourhood Plan site allocation policies.

The site assessment has found that of the 19 sites assessed, 1 site would be appropriate for allocation for housing within the neighbourhood plan. This is site 9, land off Middle St and Westgate, which could accommodate 1-2 smaller homes.

There are a further 9 sites that were considered potentially suitable for either housing or a burial ground, if the identified issues were resolved. Of these, a small portion of two sites are considered more favourable for development to meet the housing need for Scotton, along with the ability to provide a site to increase to their current burial ground capacity. These are 15a: land surrounding Northtope Road and Eastgate and site 15c: land to the south of High Street. The portion of each site that is suitable for allocation for housing would be the land closest to the village.

The remainder of the sites being considered for housing are unsuitable for development and not appropriate for allocation within the Neighbourhood Plan.

The recommended next steps would be for the Parish Council, working together with the community and West Lindsey District Council, to select a site or sites to meet the housing requirement and other identified needs, based on the findings of this report and the neighbourhood plan objectives.

¹ West Lindsey Council – Central Lincolnshire Local plan 2017, available at: <https://www.n-kesteven.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=54815> accessed 23/05/2018

² West Lindsey DC (April 2018) Housing Growth in Villages Report

2. Introduction

2.1 Background

AECOM was commissioned to undertake an independent site assessment for the Scotton Neighbourhood Plan on behalf of Scotton Parish Council. The work was agreed with the Parish Council and the Ministry for Housing, Communities and Local Government (MHCLG) in February 2018.

The Neighbourhood Plan is being prepared in the context of the adopted Central Lincolnshire Local Plan³ (adopted April 2017) which replaces the Local Plans of the City of Lincoln, West Lindsey and North Kesteven District Councils. The Central Lincolnshire Local Plan includes policies for the growth of regeneration of Central Lincolnshire up to 2036. It includes policies to help to ensure that settlements grow in the right way, to direct homes and employment to where they are needed and to create communities that are sustainable, accessible and inclusive.

The Central Lincolnshire Local Plan (2017) states that 'medium villages', which Scotton is classified as, are permitted to grow by 10% in the number of dwellings over the plan period, which equates to 26 homes by 2036 (Policy LP4: Growth in Villages). The West Lindsey District Council Monitoring of growth in villages report (April 2018) states that of these 26, 13 have already been committed to and /or completed⁴. The Neighbourhood Plan is seeking to allocate land for the remaining number of homes.

Figure 2-1 provides a map of the Scotton Neighbourhood Plan Area, which covers the village of Scotton and rural hinterland. It is the intention of the Neighbourhood Plan Steering Group that the Plan will include allocations for housing and a new burial site within the Neighbourhood Area (NA).

The purpose of this report is to produce a clear assessment of sites identified by the Parish Council through their 'Call for Sites', current planning applications, sites identified through the WLDC Local Plan evidence base and any other known sites, to advise which sites might be appropriate to put forward as potential allocations for housing and for a burial ground within their Neighbourhood Plan. The report will test whether the identified sites comply with both National Planning Policy Guidance and the strategic policies of West Lindsey's Council adopted Central Lincolnshire local Plan (2017) along with addition criteria provided by West Lindsey Council for the allocation of a burial ground within the village of Scotton. The report is intended to be used to inform decision making on the site selection process and, if the Parish Council chooses, as evidence to support the Neighbourhood Plan site allocation policies.

This will help the Parish Council to ensure that that the Neighbourhood Planning site selection process is robust and transparent and will meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

³ West Lindsey Council – Central Lincolnshire Local plan 2017, available at: <https://www.n-kesteven.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=54815> accessed 23/05/2018

⁴ West Lindsey DC (April 2018) Housing Growth in Villages Report

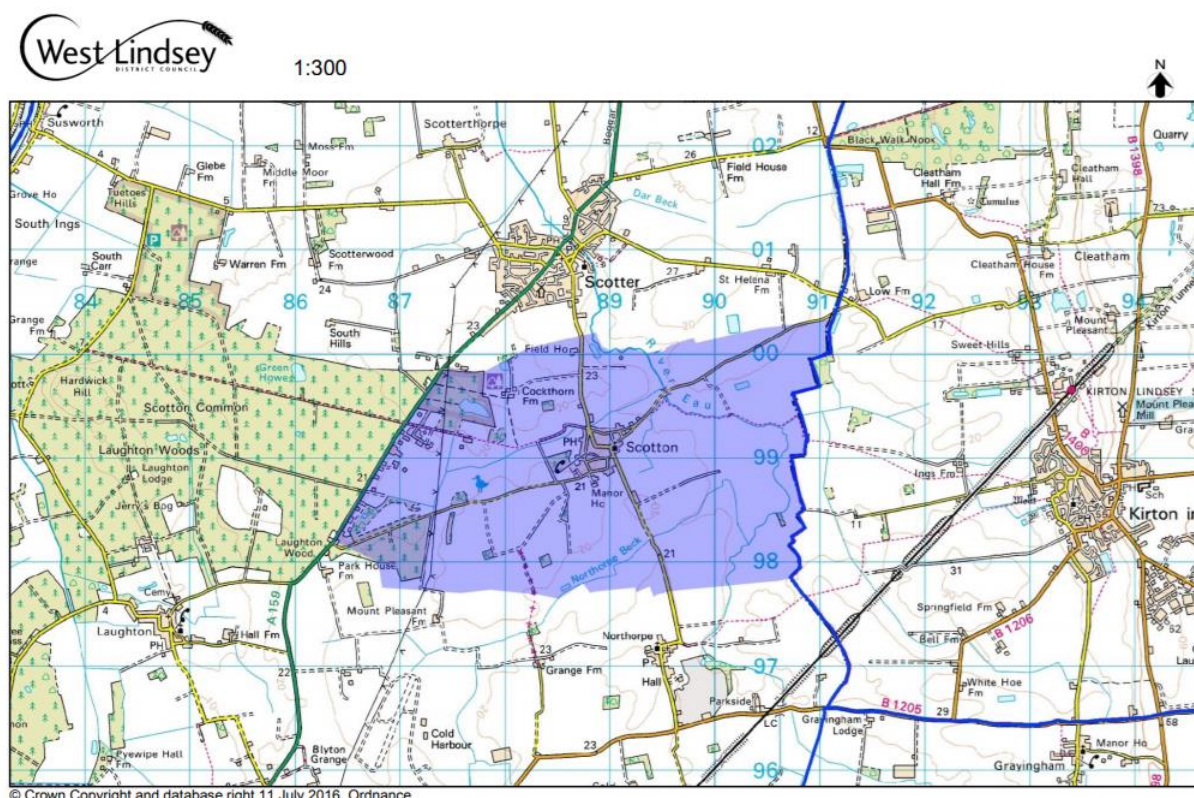


Figure 2-1: Scotton Plan Boundary (Source: West Lindsey Council)

2.2 Planning Policy and Evidence Base

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the adopted Local Plan.

The key document for West Lindsey District Council planning framework is:

- Adopted Central Lincolnshire Local Plan (April 2017)

2.2.1 Adopted Central Lincolnshire Local Plan (2017)

The Central Lincolnshire Local Plan includes policies for the growth of regeneration of Central Lincolnshire up to 2036. It includes policies to make sure that settlements grown in the right way, ensure homes and employment are where they are needed and ensure communities are sustainable, accessible and inclusive.

The policies relevant to development in Scotton include:

LP1 A presumption in Favour of Sustainable Development - When considering development proposals, the Central Lincolnshire districts of West Lindsey, Lincoln City and North Kesteven will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The districts will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Central Lincolnshire.

Policy LP2: The Spatial Strategy and Settlement Hierarchy- whereby Scotton is defined as a medium Village. Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support****, the following applies in these settlements:

- they will accommodate a limited amount of development in order to support their function and/or sustainability.
- no sites are allocated in this plan for development, except for Hemswell Cliff and Lea.

- typically, and only in appropriate locations**, development proposals will be on sites of up to 9 dwellings or 0.25 hectares for employment uses. However, in exceptional circumstances***** proposals may come forward at a larger scale on sites of up to 25 dwellings or 0.5 hectares per site for employment uses where proposals can be justified by local circumstances

Policy LP4 establishes the total level of percentage growth for each Medium Village, and further policy requirements in respect to identifying whether a site would be suitable for development.

** 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.

**** throughout this policy and Policy LP4 the term 'demonstration of clear local community support' means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council. If an applicant is in doubt as to what would constitute a 'thorough, but proportionate, pre-application consultation exercise', then the applicant should contact the applicable local planning authority.

***** 'exceptional circumstances' in this policy is a matter for the decision maker to determine, but could be, for example, where the development delivers a community facility (see Policy LP15) substantially above and beyond what would ordinarily be required by Policy LP12 or LP15 (or any other policy in the Local Plan), and for which a clear need has been identified.

Policy LP3: Level and Distribution of Growth-The Local Plan's strategic aim is to facilitate the delivery of 36,960 new dwellings and the creation of 11,894FTE net new jobs over the plan period 2012–2036. Scotton is covered by point d) in policy PL3 as detailed below.

d. Elsewhere – around 12% (4,435) of the total homes and employment land needed, will come forward via all other settlements listed in, and in accordance with, the settlement hierarchy and Policy LP4.

Policy LP4: Growth in Villages - In principle, settlements within categories 5-6 of the settlement hierarchy will be permitted to grow by 10% in the number of dwellings over the plan period.

LP13 Accessibility and Transport - Development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.

LP14 Managing Water Resources and Flood Risk - All development proposals will be considered against the NPPF, including application of the sequential and, if necessary, the exception test.

LP17 Landscape, Townscape and Views – all development will look to protect and enhance the character and settling of the area, along with creating and protecting views, whilst accessing the cumulative impacts of any proposal.

LP26 Design and Amenity- All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. All development proposals will be assessed against the design and amenity criteria set out in this policy.

3. Site Assessment Method

The approach to the site appraisal is based on the Government's National Planning Practice Guidance (NPPG) published in 2014 with ongoing updates. This guidance advises that evidence supporting neighbourhood plans should be proportionate.⁵ However, while a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

3.1 Task 1: Identify Sites to be included in Assessment

The first task is to identify which sites should be considered as part of the assessment.

This included:

- All Sites identified through Neighbourhood Plan Steering Group Call for Sites.
- Sites included in the WLDC SHLAA
- Current planning applications
- Any other known potential development sites

All sites included in the assessment are shown on **Figure 4-1** and assessed in **Table 4-1**

3.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. The pro-forma is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and professional judgement. . The proforma contains the following criteria:

- General information:
 - Site location and use;
 - Site context and planning history;
- Context:
 - Type of site (greenfield, brownfield etc.);
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability

Additional criteria were provided by West Lindsey Council for the allocation of a burial ground within the NP. These include:

- Within easy walking distance of village/church preferably with a footpath link
- Reasonably easy to park close by for visitors
- Visitors/activity not disruptive to nearby properties e.g. parking/maintenance
- Similarly a peaceful site away from nuisance/noisy uses
- Well screened by either existing or new planting/hedging
- Flat site with suitable ground conditions / not at risk of flooding?
- Ideally not previously developed / or contaminated or alternatively site would not contaminate existing ground conditions e.g. water supply etc.

⁵ See <https://www.gov.uk/guidance/neighbourhood-planning--2>

- Sensitive location regard to nearby properties especially residential ones

Additionally, a tier 1 risk assessment of the site would need to be carried out to evaluate the potential harm to groundwater from pollution. The Town and Country Planning act has some information on new cemeteries but certain rules will apply, such as:

- Burial plots must be at least 250m away from a supply of drinking water
- Burials plots must be at least 10 m away from field drains or dry ditches
- Burials plots must be at least 50m away from a river, canal, lake etc.
- Land should not be used if there is bedrock when trial site is dug
- The Environment agency would also need to be involved

3.3 Task 3: Assessment of Sites

The sites were objectively reviewed through a combination of desktop assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including google maps/streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

3.4 Task 4: Consolidation of Results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the sites is **suitable, available and achievable**.

3.5 Indicative Housing Capacity

The capacity of each site is the optimum amount of development. To calculate the capacity, the WLDC Strategic Housing Land Availability Assessment figure has been applied, unless a more recent figure has been proposed. Where no site capacity has been put forward, this has been calculated on the basis of 30 dwellings per hectare which is the density figure applied in the SHLAA.

4. Site Assessment

4.1 Sites included in the Assessment

Sites have been identified for inclusion in the site assessment through a neighbourhood wide Call for Sites process. This ran from the 16th Nov 2017 - 20th December 2017.

Figure 4-1 shows all sites included in the assessment on a map and **Figure 4-3** displays the assessment findings on a map and **Table 4-1** is a summary of the assessment findings.

Figure 4-2 shows sites that have previously been identified through the Central Lincolnshire SHLEAA (2014). These sites were not assessed as part of the SHLEAA as they were below the minimum site size threshold. The site references are CL1448, CL1820. We have not been able to obtain any information about these sites but from a review of the they do not appear to offer any additional housing opportunities in the village.

4.2 Site assessment findings

The site assessment has found that of the 19 sites assessed, 1 site would be appropriate for allocation for housing within the neighbourhood plan. This is site 9, land off Middle St and Westgate, which could accommodate 1-2 smaller homes. .

There are a further 9 sites that were considered potentially suitable for either housing or a burial ground, if the identified issues were resolved. Of these, a portion of two sites are considered more favourable for development to meet the housing need for Scotton, along with the ability to provide a site to increase the current burial ground capacity. These are 15a: land surrounding Northtope Road and Eastgate and site 15c: land to the south of High Street. The portion of each site that is suitable for allocation for housing would be the land closest to the village.

The remainder of the sites being considered for housing are unsuitable for development and not appropriate for allocation within the Neighbourhood Plan.

These findings are set out in **Figure 4-3** and **Table 4-1**.





Figure 4-2: Map showing sites from the SHELAA 2018

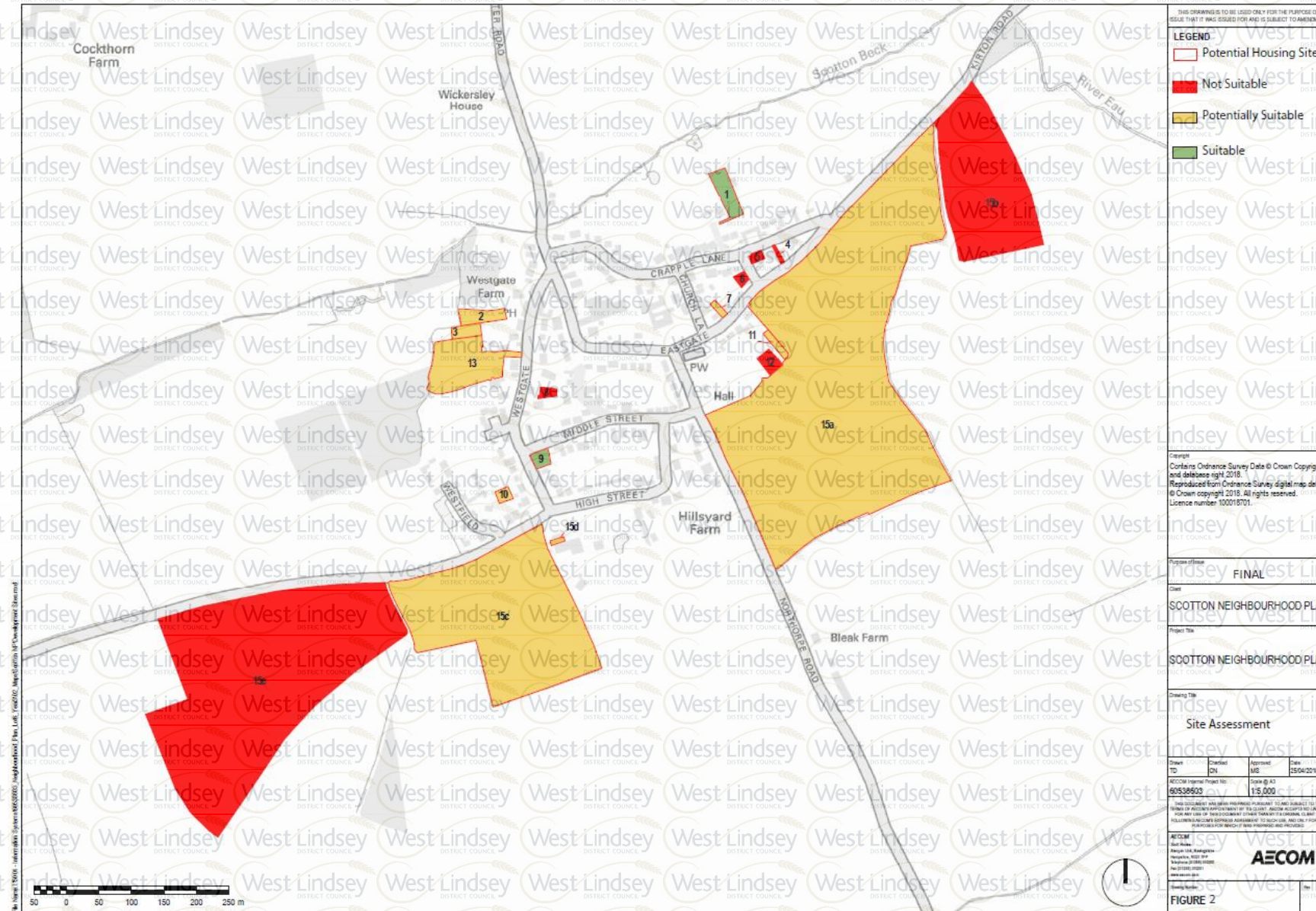


Figure 4-3: Map showing site assessment findings

Table 4-1 Site Assessment Summary Table (Site numbers refer to Figure 4-1)

Sites identified as possible locations for new development/burial ground

Site Ref	Site Size	Origin	Proposed Use	Indicative number of homes ⁶	Key Relevant Policy	NP Site assessment findings ⁷	Red/ Amber/ Green rating ⁸
1	0.19	Call for Sites/ Planning application	Housing	1	Central Lincolnshire Local Plan 2012-2036: LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Planning application status: GRANTED 23.03.18 for outline planning permission for one bungalow including access. Site therefore does not need to be allocated in the NP. However, the site could be allocated to provide additional support in the event of the permission not being implemented.	
2	0.14	Call for Sites	Housing	4	Central Lincolnshire Local Plan 2012-2036: LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Site may not be suitable due to the potential that development could undermine the linear character of this part of the village. Additional access issues may exist off Westgate Road. Consultation would be recommended with Local Highways Authority to establish development potential (e.g. visibility and highways capacity). The site could also contain ecology issues due to dense vegetation at the rear of the site. Application on site (13) nearby uncovered ecology issues, therefore this will need to be considered. In conclusion, while the sites are 'back land' development and may undermine the linear character of the village and therefore may not be supported by WLDC, these should not necessarily be ruled out as potential allocations and should be discussed with WLDC.	

⁶ SHLAA figure has been applied, unless a more recent figure has been proposed. Where no site capacity has been put forward, this has been calculated on the basis of 30 dwellings per hectare which is the density figure applied in the SHLAA.

⁷ Sites that have been assessed using the AECOM site assessment proforma. Full details in Appendix A.

⁸ Red = not appropriate for allocation in NP; Amber = potentially appropriate if issues can be resolved or mitigated; green = appropriate for allocation in NP. No colour = site has not been put forward for development

Site Ref	Site Size	Origin	Proposed Use	Indicative number of homes ⁶	Key Relevant Policy	NP Site assessment findings ⁷	Red/ Amber/ Green rating ⁸
3	0.09	Call for Sites	Housing	2-3	<u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Site may not be suitable due to the potential that development could undermine the linear character of this part of the village. Similar to site 2 above, access off Westgate issue may remain, however private access to plot is already established. As per adjacent site 13 application ecology issues may exist. Conclusion here is that while the sites are 'back land' development and may undermine linear character and therefore may not be supported by WLDC, this site should not necessarily be ruled out as potential allocation and should be discussed with WLDC.	
4	0.02	Call for Sites	Housing	N/A	<u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Plot appears to be too narrow for development, therefore unlikely to be suitable for a dwelling. However, a discussion with the LPA could determine whether development here would be possible. This site is not considered appropriate to be allocated for housing.	
5	0.9	Call for Sites	Housing	N/A	<u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Plot appears to be too narrow for development, therefore unlikely to be suitable for a dwelling. This site is not considered appropriate to be allocated for housing due to the size of the site.	

Site Ref	Site Size	Origin	Proposed Use	Indicative number of homes ⁶	Key Relevant Policy	NP Site assessment findings ⁷	Red/ Amber/ Green rating ⁸
6	0.9	Call for Sites	Housing	N/A	<p>NPPF Policy : inappropriate development of residential gardens should be avoided particularly if it causes harm to the local area.</p> <p><u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity</p>	Plot does not appear of a sufficient size to accommodate 1 dwelling, even if the garages were demolished. Not suitable for allocation in NP.	
7	0.03	Call for Sites	Housing	1	<p>NPPF Policy : inappropriate development of residential gardens should be avoided particularly if it causes harm to the local area.</p> <p><u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity Policy LP25: The Historic Environment.</p>	Site is currently a garden plot. Adjacent dwelling (Acacia Cottage) is grade 2 listed. Due to size of the site, there is the likelihood that an additional dwelling could impact upon the setting of the listed building as stated in policy LP25: The Historic Environment and Policy LP17: Landscape, Townscape and Views. Whilst there is the potential for development to impact upon the listed building, a discussion with WLDC would establish whether this would be supported as an allocation.	
8	1.1	Call for Sites	Housing	N/A	<p>Policy LP2: The Spatial Strategy and Settlement Hierarchy. Scotton defined as a medium village.</p> <p>Policy LP3: Level and Distribution of Growth</p> <p>Policy LP4: Growth in Villages</p>	Plot does not appear of a sufficient size to accommodate 1 dwelling, and access does not appear to be possible without demolishing an existing garage. However, a discussion with WLDC would determine whether this was possible. Not suitable for allocation in NP.	

Site Ref	Site Size	Origin	Proposed Use	Indicative number of homes ⁶	Key Relevant Policy	NP Site assessment findings ⁷	Red/ Amber/ Green rating ⁸
9	0.07	Call for Sites	Housing	2.0	<u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Site currently used as a garden however could be a suitable size for circa. 2 smaller dwellings (e.g. bungalows). There is existing access from Middle St. Some site constraints exist e.g. tree and power line cable; although these are not likely to be considered significant barriers to development as mitigation may be possible. Therefore, this site is potentially appropriate for allocation in the NP if the issue identified can be resolved.	
10	0.04	Call for Sites	Housing	1	<u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Site not currently considered suitable for development due to being disconnected from the existing highway along Westgate Road. However, future access could be attained through a shared drive with the current property, although unclear at this stage. Site also has the potential to result in the loss of garden space for the adjacent property, contradicting NPPF policy.	
11	0.05	Call for Sites	Housing	1	<u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Site not currently considered suitable for development due to being disconnected from the existing highway along Eastgate Road. Adjacent PP (REF: 35056) has the potential to link up with the site and therefore unlock the growth potential, but unknown at this stage.	

Site Ref	Site Size	Origin	Proposed Use	Indicative number of homes ⁶	Key Relevant Policy	NP Site assessment findings ⁷	Red/ Amber/ Green rating ⁸
12	2.4	Call for Sites	Housing	N/A	<u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Site is not considered suitable due to access issues. It is disconnected from the existing highway, along Eastgate Road. On these grounds, this site is not considered suitable for development and would not be appropriate as a housing allocation in the plan.	
13	0.77	Call for Sites	Housing	23	<u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Planning application for 9 dwellings has been withdrawn. In order to develop this site, access would have to be resolved via partial or whole demolition of the private garage. While it would undermine the linear character, it could not be ruled out for development as long as there is potential for access to be created. A combined site of 2, 3 and 13 could possibly meet the housing requirement without having to extend into the countryside. However, this would be above the acceptable level of development for Scotton, according to Local Plan policy and therefore would have to demonstrate exceptional circumstances. Planning application supporting document ecology report states that further ecology surveys were required on site. Therefore, the site could have ecology issues that would need to be mitigated. Whilst there is the potential access issues and ecology issues, these are considered minor constraints and therefore this site is considered potentially suitable for development.	

Site Ref	Site Size	Origin	Proposed Use	Indicative number of homes ⁶	Key Relevant Policy	NP Site assessment findings ⁷	Red/ Amber/ Green rating ⁸
15a	12.13	Call for Sites	Housing/ Burial Ground	N/A	<p><u>Central Lincolnshire Local Plan - Adopted April 2017</u></p> <p>Open Space Provision Standards: ' defined by locally agreed quality criteria' - provided by planning policy officers at West Lindsey Council (see Site Assessment Methodology)</p> <p><u>Central Lincolnshire Local Plan 2012-2036:</u></p> <p>LP1 A presumption in Favour of Sustainable Development</p> <p>LP2 The Spatial Strategy and Settlement Hierarchy</p> <p>LP3 Level and Distribution of Growth</p> <p>LP4 Growth in Villages</p> <p>LP13 Accessibility and Transport</p> <p>LP14 Managing Water Resources and Flood Risk</p> <p>LP17 Landscape, Townscape and Views</p> <p>LP26 Design and Amenity</p>	<p>Site in its entirety is considered too large for development (policy LP2). However, a smaller parcel (boundary to be determined by all stakeholders) could be allocated for housing and a burial ground. This should be land that is adjacent and well related to the village.</p> <p>The site is within close proximity to the community hub of the village (village hall, play area and church). Site includes good linkages to the existing highway along Northope Rd. Current outline permission on part of the site REF: 135056. For 9 dwellings, permission granted: 12/01/2017. Due to the site being in close proximity to the Grade I listed church, consideration would need to be made to its settling and key viewpoints in line with Policy LP17 (as stated in condition 7 of the existent planning permission).</p> <p>Regarding the burial ground, criteria has been provided by West Lindsey Council (see Site Assessment Methodology). This site broadly complies with the WLDC criteria and is therefore likely to be a suitable site.</p> <p>However, green/open space adjacent to the site was given to the parish council with an agreement that surrounding land could only have certain land uses. This information needs to be checked before decisions are made as to allocations in the Plan.</p>	

Site Ref	Site Size	Origin	Proposed Use	Indicative number of homes ⁶	Key Relevant Policy	NP Site assessment findings ⁷	Red/ Amber/ Green rating ⁸
15b	2.82	Call for Sites	Housing	85	Central Lincolnshire Local Plan 2012-2036: LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	The site would be contrary to policy in that it would not retain the core shape and form of the settlement and would significantly affect the settlement's character and appearance, along with the surround countryside/rural setting of the settlement. Unless site 15a was developed, this site is isolated from the village. It is considered unlikely that this site should be allocated within the NP, due to being disconnected from the current settlement.	
15c	4.83	Call for Sites	Housing	N/A	Central Lincolnshire Local Plan 2012-2036: LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	<p>Site in its entirety considered too large for development (policy LP2). However, a smaller parcel (boundary to be determined by all stakeholders) could be allocated for housing.</p> <p>North west corner could be suitable to accommodate the housing requirement, if no constraints identified. It is close to facilities and would not be considered ribbon development as it could be argued it would logically round off the built form of the settlement.</p> <p>Due to the potential for development within the North West corner of the site, a parcel of this site could be potentially suitable for allocation within the NP.</p>	

Site Ref	Site Size	Origin	Proposed Use	Indicative number of homes ⁶	Key Relevant Policy	NP Site assessment findings ⁷	Red/ Amber/ Green rating ⁸
15d	0.02	Call for Sites	Housing	1	<p>Central Lincolnshire Local Plan 2012-2036:</p> <p>LP1 A presumption in Favour of Sustainable Development</p> <p>LP2 The Spatial Strategy and Settlement Hierarchy</p> <p>LP3 Level and Distribution of Growth</p> <p>LP4 Growth in Villages</p> <p>LP13 Accessibility and Transport</p> <p>LP14 Managing Water Resources and Flood Risk</p> <p>LP17 Landscape, Townscape and Views</p> <p>LP26 Design and Amenity</p>	<p>Site could be treated as an infill site to isolated group of houses (farm).</p> <p>LP2 states that the site is not part of the developed footprint, as 'agricultural buildings and associated land on the edge of the settlement' are considered excluded as stated in LP2. However, the site could have potential as a rural exception site. Therefore, this site could be potentially suitable for allocation within the NP.</p>	
15e	8.18	Call for Sites	Housing	N/A	<p>Central Lincolnshire Local Plan 2012-2036:</p> <p>LP1 A presumption in Favour of Sustainable Development</p> <p>LP2 The Spatial Strategy and Settlement Hierarchy</p> <p>LP3 Level and Distribution of Growth</p> <p>LP4 Growth in Villages</p> <p>LP13 Accessibility and Transport</p> <p>LP14 Managing Water Resources and Flood Risk</p> <p>LP17 Landscape, Townscape and Views</p> <p>LP26 Design and Amenity</p>	<p>The site would not 'retain the core shape and form of the settlement' and would significantly affect the settlement's character and appearance, along with the surrounding countryside/rural setting of the settlement. Unless site 15c was developed, this site is isolated from the village.</p> <p>It is considered unlikely that this site should be allocated within the NP, due to being disconnected from the current settlement and would not be likely to be considered as a rural exception site due to the land not being previously developed.</p>	

Site Ref	Site Size	Origin	Proposed Use	Indicative number of homes ⁶	Key Relevant Policy	NP Site assessment findings ⁷	Red/ Amber/ Green rating ⁸
16	0.0	Call for Sites	Housing	N/A	<u>Central Lincolnshire Local Plan 2012-2036:</u> LP1 A presumption in Favour of Sustainable Development LP2 The Spatial Strategy and Settlement Hierarchy LP3 Level and Distribution of Growth LP4 Growth in Villages LP13 Accessibility and Transport LP14 Managing Water Resources and Flood Risk LP17 Landscape, Townscape and Views LP26 Design and Amenity	Plot considered too narrow for development, therefore unlikely to be suitable for a dwelling. On these grounds, this site is not appropriate for allocation in the plan.	

5. Conclusions

5.1 Site Assessment Conclusions

The site assessment has found that of the 19 sites assessed, 1 site would be appropriate for allocation for housing within the neighbourhood plan. This is site 9, land off Middle St and Westgate, which could accommodate 1-2 smaller homes.

There are a further 9 sites that were considered potentially suitable for either housing or a burial ground, if the identified issues were resolved. Of these, 2 sites are considered more favourable for development to meet the housing need for Scotton, along with the ability to provide a site to increase to their current burial ground capacity. These are 15a, land surrounding Northtope Road and Eastgate and site 15c, land to the south of High Street. The portion of each site that is suitable for allocation for housing would be the land closest to the village.

The remainder of the sites being considered for housing are unsuitable for development and not appropriate for allocation within the Neighbourhood Plan.

5.2 Next Steps

This report can be used by SPC to guide decision making on site selection and to use as evidence to support site allocations in the Neighbourhood Plan if they choose to do so. It is strongly advised that SPC discuss potential site allocations with WLDC and the Highways authority in order to establish whether proposed site(s) would be acceptable.

SPC may also choose to apply for masterplanning technical support from Locality for site(s) proposed for development. This would ensure that the policies included in the NP as part of the site allocation would maximise opportunities for integrating the site with the village and minimising any negative impacts.

5.3 Viability

As part of the site selection process, it is recommended that the Steering Group discusses site viability with West Lindsey District Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an "Affordable Housing Viability Assessment" or "Whole Plan Viability Study") to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Steering Group to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

Appendix A Completed Site Appraisal Pro-Forms

Site Assessment Proforma

General information

Site Reference / name	Site 2, land rear of Three Horse Public House
Site Address (or brief description of broad location)	Westgate Road, Scotton
Current use	Site used as storage and recreational space for the three horses public house
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.14
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	M05/P/0929 Description of proposal: Planning Application to erect single storey extension to create kitchen and cellar to rear with new external terrace above, new first floor roof construction to create 2 new rooms in existing loft space and provide access out onto the terrace			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Potential access from existing access along Westgate via Pub car park. There may be capacity issues as visibility accessibility issues may be present. (to be discussed with council highways office)
Is the site accessible? Provide details of site's connectivity	The site is accessed via the rear of Three Horseshoe pub car park, off Westgate.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Medium</p>	<p>The site could contain ecology issues due to dense vegetation at the rear of the site. Application on site (13) nearby uncovered ecology issues, therefore this will need to be considered. However due to the size of the site, this could be mitigated.</p> <p>There are also known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Medium visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p>

		<p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village church, woodland edges which structure views and from a settling for the settlement and remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	No heritage assets are within or adjacent to the site.

Community facilities and services

Is the site, in general terms, close/accessible to	poorly located	Observations and comments
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<p>local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		There are no local amenities within the village of Scotton, the closet amenities are in the nearby village in Scotter, 1.5miles north.
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Potentially	As the site is agricultural land, there is a low potential for loss of habitats however hedges and trees would look to be retained if the site was to be developed. A Phase 1 Habitat Survey would be required before development to scope this out. A preliminary Ecological Appraisal survey was undertaken for adjacent site (site 13) and uncovered that great crested newts were present and full mitigation surveys would need to be submitted in a method statement to support any planning application.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ gentle slope/ steep gradient</p>	Flat
<p>Coalescence Development would result in neighbouring</p>	No

settlements merging into one another.	
Scale and nature of development would be large enough to significantly change size and character of settlement	No, however could undermine the linear character of the settlement.
Any other comments?	The site would undermine the linear character of the village if developed, however, a combination of this site, with adjacent sites could possibly meet the housing needs without having to extend the village into the countryside, Therefore, while the site is considered back land development and may undermine the linear character and therefore might not be supported by the LPA, this site should not be ruled out as a potential allocation and should be discussed with the LPA to establish their position.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Please tick a box	
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	4 (indicative number of homes based on policy SHLAA density)

Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none">• Site is well located, on the western edge of the village;• Development could significantly undermine the linear character of the village;• The site has ecological constraints;• The site is accessible from Westgate;• Subject to this access being acceptable to the highways authority, this site is potentially suitable for residential development.• Site is available.
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Site Assessment Proforma

General information

Site Reference / name	Site 3, Land off 11 Westgate
Site Address (or brief description of broad location)	Allotment Gardens on the B1078
Current use	Field currently unused
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.09
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None relevant.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Potential access toff Westgate, via Three Horseshoe Public House Car park through private access gate
Is the site accessible?	The site off Westgate public highway

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Medium</p>	<p>The site could contain ecology issues due to dense vegetation at the rear of the site. Application on site (13) nearby uncovered ecology issues, therefore this will need to be considered. However due to the size of the site, this could be mitigated.</p> <p>There are also known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the</p>

		<p>landscape are heathland habitat such as Scotton Common, views to village church, woodland edges which structure views and form a setting for the settlement and remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	There are no heritage assets within or adjacent to the site.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	poorly located	Observations and comments
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<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		There are no local amenities within the village of Scotten, the closet amenities are in the nearby village in Scotter, 1.5miles north.
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Potentially	As the site is agricultural land, there is a low potential for loss of habitats however hedges and trees would look to be retained if the site was to be developed. A Phase 1 Habitat Survey would be required before development to scope this out.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No, however could undermine the linear character of the settlement.
Any other comments?	The site would undermine the linear character of the village

	if developed, however, a combination of this site, with adjacent sites could possibly meet the housing needs without having to extend the village into the countryside, Therefore, while the site is considered back land development and may undermine the linear character and therefore might not be supported by the LPA, this site should not be ruled out as a potential allocation and should be discussed with the LPA to establish their position.
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	2 (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Development could undermine the linear character of the village; • The site has minor ecological constraints; • The site is accessible from Westgate; • Site is available.

Site Assessment Proforma

General information

Site Reference / name	Site 7, land north of Eastgate
Site Address (or brief description of broad location)	Garden plot north of Eastgate.
Current use	Garden plot
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.03
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None relevant.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Potential to create access off Eastgate
Is the site accessible?	The site is located off Eastgate public highway

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Low</p>	<p>There are known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the garden nature of the site it is unlikely that there is high ecological value on the site.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village church, woodland edges which structure views and from a settling for the settlement and</p>

		<p>remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	<p>This sites site is the curtilage of the adjacent grade II listed building (Acacia Cottage). Due to the size of the site, it is likely that any development could impact on the setting of the listed building. Therefore, discussions with LPA are advised to gain their viewpoint on development of this site.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure 	poorly located	<p>There are no local amenities within the village of Scotton, the closet amenities are in the nearby village in Scotter, 1.5miles north.</p>

facilities <ul style="list-style-type: none"> Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	No		
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	2 (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is well located, near to the core of the village; • Development could impact upon the grade II listed building adjacent, therefore discussions with the LPA need to be had to understand their viewpoint; • Access could potentially be made from Eastgate; • Subject to this access being acceptable to the highways authority and the mitigation of the impact upon the listed building, this site is potentially suitable for residential development. • Site is available.

Site Assessment Proforma

General information

Site Reference / name	Site 9, land east of Westgate
Site Address (or brief description of broad location)	Garden plot east of Westgate
Current use	Garden plot
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.07
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None known.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Potential to create access off Middle St adjacent to neighbouring property driveway.
Is the site accessible?	The site is located on the corner of Middle Street and Westgate public highways.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Low</p>	<p>There are known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the garden nature of the site it is unlikely that there is high ecological value on the site.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village church, woodland edges which structure views and from a settling for the settlement and</p>

		<p>remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	None known.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure 	poorly located	There are no local amenities within the village of Scotton, the closest amenities are in the nearby village in Scotter, 1.5miles north.

facilities <ul style="list-style-type: none"> Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	Large tree on site, however no TPO in place.	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	No		
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is a power line and pole run through the north east corner of the site, however not considered a significant barrier to development due to possible mitigation.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Put forward in call for sites.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	2 (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is well located, within the built up area of the village; • Site has minor constraints, however can be easily mitigated; • Access could potentially be made from Middle Street; • Subject to this access being acceptable to the highways authority, this site is potentially suitable for residential development. • Site is available.

Site Assessment Proforma

General information

Site Reference / name	Site 10, land to the rear of 44 Westgate
Site Address (or brief description of broad location)	Garden plot to the rear of 44 Westgate
Current use	Garden plot
Proposed use	Bungalow
Gross area (Ha) Total area of the site in hectares	0.07
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None known.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current site is disconnected from the highway; however future access could be attained though a share drive with the current property, although unclear at this stage.
Is the site accessible?	The site is not currently accessible from the main highway.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Low</p>	<p>There are known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the garden nature of the site it is unlikely that there is high ecological value on the site.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village church, woodland edges which structure views and from a settling for the settlement and</p>

		<p>remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	None known.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure 	poorly located	There are no local amenities within the village of Scotton, the closest amenities are in the nearby village in Scotter, 1.5miles north.

facilities <ul style="list-style-type: none"> Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	No		
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	Site also has the potential to result in the loss of garden space for the adjacent property, contradicting NPPF policy.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Put forward in call for sites.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	1 (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is well located, within the built up area of the village; • Site has access constraints, however future access could be attained; • Subject to this access being acceptable to the highways authority, this site is potentially suitable for residential development. • Site is available.

Site Assessment Proforma

General information

Site Reference / name	Site 11, land to the rear of 28 Eastgate
Site Address (or brief description of broad location)	Garden plot to the rear of 28 Eastgate
Current use	Garden plot
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.05
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input checked="" type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None known.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current site is disconnected from the highway; however future access could be attained through adjacent PP site if built out, this could unlock the growth potential of this site.
Is the site accessible?	The site is not currently accessible from the main highway.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Low</p>	<p>There are known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the garden nature of the site it is unlikely that there is high ecological value on the site.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village church, woodland edges which structure views and from a settling for the settlement and</p>

		<p>remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	None known.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure 	poorly located	<p>Observations and comments</p> <p>There are no local amenities within the village of Scotton, the closest amenities are in the nearby village in Scotter, 1.5miles north.</p>
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facilities <ul style="list-style-type: none"> Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	No		
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Put forward in call for sites.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	1/2 (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is well located, within the built up area of the village; • Site has access constraints, however future access could be attained through adjacent Planning Permission; • Subject to this access being acceptable to the highways authority, this site is potentially suitable for residential development. • Site is available.

Site Assessment Proforma

General information

Site Reference / name	Site 13, land to the rear of 16 Westgate
Site Address (or brief description of broad location)	Large garden plot & field to the rear of 16 Westgate
Current use	Garden plot & unused field
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.77
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Previous planning application on the site for 9 dwellings (REF: 137268). Application was withdraw before decision was made.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current site is disconnected from the highway; however future access could be attained through adjacent dwelling current access via partial or whole demolition of the private garage.
Is the site accessible?	The site is not currently accessible from the main highway.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Medium</p>	<p>The site could contain ecology issues due to dense vegetation at the rear of the site. The Preliminary Ecological Appraisal Survey report submitted to support the application on the site uncovered that create crested newts were present on the site and therefore a method statement would have to be produced to provide full details of the mitigation measures to prevent negative impact to their European protected species.</p> <p>There are known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the garden nature of the site it is unlikely that there is high ecological value on the site.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is</p>

<p>and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of tress and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village church, woodland edges which structure views and rom a settling for the settlement and remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Grade 3 agriculture land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	None known.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	poorly located	<p>Observations and comments</p> <p>There are no local amenities within the village of Scotton, the closest amenities are in the nearby village in Scotter, 1.5 miles north.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Potentially	<p>As the site is agricultural land, there is a low potential for loss of habitats however hedges and trees would look to be retained if the site was to be developed. A Phase 1 Habitat Survey would be required before development to scope this out.</p> <p>A preliminary Ecological Appraisal survey was undertaken for the site uncovered that great crested newts were present and full mitigation surveys would need to be submitted in a method statement to support any planning application.</p>
Public Right of Way	None	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	The site would undermine the linear character of the village if developed, however, a combination of this site, with adjacent sites could possibility meet the housing needs without having to extend the village into the countryside, Therefore, while the site is considered back land development and may undermine the linear character and therefore might not be support by the LPA, this sites should not be ruled out as a potential allocation and should be discussed with the LPA to establish their position.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Put forward in call for sites.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	23 (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is well located, within the built up area of the village; • Development could significantly undermine the linear character of the village; • Site has access constraints, however future access could be attained via partial or whole demolition of private garage; • The site has ecological constraints; • Subject to this access being acceptable to the highways authority and ecological constraints mitigate, this site is potentially suitable for residential development. • Site is available.

Site Assessment Proforma

General information

Site Reference / name	Site 15a, land surrounding Northtope Road and Eastgate
Site Address (or brief description of broad location)	Large arable/ grazing field connected to Northtope road to the West and Westgate to the north.
Current use	Farmers grazing land
Proposed use	Housing / burial ground
Gross area (Ha) Total area of the site in hectares	12.13
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

<p>Is the site:</p> <p>Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history</p> <p>Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Outline planning permission granted on part of the site for 9 dwellings (REF: 135056) Decision made on: 30/09/2016</p>			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There are a number of access points into the field along Eastgate and Northorpe Road.
Is the site accessible?	Yes along Eastgate and Northorpe. Outline access has also been approved for planning application (REF: 135056)

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Medium</p>	<p>There are known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the arable nature of the site it is unlikely that there is high ecological value on the site.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of tress and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village</p>

		<p>church, woodland edges which structure views and form a setting for the settlement and remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	None known.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport 	poorly located	There are no local amenities within the village of Scotton, the closest amenities are in the nearby village in Scotter, 1.5 miles north.

<ul style="list-style-type: none"> School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Potentially	As the site is agricultural land, there is a low potential for loss of habitats however hedges and trees would look to be retained if the site was to be developed. A Phase 1 Habitat Survey would be required before development to scope this out.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes Site is entirely considered too large for development (policy LP2) however, a smaller parcel (boundary to be determined by all stakeholders) could be allocated for housing or a burial ground.
Any other comments?	The site is within the closest proximity to the community hub of the village (village hall, play area and church). Site

	<p>includes good linages to the exiting highway along Northope Rd</p> <p>Regarding the burial ground, criteria has been provided by West Lindsey Council (see appendix XX)</p>
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Put forward in call for sites.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	350+ (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> Site is located on the edge of the current settlement; Site is considered in its entirety too large for development (policy LP2) stating maximum 9 dwellings per site, however a smaller parcel could be considered; Site can be accessed via Eastgate or Northorpe Road; Subject to an appropriate parcel of land for development to be selected, this site could potentially be suitable for allocation for homes/burial ground; Site is available.

Site Assessment Proforma

General information

Site Reference / name	Site 15b, land to the south of Eastgate.
Site Address (or brief description of broad location)	Large arable/ grazing field connected to Eastgate to the north.
Current use	Farmers grazing land
Proposed use	Housing / burial ground
Gross area (Ha) Total area of the site in hectares	2.82
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None known.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There are a number of access points into the field along Eastgate
Is the site accessible?	Yes along Eastgate, visibility splays would have to be considered by highways authority.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Medium</p>	<p>There are known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the arable nature of the site it is unlikely that there is high ecological value on the site.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High landscape sensitivity</p> <p>High visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of trees and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village</p>

		<p>church, woodland edges which structure views and form a setting for the settlement and remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	None known.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) 	poorly located	<p>Observations and comments</p> <p>There are no local amenities within the village of Scotton, the closest amenities are in the nearby village in Scotter,</p>
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<ul style="list-style-type: none"> • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		1.5 miles north.
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Potentially	As the site is agricultural land, there is a low potential for loss of habitats however hedges and trees/hedges would look to be retained if the site was to be developed. A Phase 1 Habitat Survey would be required before development to scope this out.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes Site is entirely considered too large for development (policy LP2) and would negatively impact on the landscape character. However, a smaller parcel (boundary to be determined by all stakeholders) could be allocated for housing or a burial ground.
Any other comments?	The site would not 'retain the core shape and form of the settlement' and would significantly affect the settlement's

	<p>character and appearance, along with the surround countryside/rural setting of the settlement. Unless site 15a was developed, this site is isolated from the village.</p> <p>It is considered unlikely that this site should be allocated within the NP.</p>
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Put forward in call for sites for housing or community value.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	350+ (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> Site is poorly located and isolated from the current settlement; Site is considered in its entirety too large for development (policy LP2) stating maximum 9 dwellings per site, however a smaller parcel could be considered if 15a come forward for development; Site can be accessed via Eastgate; It is unlikely that this site should be allocated within the NP, however subject to 15a coming forward for development and an appropriate parcel of land for development to be selected,

	<p>this site could potentially be suitable for allocation for homes/burial ground;</p> <ul style="list-style-type: none">• Site is available.
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Site Assessment Proforma

General information

Site Reference / name	Site 15c, land to the south of High Street.
Site Address (or brief description of broad location)	Large arable/ grazing field to the South of High Street.
Current use	Farmers grazing land
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	4.83
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None known.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There are a number of access points into the field along High Street
Is the site accessible?	Yes, along High Street, visibility splays would have to be considered by highways authority.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Medium</p>	<p>There are known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the arable nature of the site it is unlikely that there is high ecological value on the site.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High landscape sensitivity</p> <p>High visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of tress and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village</p>

		<p>church, woodland edges which structure views and form a setting for the settlement and remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	None known.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) 	poorly located	<p>Observations and comments</p> <p>There are no local amenities within the village of Scotton, the closest amenities are in the nearby village in Scotter,</p>
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<ul style="list-style-type: none"> • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		1.5 miles north.
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Potentially	As the site is agricultural land, there is a low potential for loss of habitats however hedges and trees/hedges would look to be retained if the site was to be developed. A Phase 1 Habitat Survey would be required before development to scope this out.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes Site is entirely considered too large for development (policy LP2) and would negatively impact on the landscape character. However, a smaller parcel to the north west corner (boundary to be determined by all stakeholders) could be allocated for housing.
Any other comments?	North west corner could be suitable to accommodate the housing requirement. It's close to community facilities and

	not ribbon development as it could be argued it would logically round off the built form of the settlement.
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Put forward in call for sites for housing or community value.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	140+ (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is connected to the village and close to community facilities; • Site is considered in its entirety too large for development (policy LP2) stating maximum 9 dwellings per site, however a smaller parcel could be considered to the North West Corner; • Site can be accessed along High Street; • Due to the potential for development within the North West corner of the site, a parcel of this site could be potentially suitable for allocation within the NP; and • Site is available.

Site Assessment Proforma

General information

Site Reference / name	Site 15d, outbuilding of Manor House farm.
Site Address (or brief description of broad location)	Small disused outbuilding, Manor House Farm.
Current use	Empty.
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.5
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None known.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Site can be access via Manor House Farm track.
Is the site accessible?	Yes, via Manor House Farm track.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>SSSI risk impact Zone for Scotton Beck Fields – for development for 100 homes or more.</p> <p>Site falls within the Nitrate vulnerable zone S334 (River Eau from Kirton Lindsey Trib to R Trent NVZ) for surface water.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Medium</p>	<p>There are known priority specified within the area, such as: Lapwings, Yellow Wagtails and Tree Sparrows. However due to the arable nature of the site it is unlikely that there is high ecological value on the site.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The site is within Landscape Area 1, Laughton Woods of the West Lindsey Landscape Character Area (1999). This is described as predominantly agricultural landscape with smooth textures arable fields, There are wide panoramic views across this flat landscape and a strong perception of big skies. Field sizes reduce in size closer to the settlements. Scotton is described as a smaller nucleated settlement, linked by minor roads on the lower lying land, These settlements appear as 'islands' of tress and buildings in an otherwise flat open landscape. Long expansive views to the villages and the towers if their limestone churches are impact landmarks.</p> <p>The most sensitive parts of the landscape are heathland habitat such as Scotton Common, views to village</p>

		<p>church, woodland edges which structure views and form a setting for the settlement and remaining individual hedgerow trees, which are now a rear feature.</p> <p>Principles for new development include:</p> <ul style="list-style-type: none"> - Any new development should be accompanied by significant tree and hedgerow planting - The irregular, small-scale field pattern on settlement fringes can be conserved by development only part of large peripheral fields and training the remaining of the grassland - The clustered form of Scotton should be retained, avoiding linear or cul-de-sac layouts.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	Grade 3 agriculture land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	None known.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) 	poorly located	<p>Observations and comments</p> <p>There are no local amenities within the village of Scotton, the closest amenities are in the nearby village in Scotter,</p>
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<ul style="list-style-type: none"> • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		1.5 miles north.
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	No		
Public Right of Way	None		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	N LP2 states that the site is not part of the developed footprint, as 'agricultural buildings and associated land on the edge of the settlement' are considered excluded as stated in LP2. However, the site could have potential as a rural exception site.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Put forward in call for sites for housing or community value.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	0.5 dwellings (indicative number of homes based on policy SHLAA density)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> Site is isolated from the village; Policy LP2 states that the site is not part of the developed footprint, as 'agricultural buildings and associated land on the edge of the settlement' are considered excluded as stated in LP2. However, the site could have potential as a rural exception site. Site can be accessed via track to Manor House Farm ; Site is available.

