

Spridlington



Appendix 4: Site Assessment Report

2018 - 2036

Introduction

This report builds upon the work undertaken as part of the Spridlington Neighbourhood Plan. This document assessed each site's development potential and included initial feedback from the District Council's Planning Department, feedback from the community and relevant stakeholders. The document is an evidence base document and will help inform the Neighbourhood Plan on which sites are the most suited to be included within the draft Neighbourhood Plan as residential allocations.

These sites have been assessed according to their "known" constraints as described in the Introduction to this consultation paper based on a methodology from West Lindsey District Council. Factors that have shaped the information within the assessments are:

- According to the Central Lincolnshire Local Plan, Spridlington is expected to grow by 10% in size up to 2036. This equates to 9 new dwellings over that period;
- The impact that development of some of the proposed sites would have on the built character of the village; and
- Some proposed sites were in, or adjacent to, areas of important local heritage.
- Feedback from community consultation.

It should be noted that the overall 10% growth rate figure includes houses that have been built since 01 April 2012 and sites with planning permission for housing that have yet to be completed.

Site designation and correction

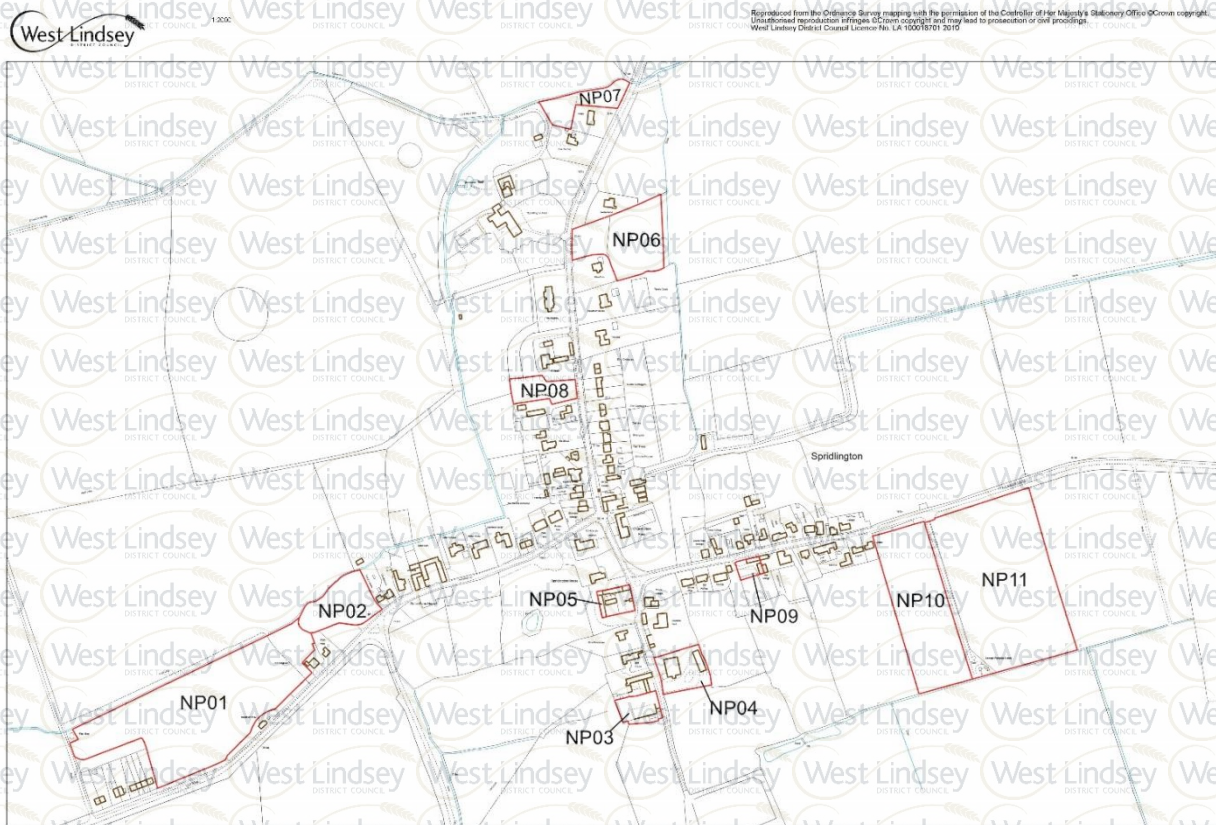
During the course of developing the draft Neighbourhood plan and specifically the Site Assessment Report, the Steering Group members have had extensive dialogue, at both a district and local level, with individuals who have experience and expertise within the area of planning legislation. This dialogue included the appropriate use of terminology within documents.

As a result of this, the Site Assessment Report which was prepared for the public consultation event in April 2018, gave the site designation for two sites, NP03 (land at Top Yard, Owmbly Road (south)) and NP04 (land east, Owmbly Road (south)) as 'brownfield' as it was considered 'previously developed'. Following the public consultation, four sites were identified as potentially suitable locations for development, two of which were NP03 and NP04. All were put forward in the Draft Neighbourhood Plan.

The Draft Plan was made available for public consultation and in August 2018 the Regulation 14 statutory consultation period ended. Following this, West Lindsey District Council brought to our attention the fact that NP03 and NP04 could not be classified as 'brownfield' sites in line with the glossary of terms in the National Planning Policy Framework (July 2018). Although 'brownfield', described as 'previously developed land', is land which is or was occupied by a permanent structure, including the curtilage of the developed land, it excludes land that is or has been occupied by agricultural buildings.

In response to this new information the designation of NP03 and NP04 has been amended in Appendix 4: Spridlington Site Assessment.

Sites submitted as part of the “call for land” consultation



Assessing a site's potential capacity

The potential capacity for each site is based on those identified within the Central Lincolnshire Local Plan site allocations report which, for Spridlington, is 30 dwellings per hectare (dph)**. In addition to the potential site capacity, the Central Lincolnshire Local Plan also considers it necessary to consider how much of each site can be reasonably expected to be developed for housing. A simple formula, derived from the Plan, has been used to consider the percentage of a site that could reasonably be assumed to come forward. The bigger the site, the more associated infrastructure will be required and therefore reducing the available land for houses. The calculation is as follows:

Site Size (ha)	Percentage of the developable land
Less than 0.4 ha	100%
0.4 – 2 ha	85%
2 – 10 ha	75%
10 ha +	60%

****it should also be noted that the indicative capacity of the sites is only used to demonstrate how the neighbourhood planning dwelling requirements could be met. It is emphasized that this does not represent a fixed policy target for each individual site. The precise number to be delivered should be based on detailed design work in support of a planning application.**

Screening Criteria Methodology

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

Other information, provided within the “additional comments box” will look at more local issues such as landownership, public consultation, the location of the site in accordance with the existing settlement footprint and character issues. This information will help make decisions on what sites will be identified as “potential allocations” within the draft Neighbourhood Plan.

Site Assessment Criteria (Central Lincolnshire Local Plan)

Criteria	Red	Amber	Green
Flood Risk	50% or more of the site located in flood zone 3.	Some or all of the site in flood zone 2 or less than 50% in flood zone 3.	Site within flood zone 1.
Surface Water Flooding	More than 50% at high risk of surface water flooding.	Less than 50% of the site at high risk of surface water flooding and/or any of the site at medium risk of surface water flooding.	Site at low or very low risk of surface water flooding.
Nationally Important Wildlife Sites	Site intersects with a national or international wildlife site.	Within 500m of a national or international wildlife site.	More than 500m from a national or international wildlife site.
Local Wildlife Sites	Site intersects with a local wildlife site.	Within 500m of a local wildlife site.	More than 500m from a local wildlife site.
Ancient Woodland	Site intersects with an ancient woodland.	Site within 500m of an ancient woodland.	Site is more than 500m from an ancient woodland.
Regionally important Geological Site	Site within a Regionally Important Geological Site.	Site abuts a Regionally Important Geological Site.	No Regionally Important Geological Site within or adjacent to the site.
Tree Preservation Orders (TPO)	TPOs on site that would likely need to be removed for development.	TPOs on or immediately adjacent to the site that can likely be retained as part of a development scheme.	No TPOs on or immediately adjacent to the site.
Agricultural Land Classification	50% or more of the site is within Grade 1 and 2 Land and is predominantly undeveloped.	Less than 50% of the site is within Grade 1 and 2 land and/or within Grade 3 land and is predominantly undeveloped.	Site is grade 4 or lower or is previously developed.

Criteria	Red	Amber	Green
Contaminated Land	Site located on land that has potential for contamination given historic uses.	Site includes or is adjacent to some land that has potential for contamination given historic uses.	No anticipated contaminated land on the site.
Scheduled Ancient Monument (SAM)	SAM within the site.	SAM within 200m of the site.	No SAMs within 200m.
Listed Buildings Grade I and Grade II*	Grade I or II* Listed Building on the site.	Grade I or II* Listed Building within 200m.	No Grade I or II* Listed Buildings within 200m.
Listed Buildings Grade II	Grade II Listed Building on the site.	Grade II Listed Building within 200m.	No Grade II Listed Building within 200m.
Conservation Area	Conservation Area intersects with the site.	Conservation Area within 200m of the site.	No Conservation Area within 200m.
Historic Parks and Gardens	Site intersects with a Historic Park and Garden.	Historic Park and Garden within 200m.	No Historic Park and Garden within 200m.
Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV)	Site is within an AONB or AGLV.	Site is within 200m of an AONB or AGLV.	Site is farther than 200m from an AONB or AGLV.
Green Wedge (GW)	Site is within a GW.	Site is immediately adjacent to a GW.	Site is not within or adjacent to a GW.
Proximity to Nearest Primary School	Site is more than 800m from the nearest primary school.	Site is 400-800m to the nearest primary school.	Site is within 400m of the nearest primary school.
Proximity to Nearest Secondary School	Site is more than 1600m from the nearest secondary school.	Site is 800-1600m from the nearest secondary school.	Site is within 800m of the nearest secondary school.
Distance to Nearest Bus Stop	Nearest bus stop is farther than 800m from any part of the site.	Nearest bus stop is within 800m of part of the site.	Nearest bus stop is within 400m of part of the site.
Distance to Nearest Train Station	Nearest train station is farther than 1600m from any part of the site.	Nearest train station is within 1600m of part of the site.	Nearest train station is within 800m of part of the site.
Health	Nearest GP Surgery is farther than 800m from any part of the site.	Nearest GP Surgery is within 800m of any part of the site.	Nearest GP Surgery is within 400m of any part of the site.

Consultation with Statutory Consultees

This document provides a desk-based assessment of all “known” planning constraints and a description in relation to the existing uses of the sites and their location. Key stakeholders were consulted on these assessments and asked to provide comment where necessary. Once additional information was added, the site assessments were finalised and provided the preferred sites for potential allocation in the Neighbourhood Plan. The assessments were then made available for the public to make comment.

A letter was sent to statutory consultees:

“Dear Consultee

Spridlington Neighbourhood Plan – Site Assessment Review.

Spridlington Parish Council is currently producing a neighbourhood plan.

A fundamental part of this process is to plan for the level of housing growth set out by the Central Lincolnshire Local Plan and to allocate areas of land for residential use. It is crucial to the process that statutory agencies are provided with the earliest opportunity to comment on the potential residential allocations.

*Therefore, we are inviting comments on the attached Site Assessment Review. **The consultation period will run for 4 weeks concluding on Monday 26 March 2018.** We would be very grateful if you could send your comments to Spridlingtonnpsg@gmail.com before the concluding date.*

The Site Assessment Review is largely based on the approach adopted by the Central Lincolnshire Local Plan. Our neighbourhood plan seeks to mould this approach into a localised version while maintaining its strategic principles and objectives.

This Review will form part of the evidence base supporting the residential allocation policies within our neighbourhood plan. As part of the site selection process within the Review we have provided a draft recommendation on the sites. Once we have received your comments on the attached Review (and those of the other key agencies consulted), the Spridlington Neighbourhood Plan Steering Group will consider the comments made and will make a decision as to which sites will be allocated for residential use within the draft (Regulation 14) neighbourhood plan.

We would be grateful if you could provide comments for each site including reference to the Constraints and Sustainability Assessment matrices provided in the Review. For example, Highways Authority – Impact on local road network and impact on highway; Education Authority – school capacity; Anglian Water – flood risk, surface water flooding, water and waste water etc.

Please be aware our neighbourhood plan as a whole will be sent to statutory bodies as part of the Regulation 14 and 16 consultations. This current consultation on the Review is being undertaken as an advanced consultation which aims to confirm a robust methodology and select the most appropriate sites for residential development within our neighbourhood plan.

I look forward to your response”

Key Agencies Consulted

West Lindsey District Council (Planning, Conservation and Trees)

Lincolnshire County Council (Highways, Environment, Minerals and Waste, Education and Health)

Historic England

Natural England

Environment Agency

Anglian Water

National Grid

Lincolnshire Clinical Commissioning Group (NHS)

Local Drainage Boards

Sustainability Appraisal

In undertaking these site assessments, the Neighbourhood Plan Steering Group have been mindful in achieving the sustainability objectives of the CLLP in terms of new housing growth in villages. These objectives are:

Social

1. To ensure that the housing stock meets the housing needs of the Central Lincolnshire area.
3. To stimulate regeneration that maximises benefits for the most deprived areas and communities in Central Lincolnshire. To also ensure equitable outcomes for all, particularly those most at risk of experiencing discrimination, poverty and social exclusion.

Environmental

4. To conserve and enhance biodiversity across Central Lincolnshire and provide opportunities for people to access and appreciate wildlife and the natural environment. To create and improve high quality green and blue spaces that are multifunctional, (including opportunities for sport, recreation and play), accessible to all and which form part of and are connected to the green infrastructure network.
5. To protect and enhance the rich diversity of the character and appearance of Central Lincolnshire's landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.
6. To protect and enhance the significance of the buildings, sites and features of archaeological, historic or architectural and artistic interest and their settings, and ensure new buildings, spaces and places are designed to a high quality.
9. To protect and enhance soil and land resources and quality in Central Lincolnshire.
12. To ensure Central Lincolnshire adapts to the effects of climate change, both now and in the future through careful planning and design of development, including reducing and managing the risk of flooding from all sources.
13. To make efficient use of the existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable travel modes (particularly public transport, walking and cycling).

Economic

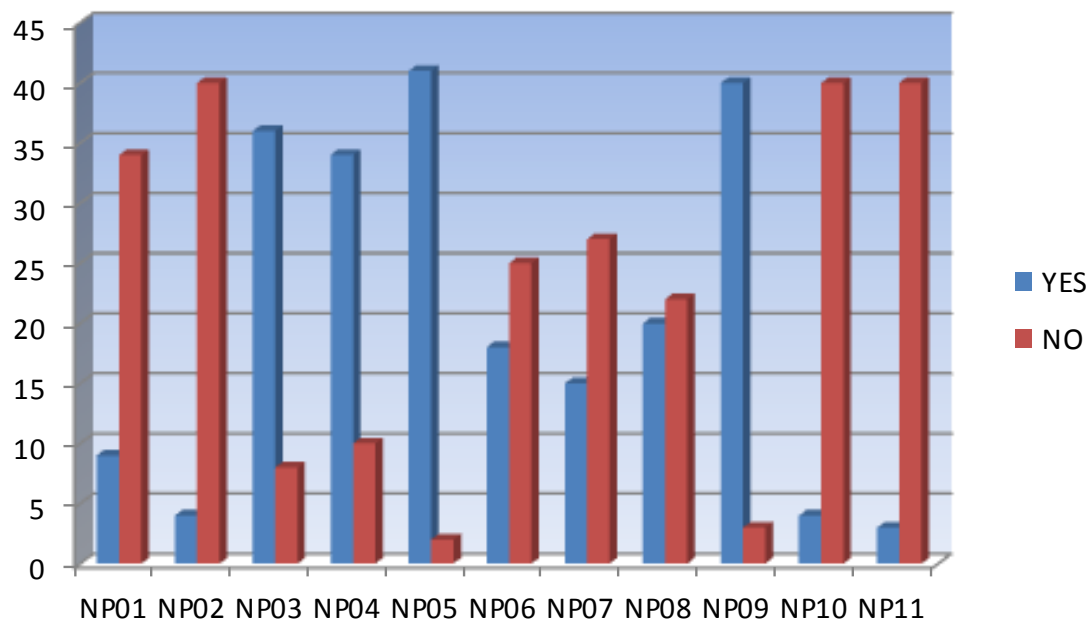
15. To encourage and support a competitive, diverse and stable economy and to protect and enhance Central Lincolnshire's hierarchy of centres to meet the needs of residents and visitors.

Consultation with the Public

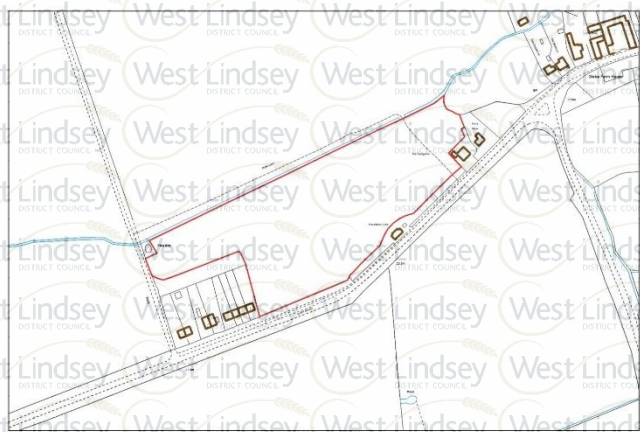
The public were given the opportunity to view and comment on the information in this report during one of two public consultation events on the 12th and 13th April. Each respondent that came to the event was given a questionnaire where they were encouraged to identify whether they do, or they do not, support each site being proposed for development by landowners within the Neighbourhood Plan.

Analysing the responses:

- Not all sites were awarded a Yes or No vote, some were left blank.
- Comments did not accompany all Yes or No votes.
- Where comments were made there were none of a malicious or personal nature and therefore all were included.
- The comments that people made were expressions of opinion and ranged from lengthy responses to simple phrases such as 'No objection'.
- Some comments raised through consultation may not be factually correct but have been included as comments in the relevant section of this report. A list of all responses to the consultation can be found in Appendix 1.
- 57 questionnaires issued, 51 questionnaires returned for analysis (6 not returned), 3 returned without comment
- 89.5% Returned for analysis 51 out of 57
- 94.1% Returned with content 48 out of 51
- 93.9% Returned with 2 non-residents contributions removed leaving 46 out of 49 with some content



NP01 Land North of Cliff Road, Spridlington



Site Information

The site is currently an open area of grazing/ agricultural land on Cliff Road, Spridlington. There are no existing buildings on the site. If the site progresses into the Neighbourhood Plan, the capacity of development will be restricted.

Indicative Capacity	61	Current Use	Grazing Land
Site Size (hectares)	2.74	Brownfield/Greenfield	GF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said they preferred infill developments and only 4% said they would prefer the development of greenfield land.

Conclusion

This site is located away from the existing settlement footprint of the village as defined in policy LP2 of the Central Lincolnshire Local Plan. There are few planning constraints on the site but it is identified as a greenfield area of land currently used for grazing/ agricultural purposes. The site is located near the Conservation Area for Spridlington but has few heritage constraints. The most likely implication of developing this site would be the potential impact on local character.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive – Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site – The site is located adjacent to existing buildings, but not directly adjacent to the existing settlement footprint of the village. The site is of an extensive size and would accommodate much more development than is required for a “small village”.

Impact on local character – The character of this part of the village is dispersed rural – where there are residential dwellings, but these are of a low density and linear nature with areas of green space/ agricultural land in between. Any development here at this site should respect these characteristics and the open rural views towards the open countryside to both the North and South of the site.

Comments from Statutory Consultees

Historic England - No specific comments

Environment Agency – As they are currently presented without a flood risk assessment, we are unsure how site NP01 can be properly assessed.

Lincolnshire County Council Highways - No objection in principle based on the information provided to date. Existing frontage footway link into the village.

Lincolnshire County Council Archaeology - This site is outside the conservation area but close to undated cropmarks so has some archaeological potential – dependant on the development a developer may be required to provide further evidence to support a planning application, in the form of heritage statement and possibly archaeological evaluation.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council – The site may not meet the appropriate location criteria contained within policy LP2 of the CLLP. The site would form a disconnected standalone development which could result in a negative impact on the character of the area and the built form. The site does not appear to meet the priorities of the sequential test as applied in policy LP4. The site directly adjoins four residential properties. The residential amenity of each property requires consideration in the decision-making criteria.

Part of the site lies within Flood Zone 2 and 3. It is therefore appropriate to apply the flood risk sequential test. The aims of the sequential test are to steer new development to areas with the lowest probability of flooding. In other words, to steer new development to sites within Flood Zone 1. As shown within the evidence report, there are other available sites within Spidlington located within Flood Zone 1 to meet the addressed need. It is therefore appropriate to provide a preference to sites with a lower risk of flooding within this assessment.

Development Management Comments - The site is not considered to be an appropriate location for the growth as envisaged for the small village of Spidlington (an additional four dwellings is being promoted through the Spidlington Neighbourhood Development Plan). This site will extend the built footprint of the settlement into the 'open countryside' and will not retain the core shape of the settlement. The size of the site is also considered to be inappropriate. The site is around 2.74 ha in size and has the capacity to accommodate 64 dwellings at a relatively low density of 30dph (with 75% of the site area considered as being developable) which is way beyond the growth being promoted for Spidlington through the plan.

Conservation Comments – Extends the core settlement too far. Inappropriate to infill this gap. Setting of scheduled mon and green / rural entrance to the village would be put at risk. See note (in NP02) on setting of conservation area from the Spidlington Conservation Area Appraisal.

Public Consultation on the proposed sites

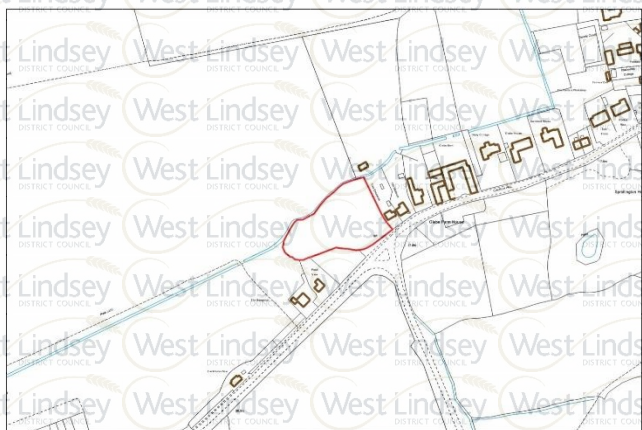
The feedback from the public consultation concluded that out of the people who responded, the majority 34/43 stated that they did not support site NP01 being included as an allocation within the Neighbourhood Plan. Only 9/43 respondents support the site being included. Below are some extracts from the public's general comments on site NP01. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Would bring the village boundary together• If the buildings are roadside only and not built into an estate – views and vistas are important• This site and NP02 would allow houses which are currently not part of the village to be more connected. This is desirable for community cohesion• This development site would link the houses to the west of the village with the rest of the village and make it more inclusive.• No impact on the centre of the village and suitable vehicular access• Prevent traffic increase in the village.	<ul style="list-style-type: none">• Flood risk area• Very fast road• Exit onto narrow, very busy and dangerous road• Site too large• Greenfield site• Will have a significant impact on Hackthorn View whose land borders half the length of the land• Entry onto roadside unsuitable.• Will extend the village footprint• No sewage system• beyond the core of the village.• Would have a negative impact on the character of the area and built form• Cliff Road visibility, speed issue are against it• A disconnected standalone development.• loss of open countryside• It unnecessarily increases the size of the village.• No more building• We do not want 64 houses there, we are a small village

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **not suitable**, at this time, for allocation within the Neighbourhood Plan.

NP02 The Ox-pond and paddock, Cliff Road, Spridlington



Site Information

The site is currently an open area of grazing/ agricultural land on Cliff Road, Spridlington. There are no existing buildings on the site. If the site progresses in to the Neighbourhood Plan, the capacity of development will be restricted.

<u>Indicative Capacity</u>	12	<u>Current Use</u>	Grazing Land
<u>Site Size (hectares)</u>	0.5	<u>Brownfield/Greenfield</u>	GF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land. Following initial community consultation there were nine specific comments that they would not wish to see development at this location. In addition, the Spridlington Character Assessment has also identified this site as an important open space as it contributes positively towards the character of this part of the village.

Conclusion

There are few planning constraints on the site, but it is identified as a greenfield area of land currently used for grazing/ agricultural purposes. The site is located directly adjacent to the designated Conservation Area for Spridlington and any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on existing Tree Preservation Orders, local character and impact to the setting and amenity value of the Conservation Area.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site - The site is located adjacent to existing buildings. The site is of an extensive size and would accommodate much more development than is required for a "small village".

Impact on local character – The character of this part of the village is dispersed rural – where there are residential dwellings, but these are of a low density and linear nature with areas of green space/ agricultural land in between. Any development here at this site should respect these characteristics and the open rural views towards the open countryside to both the North and South of the site.

Comments from Statutory Consultees

Historic England - No specific comments

Environment Agency – As they are currently presented without a flood risk assessment, we are unsure how site NP02 can be properly assessed.

Lincolnshire County Council Highways - The northern part of the site is at risk of surface water flooding in a 1 in 100 storm event. If this site is developed appropriate measures would need to be put in place to ensure that there is no risk of flooding to properties or third-party land. There are existing frontage footway links into the village.

Lincolnshire County Council Archaeology - This site is outside the conservation area but close to undated cropmarks as well as immediately adjacent to the medieval settlement, it is also close to undated cropmarks. – dependant on the development a developer may be required to provide further evidence to support a planning application, in the form of heritage statement and possibly archaeological evaluation.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council - The positioning of the site does not appear to retain the core shape and form of the village and is likely to extend the pattern of linear development along Cliff Road away from the settlement. Also, the site does not appear to meet the priorities of the sequential test as applied in policy LP4.

The site directly adjoins two residential properties, one to the east (Tres Escaleras) and one to the west (Pond view). The residential amenity of each property requires consideration in the decision-making criteria.

Part of the site lies within Flood Zone 2 and 3. It is therefore appropriate to apply the flood risk sequential test. The aims of the sequential test are to steer new development to areas with the lowest probability of flooding. In other words, to steer new development to sites within Flood Zone 1.

As shown within the evidence report, there are other available sites within Spridlington located within Flood Zone 1 to meet the addressed need. It is therefore appropriate to provide a preference to sites with a lower risk of flooding within this assessment.

Please consider the Spridlington Character Appraisal and other documents associated with the neighbourhood plan when reaching a final decision.

Development Management Comments - As per site NP01.

Conservation Comments – The conservation area score should be Amber – the conservation area does not intersect the site, it runs adjacent to the boundary. As above, but potential for more impact on the setting of the scheduled monument and the setting of the conservation area.

Landscape and trees comments – This site is positioned on the end of the line of properties along Church Hill which ends at the T junction that leads down to Welton. The T junction creates a visual end to the village spread in terms of appearance and character, and although developing this piece of land would give the appearance of connecting the two dwellings Pond view and The Bungalow to the village, it would lengthen the appearance of the line of buildings extending out from the village. This site is surrounded by trees and hedges creating a feature area of structural greenery at the T junction, most noticeable and appreciated when travelling north to the junction. There are various TPO trees around the perimeter of this site, one of which is a large, mature ash within the boundary adjacent the highway. The TPO was made in 1988 and should cover 11 trees at this site. This site appears to have limited options for an access onto the highway due to the position of the T junction, and the creation of a suitable highway access into a development here could involve the loss of the most prominent TPO tree of this site.

Public Consultation on the proposed sites

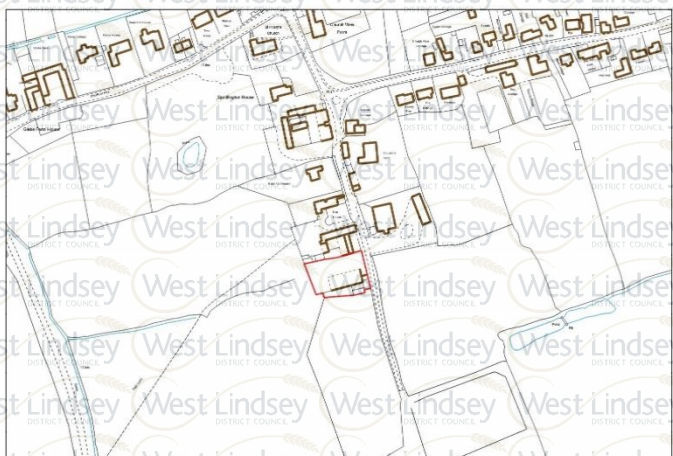
The feedback from the public consultation concluded that out of the people who responded, the majority 40/44 stated that they did not support site NP02 being included as an allocation within the Neighbourhood Plan. Only 4/44 respondents support the site being included. Below are some extracts from the public's general comments on site NP02. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Partial development if Ox-Pond restored and some green space accessible e.g. bench by the pond.	<ul style="list-style-type: none">• Flood risk area• Site of scientific value• Any exit already on to very dangerous road and junction• This piece of land represents an open space welcoming approach to the village.• Development here would drastically change the village• A valuable green area and in the heart of the village• Some of the green space should be retained within the village• Extending village• Outside building footprint• Will have visual impact as you enter village from Hackthorn Road• Historic pond. Views/heritage/ character• Greenfield site• Important open space.• Negative impact on the setting of the scheduled monument and the conservation area• Have an adverse effect on Tree Protection and general character of this part of the village• Ideal location for village "park".• Adjacent to school bus drop-off

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **not suitable**, at this time, for allocation within the Neighbourhood Plan.

NP03 Land at Top Yard, Owmbly Road South, Spridlington



Site Information

The site is a small area of agricultural land/ buildings located at Top Yard to the South of the village.

<u>Indicative Capacity</u>	6	<u>Current Use</u>	Existing Farm Buildings
<u>Site Size (hectares)</u>	0.2	<u>Brownfield/Greenfield</u>	GF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land. Following initial community consultation there were four specific comments that they would not wish to see development at the locally known 'Wetherwalk', the location of this site.

Conclusion

There are few planning constraints on the site and is currently used for agricultural purposes. The site is located adjacent to the Conservation Area for Spridlington and any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on local character and impact to the setting and amenity value of the Conservation Area. There may also be highway issues as the existing road is narrow and is a dead-end.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

NP03 Land at Top Yard, Owmbly Road South, Spridlington

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site – The site is located on the southern edge of the village. The current use is classified as agricultural and any development here would lead to a physical extension to the existing settlement footprint to the south of the village along Owmbly Road.

Impact on local character - This part of the village is dominated by agricultural buildings and spaces with views out towards the open countryside. The existing buildings are primarily used for agriculture, but there are also some residential conversions in the area. Any development at this site would need to respect the agricultural/ rural nature of this part of the village and, where appropriate, prioritise the reuse of existing buildings whilst retaining their agricultural and historic value.

Comments from Statutory Consultees

Historic England – No specific comments

Environment Agency – No specific comments

Lincolnshire County Council Highways - The access to this site has no turning provision for service vehicles. A turning head would need to be provided in order for the Highways and Lead Local Flood Authority to support an application for further residential development.

Lincolnshire County Council Archaeology - This site falls outside the conservation area but is within an area that was within the medieval settlement of Spridlington. It is likely that any development here would be subject to archaeological work being undertaken. The scale of this work would be dependent on the size and nature of the development.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council – The site contains a large existing portal framed agricultural building and a small brick-built building of the same use. Given the dilapidated nature of the structures on the site, the development of this area could result in a visual improvement to the area. The site adjoins the open countryside on the east, west and southern boundaries. The positioning of this site may extend the pattern of linear development along Owmbly Road South away from the built form of the settlement. Although, given the existing structure located on the site, it is anticipated that the development of this site would not significantly harm the settlement's character and appearance. This brownfield site would appear to meet the 2nd priority of the sequential test as applied in policy LP4. The site directly adjoins one residential property (currently under construction). The residential amenity of the property requires consideration in the decision-making criteria.

Development Management Comments - The site could potentially accommodate 6 dwellings which is around the whole of the figure of 4 dwellings being promoted for the Small Village of Spridlington through this plan. The site is a brownfield site on the edge of the settlement which will extend the built footprint of the settlement out into the open countryside. However, the site currently has a number of agricultural structures upon it; including a large dutch barn which impinge on the open character of this area. A low-density scheme could reduce this impact on the 'open countryside' and would allow through good design a more appropriate setting for the Grade II Listed Buildings to the north of the site (Farm Buildings at Elms Farmhouse which have been recently converted to residential use) and the Conservation Area.

Conservation Comments – This site is directly adjacent to a listed building and the conservation area. This consists of a collection of open sheds, some of no merit whatsoever. There is the remnant of a dry-stone outbuilding, now much altered, and a Dutch barn (noted in Historic England guidance as farm building type of interest). This site is seen clearly on approach from a public footpath from the road to Welton, and the conservation area appraisal notes a view across the field from the Welton Road (see Map of Significant Features). The barns represent the edge of the historic settlement. The site is not one which could easily be developed without harm to the conservation area and the setting of this listed building. The rural quality of the site, should not be lost by over-development. A sympathetic scheme for one small dwelling, agricultural in scale, mass and detailing, located round the stone wall area may be all that is possible without affecting the rural setting of the conservation area. A concern shared for any development of NP03 and NP04 is that of the impact of any highways infrastructure such as road and pavements, street lighting and signage, etc., which could result in changes that result in an overall loss of the rural character of this lane. This is a serious concern.

Landscape and trees comments – It appears that no trees or hedges would be affected within the main body of the site, but there are some small trees & shrubs across the westerly boundary which provide little visual amenity from the road/track at the front of the site, but they would provide some important softening of any development to users of the nearby PRoW just to the west. Depending on the quality of this vegetation, it could be retained and improved with new planting, or replaced via a scheme of landscaping if necessary. With regard to the landscape, the south and westerly boundaries are the sensitive edges where buildings could have a harsh visual impact at this village edge location.

Public Consultation on the proposed sites

The feedback from the public consultation concluded that out of the people who responded, the majority 36/44 stated that they did support site NP03 being included as an allocation within the Neighbourhood Plan. 8/44 respondents did not support the site being included. Below are some extracts from the public's general comments on site NP03. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Appropriate infill• Brownfield sites that would enhance the village.• The road is sufficient for access as there are only a few houses along it• Must meet conservation + village controls• Redevelopment of existing dis-used buildings for new housing• Would be ideal as housing site hopefully will enhance village• One house only• Possibly, as long as it is in character with existing homes, although present farm buildings are part of the agricultural nature of the village• Good option for building, located at nearby services and facilities• Ideal place to develop. Anything must be an improvement on what is there at present• If the site is only used for farm and not used then this would be a good use• Would help appearance – end of track old grain store – drying noise removed• Issues about turning circle can easily be overcome.• Would like to see no more than 1 dwelling• Priority 2 in sequential test and should only be considered if target can't be met from priority 1 sites• Footpaths extending from this area would benefit the village• The road access is narrow and there would be a need for appropriate turning areas at the site/ near the site. It could accommodate 1 or 2 buildings, possibly single storey, designed to fit in with grade 2 listed building which is adjacent to the site. The view towards the site is an important one on the approach to the village from the south	<ul style="list-style-type: none">• Most definitely highway issues and impact on existing listed buildings• Poor road access. The most beautiful part of the village where villagers enjoy walking. Barn Owls use barns not a brownfield site as barns will be redeveloped elsewhere for grain storage• No footpath and blind house drives• Extra traffic coming out of a bad junction• Close proximity to listed building. Would have an adverse impact on the local character and to the setting of the conservation area• No more building

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **suitable**, at this time, for allocation within the Neighbourhood Plan.

NP04 Land East, Owmbly Road South, Spridlington



Site Information

The site is a small area of agricultural land/ buildings located to the South of the village. If the site progresses into the Neighbourhood Plan, then the capacity of development will be restricted.

<u>Indicative Capacity</u>	10	<u>Current Use</u>	Agricultural Buildings
<u>Site Size (hectares)</u>	0.34	<u>Brownfield/Greenfield</u>	GF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land. Following initial community consultation there were four specific comments that they would not wish to see development at the locally known 'Wetherwalk', the location of this site.

Conclusion

There are few planning constraints on the site and it is currently used for agricultural purposes. The site is located adjacent to the Conservation Area for Spridlington and any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on local character and impact to the setting and amenity value of the Conservation Area. There may also be a highway issues as the existing road is narrow and is a dead-end.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site - The site is located on the southern edge of the village. The current use is classified as agricultural and any development here would lead to a physical extension to the existing settlement footprint to the south of the village along Owmbly Road.

Impact on local character - This part of the village is dominated by agricultural buildings and spaces with views out towards the open countryside. The existing buildings are primarily used for agriculture, but there are also some residential conversions in the area. Any development at this site would need to respect the agricultural/ rural nature of this part of the village and, where appropriate, prioritise the reuse of existing buildings whilst retaining their agricultural and historic value.

Comments from Statutory Consultees

Historic England – No specific comments

Environment Agency – No specific comments

Lincolnshire County Council Highways - The access to this site has no turning provision for service vehicles. A turning head would need to be provided in order for the Highways and Lead Local Flood Authority to support an application for further residential development.

Lincolnshire County Council Archaeology - This site falls outside the conservation area but is within an area that was within the medieval settlement of Spridlington. It is likely that any development here would be subject to archaeological work being undertaken. The scale of this work would be dependent on the size and nature of the development.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council – The positioning of this site could extend the pattern of linear development along Owmbly Road South away from the built form of the settlement. This brownfield site appears to meet the 2nd priority of the sequential test as applied in policy LP4. Although, given the existing structures located on the site, it is anticipated that the development of this site would not significantly harm the settlement's character and appearance. The site contains a number of large steel portal framed agricultural buildings. The structures are largely disused, the only apparent use being for general agricultural storage. The development of this area could result in a visual improvement to the area. The site directly adjoins a number of residential properties. The residential amenity of each property requires consideration in the decision-making criteria. The site adjoins the open countryside on the east and southern boundaries.

Development Management Comments - The size of the site is also considered to be inappropriate as the site could potentially accommodate 10 dwellings which is over 60% higher than the figure of 4 dwellings being promoted for the Small Village of Spridlington through this plan. However, the site is considered to be an appropriate location for growth with existing residential development to be found to the north and west of the site. The site also accommodates large modern agricultural buildings with a potential redevelopment of the site offering the potential to provide a more appropriate setting to the Listed Buildings to be found immediately to the west of the site and the Conservation Area immediately to the north and west of the site.

Conservation Comments – The conservation area does not intersect the site, it runs adjacent to the boundary. Modern agricultural sheds. Development possible, but care would need to be taken regarding design. The amount should be strictly limited, and strong consideration would be given to the impact upon from new entrances to form new cul-de-sac, etc., and to avoid any standardised layouts or formulaic design. Only development of the highest design quality whether traditional or modern.

Landscape and trees comments – It appears that there are no trees or hedges within the main body of the site, but there is a green boundary along its eastern side which would provide some important screening, but could potentially be affected by development if positioned too close to it. With regard to the landscape, any boundary treatment of the east and southerly boundaries adjoining open countryside we should require to be native hedge and trees planted to screen and soften the impact of development on the surrounding countryside. The main 'landscape' impacts within the village would be in relation to the nearby Listed Buildings and CA character rather than vegetation.

Public Consultation on the proposed sites

The feedback from the public consultation concluded that out of the people who responded, the majority 34/44 stated that they did support site NP04 being included as an allocation within the Neighbourhood Plan. 10/44 respondents did not support the site being included. Below are some extracts from the public's general comments on site NP04. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Would tidy up this area• Open land, and views would not be a spoiler but just one dwelling would be ideal for this site• Brownfield sites that would enhance the village.• The road is sufficient for access as there are only a few houses on it• Infill + development. Must meet conservation + village controls• Redevelopment of existing disused buildings for new housing• Suitable for sympathetic development• Looks derelict. Needs attention• Old farm land that is not used would be good• Would improve the aesthetics of the current building.• No more grain-dryer noise• No effect on village end of track• Priority 2 in sequential test and should only be considered if target can't be met from priority 1 sites• I would be happy for development at this site to exceed the 9 if we get the benefit of more footpaths or a community area e.g. playground, recreation ground	<ul style="list-style-type: none">• Bad road junction for more traffic• Would impact on existing listed buildings• This is not in line with environmental policies.• Would extend the village curtilage• This site does not have suitable vehicular access.• No paths or suitable access for pedestrians. It is a valuable rural site – barn owls and natural habitat. Views to the countryside would create an urban cul-de-sac. Quiet area of the village• Although the present buildings are not very attractive, they are part of the agricultural history of this village and outside the present footprint of the village• On the edge of the village. Other sites more suitable.• Adverse impact on local character and setting• No more building

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **suitable**, at this time, for allocation within the Neighbourhood Plan.

NP05 Spridlington House Barns, Owmbly Road, Spridlington



Site Information

The site is a small area of agricultural land/ buildings located near the centre of the village.

<u>Indicative Capacity</u>	4	<u>Current Use</u>	Existing Buildings
<u>Site Size (hectares)</u>	0.15	<u>Brownfield/Greenfield</u>	BF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land.

Conclusion

There are few planning constraints on the site and is currently used for agricultural purposes. The site is located within the Conservation Area for Spridlington and any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on local character and impact to the setting and amenity value of the Conservation Area. There may also be a highway issues as the existing road is narrow and is a dead-end.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site – The site is located within a linear development of existing buildings on this side of Owmbly Road. The site is close to the village centre near the Church and a development here would make a logical contribution towards maintaining the existing settlement footprint of Spridlington.

Impact on local character – This part of the village is dominated by agricultural buildings and spaces with views out towards the open countryside. The existing buildings are primarily used for agriculture, but there are also some residential conversions in the area. Any development at this site would need to respect the agricultural/ rural nature of this part of the village and, where appropriate, prioritise the reuse of existing buildings whilst retaining their agricultural and historic value.

Comments from Statutory Consultees

Historic England – No specific comments

Environment Agency – No specific comments

Lincolnshire County Council Highways - No objection in principle based on the information provided to date. Pedestrian links to the existing footway on Owmbly Road would need to be provided.

Lincolnshire County Council Archaeology - This site falls inside the conservation area and within an area that was within the medieval settlement of Spridlington. It is likely that any development here would be subject to archaeological work being undertaken. The scale of this work would be dependent on the size and nature of the development. Additionally, there may be a requirement for work any of the buildings which are presently on site.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council - The site comprises of a number of existing buildings and structures which lie on the junction of Owmbly Road and Faldingworth Road. The positioning of the site within Spridlington would appear to retain the core shape and form and not harm the settlement's character and appearance. The positioning of the site, on the west side of Owmbly Road, adjoins residential properties to the north and south which run in a linear form to the highway. The site can be defined as being within the continuous built form of the settlement. The location of the site would appear favourable in terms of local policy. The building which runs along the north side of the site is noted as important to the character of the conservation area. The barn, consisting of red brick and grey slate, is prominent in the street scene, notably viewable from both Faldingworth Road and Owmbly Road, two of the main roads through the village. This property as existing, adds rich distinctiveness to the character of the area and should be retained should development take place. The site could suit a sensitive conversion opportunity, whereby the original building style, features and materials are retained. The site directly adjoins residential properties to the north and south and is in close proximity to those on the eastern side of Owmbly Road. The residential amenity of surrounding properties requires consideration in the decision-making criteria.

Development Management Comments - The site could potentially accommodate 4 dwellings which is exactly the figure of 4 dwellings being promoted for the Small Village of Spridlington through this plan. A sensitive conversion of the existing barns to form a residential 'courtyard development' has the potential to secure the future of these barns which have architectural merit as evidenced by the fact that a large proportion of the northern range is categorized as a Conservation Area Important Building. The site is also located within the 'built core' of the village within the Conservation Area and has listed buildings and Article Four protected buildings to the north, south and east. Therefore, it is considered that this site out of the eleven sites being assessed in this document provides the best opportunity to exactly accommodate the 4 dwellings being promoted through this plan as the site will retain the built core of the village whilst a sensitive conversion will enhance the setting of the Conservation Area, Listed Buildings and the Conservation Area Important Building.

Conservation Comments – Existing outbuildings of high architectural merit – listable quality. Retention and sympathetic conversion may be possible. No other new or replacement development would be appropriate within the site though.

Landscape and trees comments – I have no comments to make on this site as it appears that no trees or hedges would be affected, possibly other than a couple of shrubs across the frontage which could be easily replaced via a scheme of landscaping, and the main 'landscape' impacts would be in relation to the nearby Listed Buildings and CA character rather than vegetation.

Public Consultation on the proposed sites

The feedback from the public consultation concluded that out of the people who responded, the majority 41/43 stated that they did support site NP05 being included as an allocation within the Neighbourhood Plan. 2/43 respondents did not support the site being included. Below are some extracts from the public's general comments on site NP05. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Suitable for the conversion of existing buildings• Infill• Good road access• No impact on visual amenity• In the heart of the village• Keep existing materials• Not on greenfield land• Should be sympathetic in character• Would improve aesthetics• Within the settlement footprint• Brownfield site• The site passes the sequential test from LP4 of the CLLP• This site would not harm the centre of the Conservation Area• Visibility onto Faldingworth Road is clear	<ul style="list-style-type: none">• No more building• Last of traditional farm buildings in the village. Bad location on road

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **suitable**, at this time, for allocation within the Neighbourhood Plan.

NP06 Land to the Northeast of Owmbly Road, Spridlington



Site Information

The site forms part of a gap within the street scene and is currently an area of open land between two existing properties to the North of the village. Site is likely to only accommodate 1 property.

<u>Indicative Capacity</u>	21	<u>Current Use</u>	Paddock
<u>Site Size (hectares)</u>	0.85	<u>Brownfield/Greenfield</u>	GF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land.

Conclusion

There are few planning constraints on the site and is currently used for grazing livestock. The site is large and could accommodate more development than is required for a "small village". The site is located within the Conservation Area for Spridlington and any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on local character and impact to the setting and amenity value of the Conservation Area.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

NP06 Land to the Northeast of Owmbly Road, Spridlington

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site - The site is located adjacent to existing buildings. The site is of an extensive size and would accommodate much more development than is required for a "small village". Any development here should respect the linear nature of the existing buildings otherwise it could lead to an intensification of buildings and "backland" development.

Impact on local character – The "built" character of this part of the village is low density, linear residential with individual dwellings set back from the road in large gardens. Any development here would need to respect this character. The design of any building will also need to consider and respect the heritage designations and the materials used within the area. The Spridlington Character Assessment provides the necessary detail on local design and materials.

Comments from Statutory Consultees

Historic England – No specific comments

Environment Agency – No specific comments

Lincolnshire County Council Highways - There are likely to be access visibility issues for this site as the visibility splay required will cross third party land.

Lincolnshire County Council Archaeology - This site falls inside the conservation area and within an area that was within the medieval settlement of Spridlington. It is likely that any development here would be subject to archaeological work being undertaken. The scale of this work would be dependent on the size and nature of the development.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council – The development along the east of Owmbly Road is of linear form, notably most of the properties are set back from the highway forming a strong building line. The potential development of this site, should be required to actively respond to the building lines of the settlement not to harm the visual impact of the street scene and character of the area, the development of this site should therefore avoid protruding into the land to the east. The positioning of the site would appear to retain the core shape and form of the settlement. The site directly adjoins a number of residential properties to the north, east and south. The residential amenity of each property requires consideration in the decision making criteria. The site also has open space qualities. Although separated by road from the Hall it nevertheless adds to the setting of this splendid building and its grounds and affords views from the Hall to the open countryside east of the settlement and vice versa. Sometimes open space breaks in villages like this one add to character and provide useful visual amenity benefits for the settlement. It's not often you get stabling and paddock on residents' doorsteps.

Development Management Comments - The site could potentially accommodate 21 dwellings which is way beyond the figure of 4 dwellings being promoted for the Small Village of Spridlington through this plan. However, one dwelling in line with Glen Elms to the south and Netherwood to the north would be appropriate for this site. However, this level of growth would only provide for 25% of the growth envisaged for this small village with other sites within the village better placed to meet the growth.

Conservation Comments – Only the front portion of the site may be suitable for a single dwellings, with consideration given to maintaining glimpsed views through the conservation area to the countryside beyond, but it would be preferable to retain some green open space within the village – almost all has now been encroached upon in recent years, including a pleasant green space on the corner of the Faldingworth Road, to the detriment of the conservation area. See Spridlington CA appraisal and views out along Owmbly Road.

Landscape and trees comments – This site is surrounded with structural vegetation which would provide good screening and softening any new development within the site. Existing green boundaries should be retained where possible for its visual amenity contribution to the village, screening and biodiversity values, however, due to the curve in the highway it might be more appropriate to create a new front boundary set a bit further back from the street for improved visibility and safety. The existing frontage boundary is of poor quality and is rather sparse and over-run with ivy, but provides some contribution to the leafy green character of the street scene. It contains a couple of mature trees that should be retained, but the straggly front boundary hedge line could easily be replaced by a more robust native hedge. There is an existing field access close to the lime in the SW corner, but this would be far too close to the mature tree for an access road constructed to a highway approved specification and would mean the removal of the tree unless an access road is positioned an appropriate distance from the trees with consideration to their root protection areas.

Public Consultation on the proposed sites

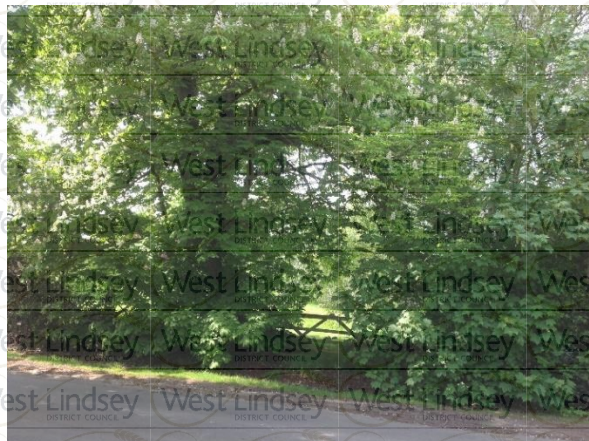
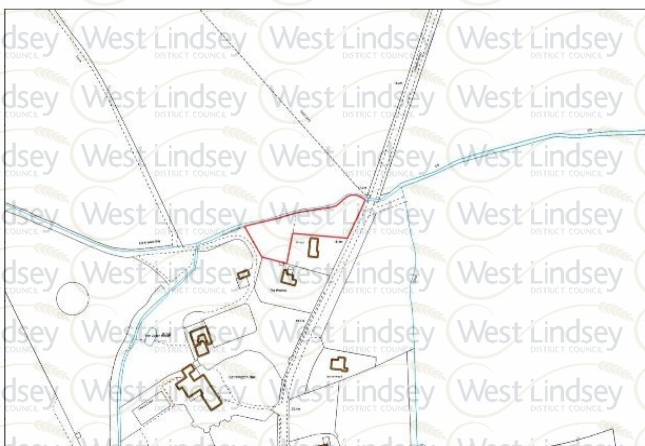
The feedback from the public consultation concluded that out of the people who responded 18/43 stated that they did support site NP06 being included as an allocation within the Neighbourhood Plan. 25/43 respondents did not support the site being included. Below are some extracts from the public's general comments on site NP06. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Views from other dwellings would not be lost• Good infill site• Would not extend the village curtilage• Good road access• Must meet conservation constraints and controls• Should be sympathetic with surrounding buildings• Development should be limited in scale and size to allow views to be retained beyond the site• Building should be consistent with those the other side• Bungalows would be good• Brownfield site• Adjoins existing development• Low impact on the Conservation Area	<ul style="list-style-type: none">• Green space should be retained• Exit onto a dangerous road• Greenfield site• Close to the beck and no buildings opposite• Large site• Better options available• Outside building line• No more building• Nice view of fields• Open views over the Wolds• Few paddocks left in the Conservation Area

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **not suitable**, at this time, for allocation within the Neighbourhood Plan.

NP07 Land at Wold View, Owmbly Road, Spridlington



Site Information

The site lies at the Northern most part of the settlement footprint of Spridlington and is currently an area of garden land to the North of the village. The site is likely to only accommodate 1 property.

Indicative Capacity	9	Current Use	Garden Land
Site Size (hectares)	0.33	Brownfield/Greenfield	GF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land.

Conclusion

There are few planning constraints on the site and is currently used for domestic garden purposes. The site is large and could accommodate more development than is required for a "small village". The site is located within the Conservation Area for Spridlington. Any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on local character and impact to the setting and amenity value of the Conservation Area.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site - The site is located adjacent to existing buildings. Any development here would lead to a physical extension to the existing settlement footprint of this part of Owmbly Road.

Impact on local character - The "built" character of this part of the village is low density, linear residential with individual dwellings set back from the road in large gardens. Any development here would need to respect this character. The design of any building will also need to consider and respect the heritage designations and the materials used within the area. The Spridlington Character Assessment provides the necessary detail on local design and materials.

Comments from Statutory Consultees

Historic England - No specific comments

Environment Agency – As they are currently presented without a flood risk assessment, we are unsure how site NP07 can be properly assessed.

Lincolnshire County Council Highways - No objection in principle based on the information provided to date. There is an existing frontage footway link into the village. The southern part of the site is at risk of surface water flooding. If this site is developed appropriate measures would need to be put in place to ensure that there is no risk of flooding to properties or third party land.

Lincolnshire County Council Archaeology - This site falls inside the conservation area and within an area that was within the medieval settlement of Spridlington. It is likely that any development here would be subject to archaeological work being undertaken. The scale of this work would be dependent on the size and nature of the development.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council - Part of the site lies within Flood Zone 2 and 3. It is therefore appropriate to apply the flood risk sequential test. The aims of the sequential test are to steer new development to areas with the lowest probability of flooding. In other words, to steer new development to sites within Flood Zone 1. As shown within the evidence report, there are other available sites within Spridlington located within Flood Zone 1 to meet the addressed need. It is therefore appropriate to provide a preference to sites with a lower risk of flooding within this assessment. The site is currently residential garden land to the north of the settlement. When assessing against the appropriate locations criteria in LP2, the beck, which runs along the northern most boundary, acts as a natural barrier to development on western side of the Owmbly Road, also, given the current use of the site and its proximity to the residential properties to the south, it is unlikely that the development would significantly harm the settlement's character and appearance. Furthermore, the positioning of this site, although possible extending in a linear form, is likely to retain the core shape and form of the settlement. The site appears to meet the 3rd priority of the sequential test applied in LP4. The site directly adjoins a number of residential property to the south. The residential amenity of each property requires consideration in the decision-making criteria.

Development Management Comments - The site could potentially accommodate 9 dwellings which is way beyond the figure of 4 dwellings being promoted for the Small Village of Spridlington through this plan. The site is also on the edge of the settlement and is part of the garden of 'Firsby' now known as Wold View. Dwellings in this location could potentially have a visual impact Change from Brownfield to Greenfield. As per the NPPF's definition, residential gardens are not classed as 'Previously developed land'. and pose residential amenity impacts. Other sites within the village are better placed to meet the growth.

Conservation Comments – This site is on the approach to the village, development on the street front would not be appropriate, and neither would a large driveway, however the plot towards the back might accommodate one new dwelling provided access is gained through an existing garden.

Landscape and trees comments – This site is within an area of particularly low-density dwellings with a high density of structural green feature of boundary hedges and trees that provide good screening to the few buildings in this area. The approach to the village from the north gives the appearance of a leafy green village with just limited views of the roof of 'Firsby' and part of the building of 'The Rectory' framed by trees. On entering the village edge from the north, Spridlington has a pretty and very leafy visual impact with its views of paddock and field to the east with rows of roadside trees, and the boundary hedges and trees to the west with just the occasional glimpse of a building along a driveway or through some trees. The land identified appears to be lower ground so depending on the scale and height of any dwellings, could potentially be well screened by hedges and the retention of existing trees along the northerly boundary, and perhaps a couple more trees planted for improved screening. In relation to landscape, the main consideration would be the visual impact to the leafy appearance of the village approach and the extent of intrusion into the view that new dwellings could have, depending on size, position and style, and keeping the impact to a minimum.

Public Consultation on the proposed sites

The feedback from the public consultation concluded that out of the people who responded 15/42 stated that they did support site NP07 being included as an allocation within the Neighbourhood Plan. 27/42 respondents did not support the site being included. Below are some extracts from the public's general comments on site NP07. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Infill• Good access• Building should be sympathetic and consider all other buildings• Falls within the Conservation Area• Low impact on village appearance	<ul style="list-style-type: none">• Flood risk• Inappropriate site near Ancholme• Extending the village area• Not in-keeping with the Conservation Area• Site would encroach on the river bank• Exit from the site on to a dangerous and narrow road• Next to scenic stream• Greenfield site• Access from the property could be tricky• Within the Conservation Area• No more building• Extends the village boundary• Development would negatively affect the character of Owmbly Road

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **not suitable**, at this time, for allocation within the Neighbourhood Plan.

NP08 Land at Manor Garden, Owmbly Road, Spridlington



Site Information

The site is currently an area of garden land North of the village. If the site progresses into the Neighbourhood Plan, the capacity of development will be restricted.

<u>Indicative Capacity</u>	7	<u>Current Use</u>	Garden Land
<u>Site Size (hectares)</u>	0.26	Brownfield/Greenfield	GF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land.

Conclusion

There are few planning constraints on the site and is currently used for domestic garden purposes. The site is large and could accommodate more development than is required for a “small village”. The site is located within the Conservation Area for Spridlington. Any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on local character and impact to the setting and amenity value of the Conservation Area.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

NP08 Land at Manor Garden, Owmbly Road, Spridlington

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site – The site is located adjacent to existing buildings. Any development here should respect the linear nature of the existing buildings.

Impact on local character – The “built” character of this part of the village is low density, linear residential with individual dwellings set back from the road in large gardens. Any development here would need to respect this character. The design of any building will also need to consider and respect the heritage designations and the materials used within the area. The Spridlington Character Assessment provides the necessary detail on local design and materials.

Comments from Statutory Consultees

Historic England – No specific comments

Environment Agency – No specific comments

Lincolnshire County Council Highways - No objection in principle based on the information provided to date. There is an existing frontage footway link into the village.

Lincolnshire County Council Archaeology - This site falls inside the conservation area and within an area that was within the medieval settlement of Spridlington. It is likely that any development here would be subject to archaeological work being undertaken. The scale of this work would be dependent on the size and nature of the development.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council – The site is made up of garden land connected to the Manor, located to the north of the site. The positioning of the site is likely to retain the core shape and form of the settlement. The site borders residential properties to the north and south which lie in a linear form to the highway. The site lies within the continuous built form of the settlement. As a result, the site appears to meet the 1st priority of the sequential test as applied in policy LP4. The location of the site, is therefore likely to be favourable in terms of local policy. The public right of way, namely Spri/14/1, runs in close proximity to the south and west boundaries of the site. The site directly adjoins a number of residential properties to the north, east and south. The residential amenity of each property requires consideration in the decision making criteria.

Development Management Comments - The site could potentially accommodate 7 dwellings which is way beyond the figure of 4 dwellings being promoted for the Small Village of Spridlington through this plan. The site is also part of the garden of the Manor which is a large building with associated outbuildings part of which are article four protected and/or listed as Conservation Area Important Building. The site also contains a number of large trees which make a positive contribution to the character of this area and the street scene. Development on this site should not be promoted as it would have negative impacts on the setting of the Manor and the street scene (as a number of trees would potentially have to be removed to accommodate development).

Conservation Comments – Green space – one of the only ones left in the village surrounded by traditional development, should be retained as it is, without development, for the preservation of the green space. Historic England advice on conservation areas states such spaces contribute to the character of an area, even if they are not publicly accessible.

Landscape and trees comments – This site contains various large, mature trees that could potentially be affected by development, with trees such as horse chestnut, lime, ash, across the frontage boundary and other trees further back within the site. The frontage trees are in close proximity to each other, making site access likely to result in the loss of one or more trees within the street scene. The site is surrounded by green boundaries of hedges and trees which contribute to the character of the village and provide screening and privacy to the middle of this site.

Public Consultation on the proposed sites

The feedback from the public consultation concluded that out of the people who responded 20/43 stated that they did support site NP08 being included as an allocation within the Neighbourhood Plan. 23/43 respondents did not support the site being included. Below are some extracts from the public's general comments on site NP08. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Natural infill• No detrimental impact on the village• Must meet conservation constraints and controls• Secluded location• Keep continuity of the village• Meets priority 1 of the sequential test	<ul style="list-style-type: none">• Ruination of the vista and long established wooded break• Would spoil the character• Needs to respect the design of buildings• Need green spaces within the village• The Manor House "garden" has historic nature to it and should remain a garden to the house• It would ruin the look of the farmhouse• Mature trees would need to be felled• Close to flood plain• Building would change the character of the area• Would cause a clustering of housing• Could make a park• Important green space along Owmbly Road• Trees need to be retained• Development would have a negative impact on heritage assets• Attractive existing spaces in the street scene• Part of the Conservation Area• Listed Building nearby• No more building• Negative impact on surrounding dwellings• Unsuitable site• Impact on the setting of the Manor• Greenfield site

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **not suitable**, at this time, for allocation within the Neighbourhood Plan.



The site is currently an area of land at The Grange. If the site progresses into the Neighbourhood Plan, the capacity of development will be restricted.

<u>Indicative Capacity</u>	4	<u>Current Use</u>	Existing Buildings
<u>Site Size (hectares)</u>	0.13	Brownfield/Greenfield	BF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land.

There are few planning constraints on the site and is currently used as existing buildings. The site could accommodate some development. The site is located within the Conservation Area for Spridlington. Any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on local character and impact to the setting and amenity value of the Conservation Area.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site – The site is located adjacent to existing buildings. Any development here should respect the linear nature of the existing buildings.

Impact on local character – The “built” character of this part of the village is low density, linear residential with individual dwellings set back from the road in large gardens. Any development here would need to respect this character. The design of any building will also need to consider and respect the heritage designations and the materials used within the area. The Spridlington Character Assessment provides the necessary detail on local design and materials.

Comments from Statutory Consultees

Historic England – No specific comments

Environment Agency – No specific comments

Lincolnshire County Council Highways - No objection in principle based on the information provided to date. There is an existing footway link into the village on the opposite side of Faldingworth Road.

Lincolnshire County Council Archaeology - This site falls inside the conservation area and within an area that was within the medieval settlement of Spridlington. It is likely that any development here would be subject to archaeological work being undertaken. The scale of this work would be dependent on the size and nature of the development

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council – The site comprises of two existing buildings which lie perpendicular to one another. The two buildings are separated by a gap of approximately 4 metres. The landowner expresses that they wish to link the two properties as part of a conversion opportunity. The northern building fronts the highway along Faldingworth Road. The site, on the south side of Faldingworth Road, borders residential properties to the east and west which lie in a linear form to the highway. The site can be defined as being within the continuous built form of the settlement. The location of the site, would appear favourable in terms of local policy. The barn which runs along the north side of the site, parallel to the road, is noted as important to the character of the conservation area. The traditional barn, consisting of coursed limestone rubble with brick dressings and pantile roof, is important for its prominent position on the roadside. This property as existing, adds local distinctiveness to the character of the area and should be retained should development take place. The northern boundary walls, fronting the highway, on either side of the site's access are subject to an article 4 direction. The site directly adjoins residential properties to the north, east and west. The residential amenity of surrounding properties requires consideration in the decision-making criteria.

Development Management Comments - The site could potentially accommodate 7 dwellings which is 43% over figure of 4 dwellings being promoted for the Small Village of Spridlington through this plan. But in reality, this figure would only be one dwelling as a conversion of existing buildings (with a link between the buildings) is being promoted. However, this level of growth would only provide for 25% of the growth envisaged for this small village with other sites within the village better placed to meet the growth.

Conservation Comments – Single storey traditional outbuildings, minor alterations, worthy of retention and conversion in the conservation area. One new linear structure might form an enclosing courtyard. New or replacement development would not be appropriate in this area.

Landscape and trees comments – This site has three small sized trees in a row along its frontage, and a large weeping willow in the lawn area behind, along with some small insignificant trees dotted about, with the grass and post and rail fences of paddocks beyond. The main trees currently providing feature and structural greenery are the willow and the three frontage trees, which appear to be two cherry and a thorn, which are of a size that they are protected by the conservation area. The combination of the trees, the stone wall and the landscape visible behind all contribute to the appearance of the historical conservation area. There are some fairly modern buildings to the west of this site, and opposite to the north, and I feel the current view of this site with the stone building, wall and trees provides an important visual link to the village past and retains historic character for the conservation area. The three frontage trees provide feature, but they are not of particularly good form and could easily be replaced in a scheme of landscaping, but the large willow is a feature tree that should be retained and given adequate root consideration and space.

Public Consultation on the proposed sites

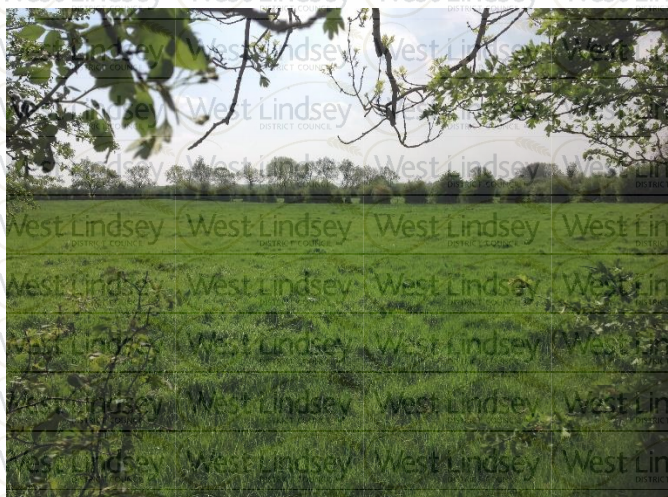
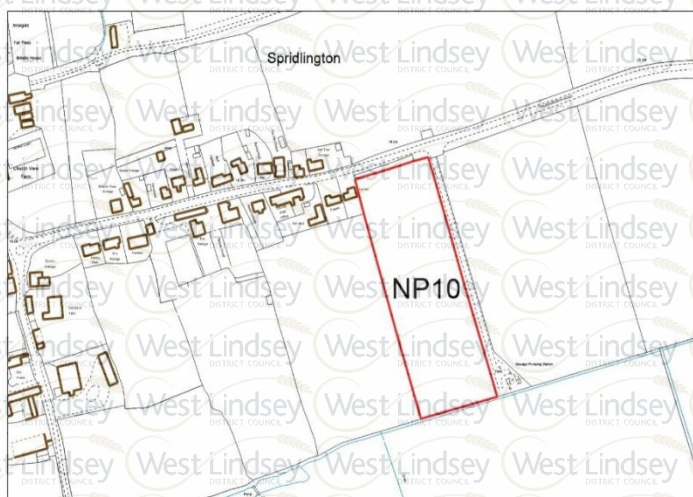
The feedback from the public consultation concluded that out of the people who responded, the majority 40/43 stated that they did support site NP09 being included as an allocation within the Neighbourhood Plan. 3/43 respondents did not support the site being included. Below are some extracts from the public's general comments on site NP09. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Barn conversion only• No change to views• Building must conserve local attractiveness• Infill• Good road access• No visual change in the centre of the village• In-keeping with the village• In the centre of the village• Enhance the frontage of Faldingworth Road• Must meet conservation constraints and controls• Must be sympathetic with all other buildings in the area• Within the development footprint• Makes use of an underused building• No impact on the village• Passes the LP4 sequential test• New access would need to be created• Site subject to an Article 4 directive	<ul style="list-style-type: none">• Exit would be on to a dangerous and narrow road• Already has housing and would cram more into a small space• No more building

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **suitable**, at this time, for allocation within the Neighbourhood Plan.

NP10 The Pearson Trust, Faldingworth Road, Spridlington



Site Information

The site is currently an area of agricultural land on the edge of the village. If the site progresses into the Neighbourhood Plan, the capacity of development will exceed the housing requirement for the village.

<u>Indicative Capacity</u>	39	<u>Current Use</u>	Agricultural Land
<u>Site Size (hectares)</u>	1.55	<u>Brownfield/Greenfield</u>	GF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land.

Conclusion

There are few planning constraints on the site and is currently used for agricultural purposes. The site is large and could accommodate more development than is required for a "small village". The site is located directly adjacent to the Conservation Area for Spridlington. Any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on local character and impact to the setting and amenity value of the Conservation Area.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

NP10 The Pearson Trust, Faldingworth Road, Spridlington

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site – The site is located adjacent to existing buildings. Any development here should respect the linear nature of the existing buildings on Faldingworth Road.

Impact on local character – The “built” character of this part of the village is low density, linear residential with individual dwellings set back from the road in large gardens. Any development here would need to respect this character. Development on this site would extend the existing settlement footprint of the village out into the open countryside to the east.

Comments from Statutory Consultees

Historic England – No specific comments

Environment Agency – No specific comments

Lincolnshire County Council Highways - The site sits just outside of the existing 30mph speed limit. A frontage footway would need to be provided to link to the existing footway on Faldingworth Road. Risk of surface water flooding to the south of the site. If this site is developed appropriate measures would need to be put in place to ensure that there is no risk of flooding to properties or third-party land.

Lincolnshire County Council Archaeology - This site falls inside the conservation area and within an area that was within the medieval settlement of Spridlington. It is likely that any development here would be subject to archaeological work being undertaken. The scale of this work would be dependent on the size and nature of the development.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council – While part of the site adjoins the final dwelling on the south side of Faldingworth Road. The site extends considerably past the dwelling line to the south of the built form, consequently, the development of this site could detrimentally impact the character of the area.

The site does not appear to meet the appropriate locations criteria contained with policy LP2 or the priorities of the sequential test as applied in policy LP4.

The site would likely have a significant negative impact on the conservation area and the historic building lines of Spridlington.

Please consider the Spridlington Character Appraisal and other documents associated with the neighbourhood plan when reaching a final decision.

Development Management Comments - As per site NP01.

Conservation Comments – The end of the settlement finishes neatly here on opposite sides of the road. New development would extend the settlement on the south side substantially. These are large fields, and any development would need to be linear in nature and without any backland development. The hedges and trees should be retained.

Landscape and trees comments – Ridge and furrow field

Public Consultation on the proposed sites

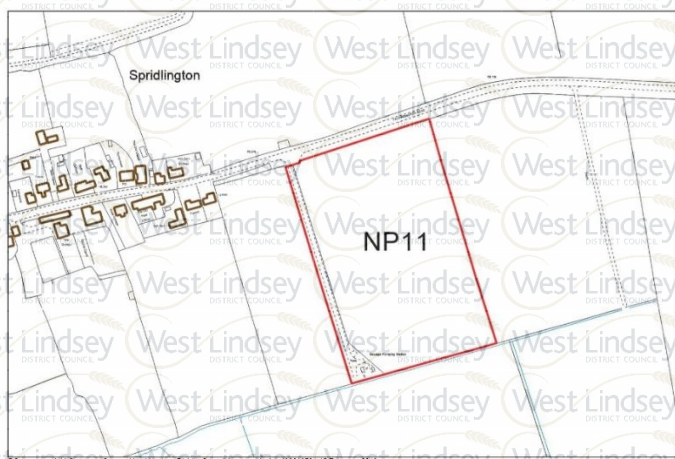
The feedback from the public consultation concluded that out of the people who responded 4/44 stated that they did support site NP10 being included as an allocation within the Neighbourhood Plan. 40/44 respondents did not support the site being included. Below are some extracts from the public's general comments on site NP10. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• This site would not affect anybody's views from present dwellings	<ul style="list-style-type: none">• Need to keep open country• Would not want any buildings at end of village• Low lying land• Would extend village curtilage• Rural/ natural habitat• Too large• Greenfield site• Outside the village• Would spoil the countryside• Not in-keeping with the Conservation Area• Would change the character and appearance of the village• Outside village boundary• Agricultural land• Risk of flooding• Near listed building• No more building• The site is the lowest priority of the LP4 sequential test

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **not suitable**, at this time, for allocation within the Neighbourhood Plan.

NP11 Land at Faldingworth Road Southeast, Spridlington



Site Information

The site is currently an area of agricultural land on the edge of the village. If the site progresses into the Neighbourhood Plan, the capacity of development will exceed the housing requirement for the village.

<u>Indicative Capacity</u>	70	<u>Current Use</u>	Agricultural Land
<u>Site Size (hectares)</u>	3.14	<u>Brownfield/Greenfield</u>	GF

Although the initial consultation with the community was not specifically on these sites, questions were asked about the preferred type of housing development and the location. The majority who responded to the survey identified that they would like to see more bungalows, affordable housing, family sized housing and would encourage some eco-friendly development. It was also suggested that any new buildings should be no higher than two storey. In addition, 37% of people said they preferred new development to be the conversion of existing buildings, 36% said they preferred the reuse of previous developed land, 23% said the preferred infill developments and only 4% said they would prefer the development of greenfield land.

Conclusion

There are few planning constraints on the site and is currently used for agricultural purposes. The site is large and could accommodate more development than is required for a "small village". The site is located directly adjacent to the Conservation Area for Spridlington. Any development would have to consider the impact to this designated heritage asset. The most likely implication of developing this site would be the potential impact on local character and impact to the setting and amenity value of the Conservation Area.

Similar to other sites in the village, any development here would not be located within a reasonable distance to nearby services and facilities.

To ensure that development delivers positive growth for Spridlington; protects any significant features in the local landscape and mitigates for its impact on identified local heritage assets, the relevant agency should be consulted on the proposed site and its potential to accommodate a residential use.

NP11 Land at Faldingworth Road Southeast, Spridlington

Constraints and Sustainability Assessment

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

Any Additional Comments

Landowner Supportive - Yes, the site was part of the community consultation exercise for consideration for future development.

Location of the site – The site is located adjacent to existing buildings. Any development here should respect the linear nature of the existing buildings on Faldingworth Road.

Impact on local character – The “built” character of this part of the village is low density, linear residential with individual dwellings set back from the road in large gardens. Any development here would need to respect this character. Development on this site would extend the existing settlement footprint of the village out into the open countryside to the east.

Comments from Statutory Consultees

Historic England – No specific comments

Environment Agency – No specific comments

Lincolnshire County Council Highways - The site sits just outside of the existing 30mph speed limit. A frontage footway would need to be provided to link to the existing footway on Faldingworth Road. Some risk of surface water flooding to the south of the site. If this site is developed appropriate measures would need to be put in place to ensure that there is no risk of flooding to properties or third-party land.

Lincolnshire County Council Archaeology - This site falls inside the conservation area and within an area that was within the medieval settlement of Spridlington. It is likely that any development here would be subject to archaeological work being undertaken. The scale of this work would be dependent on the size and nature of the development.

Natural England – No specific comments

Minerals and Waste – No specific comments

West Lindsey District Council – The site does not appear to meet the appropriate location criteria. The site may form a standalone development which would likely impact the character of the area and the built form. As a result, the site does not appear to meet the priorities of the sequential test as applied in policy LP4.

The site would likely have a significant negative impact on the conservation area and the historic building lines of Spridlington.

Please consider the Spridlington Character Appraisal and other documents associated with the neighbourhood plan when reaching a final decision.

Development Management Comments - As per site NP01.

Conservation Comments – The end of the settlement finishes neatly here on opposite sides of the road. New development would extend the settlement on the south side substantially. These are large fields, and any development would need to be linear in nature and without any backland development. The hedges and trees should be retained.

Landscape and trees comments – Ridge and furrow field.

Public Consultation on the proposed sites

The feedback from the public consultation concluded that out of the people who responded 3/43 stated that they did support site NP11 being included as an allocation within the Neighbourhood Plan. 40/43 respondents did not support the site being included. Below are some extracts from the public's general comments on site NP11. The full list of comments from all sites are in Appendix 1.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• This site would not affect anybody's views from present dwellings	<ul style="list-style-type: none">• Need to keep open country• Would not want any building at end of village• Inappropriate ruination of the approach to Spridlington from Faldingworth• Would extend village curtilage• Rural/ natural habitat• Too large• Greenfield site• Would spoil the countryside• Not in-keeping with the Conservation Area• Outside the building footprint• This site does not meet the priorities of the LP4 sequential test• No more building• Would create a pocket of development and not the core shape of the village

Final Comments

After considering the information provided by statutory consultees, existing planning policy and feedback from recent public consultation, this site is **not suitable**, at this time, for allocation within the Neighbourhood Plan.

Response to each site

	NP01	NP02	NP03	NP04	NP05	NP06	NP07	NP08	NP09	NP10	NP11
Yes votes	9	4	36	34	41	18	15	20	40	4	3
No votes	34	40	8	10	2	25	27	23	3	40	40
Total	43	44	44	44	43	43	42	43	43	44	43
Ranking	8	9=	3	4	1	6	7	5	2	9=	11
Yes/Total %	21%	9%	82%	77%	95%	42%	36%	47%	93%	9%	7%
Site location	N CliffRd	Ox-Pond	TopYard	OwRdSE	SHbarn	OwRdNE	WldVw	ManGdn	Grange	Ptrust	FldRdSE

Following the consultation, sites NP03, NP04, NP05 and NP09 will be allocated within the Neighbourhood Plan for residential development for 1 dwelling each.

Data Source for the completed site assessments –

Flood Risk – <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Surface Water Flooding – <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Nationally Important Wildlife Sites – <http://www.magic.gov.uk/MagicMap.aspx> **(None within 500m)**

Local Wildlife Sites – <http://www.magic.gov.uk/MagicMap.aspx> **(None within 500m)**

Ancient Woodland – <http://www.magic.gov.uk/MagicMap.aspx> **(None within 500m)**

Regionally Important Geological Sites – <http://www.magic.gov.uk/MagicMap.aspx> **(None within 500m)**

Tree Preservation Orders (TPO) – See Map provided

Agricultural Land Classification – See Map provided

Contaminated Land – Judgement based on historic use of the site.

Scheduled Ancient Monument (SAM) – <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

Listed Buildings Grade I and Grade II* - <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

Listed Buildings Grade II - <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

Conservation Area – See Map provided

Historic Park and Gardens - <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true> **(None in Parish)**

Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV) – <http://www.magic.gov.uk/MagicMap.aspx> **(None in Parish)**

Green Wedge (GW) – **(None in Parish)**

Proximity to Nearest Primary School – Local Knowledge, google maps etc.

Proximity to Nearest Secondary School – Local Knowledge, google maps etc.

Distance to Nearest Bus Stop – Local Knowledge, google maps etc.

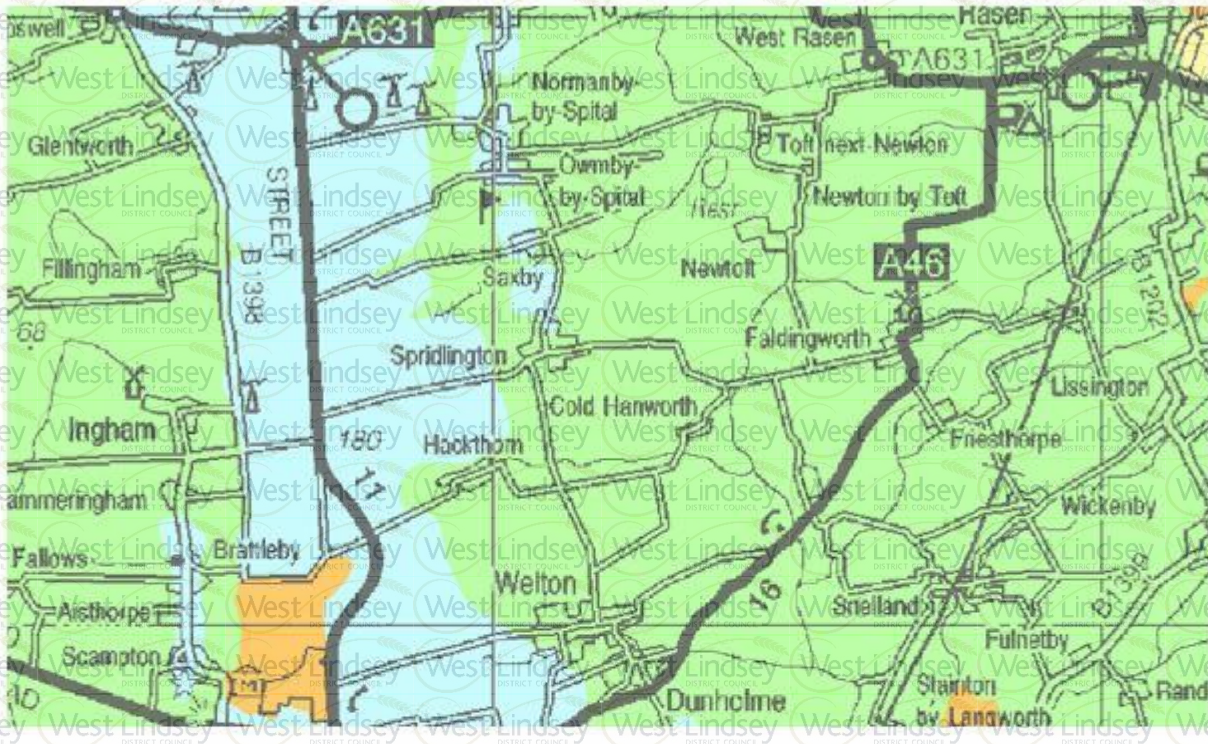
Distance to Nearest Train Station – Local Knowledge, google maps etc.

Health – Local Knowledge, google maps etc.

Map 1: Spridlington Conservation Area



Map 2: Agricultural Land Classification

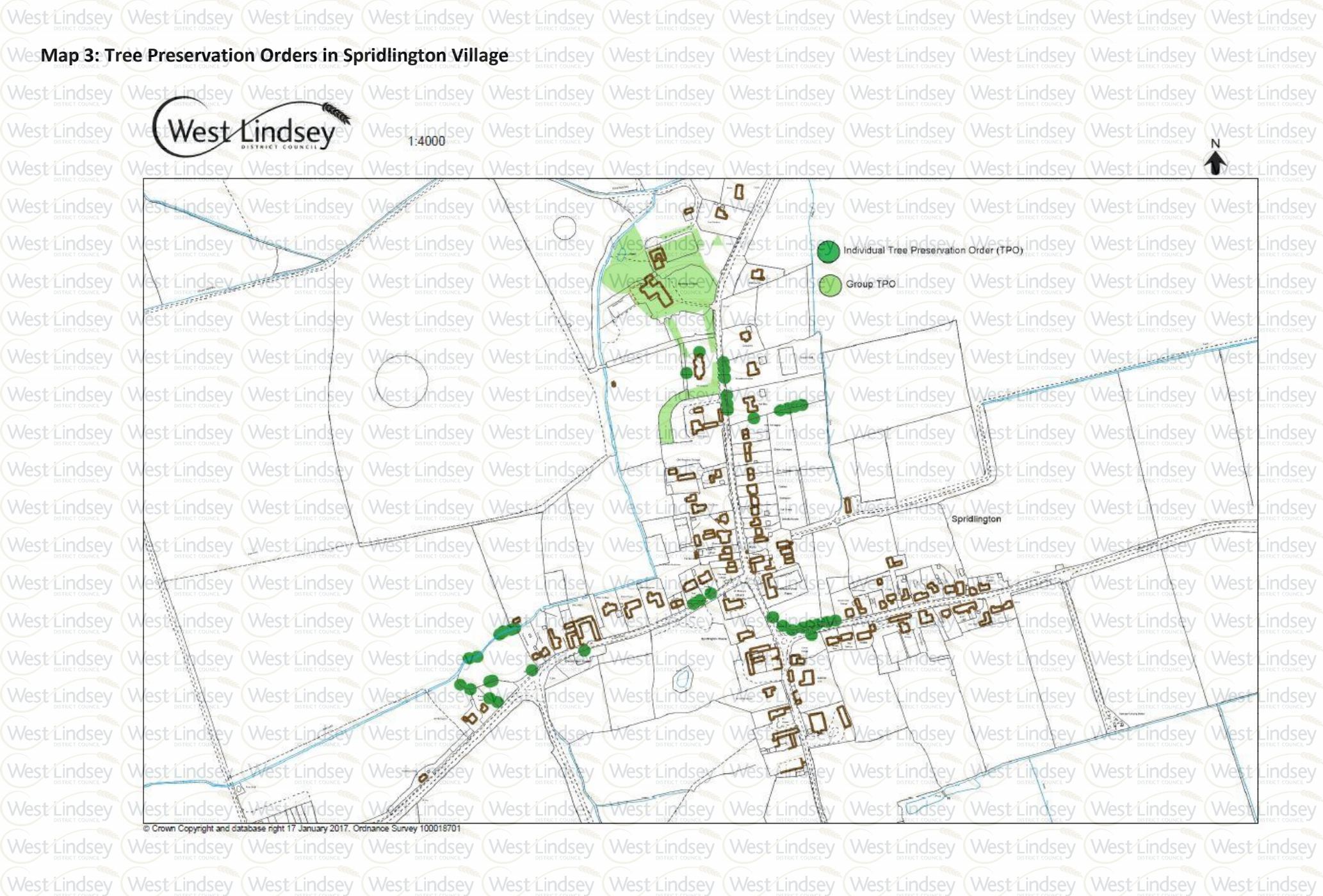


Grade Description

- | | |
|---|------------------|
| 1 | Excellent |
| 2 | Very Good |
| 3 | Good to Moderate |
| 4 | Poor |
| 5 | Very Poor |

Non-Agricultural Land

- | | |
|--|--|
| | Other land primarily in non-agricultural use |
| | Land predominantly in urban use |



Map 3: Tree Preservation Orders in Spridlington Village

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Appendix 1: All comments made during the Site Assessment Public Consultation

NP01 Comments from Consultation Questionnaire 12/13 April 2018
Land North of Cliff Road
Y
Would bring village boundary together. Would need to watch flooding!
N
N
flood risk area, very fast road
Y
If the buildings are roadside only and not built into an estate - views and vistas are important
N
Land within flood plain - exit onto narrow, very busy dangerous road
N
N
Y
This site and NP02 would allow houses which are currently not part of the village (ex local) to be more connected. This is desirable for community cohesion
Y
This development site would link the houses to the West of the village with the rest of the village and make it more inclusive. No impact on the centre of the village and suitable vehicular access
N
Site too large
N
Green field site
N
Will have a significant impact on Hackthorn View whose land borders half the length of the land. Flood Risk
N
Entry onto road unsuitable, very dangerous road. This is a flood risk area and will extend the village footprint
N
N
Extending Village and flood plain
N
Within the flood area
N
Possible flood
N
Too big and area and out of village to some extent. No sewerage system
Y
Will integrate the dwellings along Cliff Road into the village
Y
Y
Prevent traffic increase in village. Link Council Houses to village
N
flood risk
N

NP01 Comments from Consultation Questionnaire 12/13 April 2018
Always looks very wet, so could be prone to flooding
N
Greenfield site beyond the core of the village. At risk of flooding. Would have a negative impact on the character of the area and built form.
N
This site is outside the village development and the land is subject to flooding. Also Cliff Road visibility, speed issue are against it. Any development would be out of character for the environment and would not fit with the existing 1930, /50s style of ?? properties on this part of Cliff Road.
N
A Disconnected Standalone development and land is subject to flooding. Speed issues on road
N
Flood risk
N
This land does get a lot of water which does stay and floods
N
Green field site, Flood Risk, loss of open countryside
N
It unnecessarily increases the size of the village. Views of open landscape are precious and should be protected
N
Less suitable than other options. Too far out of main village area and a greenfield site
Y
Within the village boundary
Y
Within village boundary. Small affordable housing would be preferred.
N
Current greenfield site; more suitable sites within village. Will elongate the settlement boundaries and not be core shape. Risk of flooding.
N
Outside building line: Risk of flooding (A)
N
outside of village Curtilage and identified as greenfield therefore rated 3 in the sequential test
N
No More Building
N
Too Big we do not want 64 houses there, we are a small village
N
Flood Risk, greenfield site, out of village
N
Too far outside the existing built footprint and is a greenfield site.
N
Greenfield site. Possible flood risk
N
Green Space. Outside the footprint of the village. Would extend small village
N

NP01 Comments from Consultation Questionnaire 12/13 April 2018
This extensive site is a greenfield one which fails the sequential test in LP4 of the CLLP and is also at the bottom of the list of preferred development site types in the neighbourhood plan questionnaire sequential test. It is also a site of potential flood risk
Yes 9
No 34
Total 43

NP02 Comments from Consultation Questionnaire 12/13 April 2018
The Ox-Pond, Cliff Road
N
Too water logged!! Unless level can be lifted
N
N
flood risk area, site of scientific value
N
This field tends to flood when we have heavy rain
N
Land already under water. Flood risk. Any exit already on to very dangerous road and junction
N
N
This piece of land represents an open space welcoming approach to the village. Development here would drastically change the village.
Y
N
A valuable green area and in the heart of the village
N
N
Some ?? Of Green space should be retained within the village
Y
N
In flood area. Historically flooded deliberately to wash livestock. Therefore at a higher risk to flood. A clue is in the name!
N
Land continually under water - flood risk and as I understand it, it is a site of significant interest
N
N
Extending Village and flood plain
N
Within the flood area
N
Possible flood
N
Very liable to flooding
N

NP02 Comments from Consultation Questionnaire 12/13 April 2018
Outside building footprint. Will have visual impact as you enter village from Hackthorn Road
N
Observed regular water on the land
N
Historic Pond. Views/Heritage/Character
N
flood risk
N
Site of scientific interest and was a village pond in the past, which was later filled in. Very prone to flooding.
N
Greenfield site, at risk of flooding. Important open space. Negative impact on the setting of the Scheduled Monument and the conservation area.
N
Have an adverse effect on Tree Protection and general character of this part of the village
N
Risk of flooding. Existing tree preservation orders
N
Flood risk
N
N
On junction, very wet - Risk of flooding, Tree preservation order
N
(As above NP01) Less suitable than other options. Too far out of main village area and a greenfield site, plus appears to come with higher flood risk
N
Ideal location for village "Park". Adjacent to School Bus Drop-off
N
This is part-owned by the village I think and should stay as community land
N
flooded area - opposite junction, bus stop for school children - not suitable/road safety!
N
Risk of flooding. I consider this site enhances the views/aspect coming into the village. Heritage value would be lost. More suitable sites available elsewhere.
N
Flood Risk: Surface Water Flooding: Conservation Area
N
Outside of village Curtilage and greenfield. Ranked 3 in the sequential test
N
No More Building
Y
N
Flood risk, dangerous junction, important green space/view
N
Flood risk area, awkwardly positioned at H/Thorn Road junction, also it is historically important to the village as an open green space.
N

NP02 Comments from Consultation Questionnaire 12/13 April 2018
Greenfield site. Possible flood risk. Historic interest
Y
Although this area is a green open space and potentially a great asset to the community, it is currently inaccessible. I would be happy for partial development if ox pond restored and some green space accessible eg bench by pond. I think could enhance the space. This is the first view as you enter the village and I think it could be improved.
N
This is an important green space and adds considerably to the entry from the Hackthorn Road into the village. It also fails the sequential test for flood risk. There are other sites in Spridlington which are more appropriate for development.
Yes 4
No 40
Total 44

NP03 Comments from Consultation Questionnaire 12/13 April 2018
Land at Top Yard, Owmbly Road South
Y
OK but don't over develop
N
bad road junction for more traffic
Y
Y
A bit late as building has commenced
N
Most definitely highway issues and impact on existing Listed buildings
Y
Y
this is perhaps one of the best areas to develop. Appropriate infill
N
Poor road access. The most beautiful part of the village where villagers enjoy walking. Barn Owls use barns Not a brownfield site as barns will be redeveloped else where for grain storage
N
This is a naturally ecologically valuable area - wildlife, barn owls, bats etc.. Would extend the village. Unsuitable vehicular access or pedestrian access
N
Road not suitable for extra traffic. No footpath and blind house drives
Y
Y
Y
NP03 + NP04 both ideal sites for development. Brownfield sites that would enhance the village. The road is sufficient for access as there are only a few houses along it.
N
extra traffic coming out of a bad junction
Y
Y
In fill + development. Must meet conservation + village controls

NP03 Comments from Consultation Questionnaire 12/13 April 2018
Y
Redevelopment of existing disused buildings for new housing
Y
Would be ideal as Housing Site hopefully will enhance village
Y
One house only
Y
Another suitable site for redevelopment of unused buildings
Y
Y
Y
Brownfield/Infill
Y
Possibly, as long as it is in character with existing homes, although present farm buildings are part of the agricultural nature of the village
N
Close proximity to Listed building. Would have an adverse impact on the local character and to the setting of the Conservation area.
Y
Sensible option as already existing buildings which could be changed to housing. With ?? Village development.
Y
Good option for building, located at nearby services and facilities
Y
An ideal place to develop. Anything must be an improvement on what is there at present.
Y
if the site is only used for Farm and not used then this would be good to use
Y
???currently just disused buildings, brownfield site
Y
Would improve the aesthetics of the current building. Only concern would be one of site access.
Y
Out the way. So makes sense.
Y
Would improve aesthetics
Y
would help appearance - end of track. Old grain store - drying noise removed
Y
Brownfield site on edge of development so meets strategic growth. Issues about turning circle can easily be overcome. Would like to see no more than 1 dwelling
Y
Nb Brownfield site outside village, no need to build if other areas fulfil criteria
Y
Priority 2 in Sequential Test and should only be considered if Target can't be met from Priority 1 sites
N
No More Building

NP03 Comments from Consultation Questionnaire 12/13 April 2018
Y
Y
Would improve the look of that part of the village
Y
Brownfield site, just within existing curtilage of village, would be a visual improvement on existing buildings.
Y
Dilapidated barn. Brownfield site
Y
The development so far in the area has improved other wise run down site. Footpaths extending from this area would benefit the village.
Y
The road access is narrow and there would be a need for appropriate turning areas at the site/near the site. It could accommodate 1 or 2 buildings, possibly single storey, designed to fit in with the Grade 2 Listed building which is adjacent to the site. The view towards the site is an important one on the approach to the village from the south.
Yes 36
No 8
Total 44

NP04 Comments from Consultation Questionnaire 12/13 April 2018
(Drier) Land East, Owmbly Road South
Y
Would tidy up this area but don't over develop
N
bad road junction for more traffic
Y
Y
Open land, and views would not be a spoiler but just one Dwelling would be ideal for this site
N
Same as 03 - Highways issues and buildings would impact on existed Listed buildings
Y
Y
Appropriate
N
This is <u>not</u> in line with environmental policies. Would extend the village curtilage
N
This site does not have suitable vehicular access. No paths or suitable access for pedestrians. It is a valuable rural site - barn owls and natural habitat. Views to the countryside would create an urban "cul-de-sac". Quiet area of the village
N
Road not suitable for extra traffic. No footpath + blind house drives
Y
Y
Y

NP04 Comments from Consultation Questionnaire 12/13 April 2018
NP03 + NP04 both ideal sites for development. Brownfield sites that would enhance the village. The road is sufficient for access as there are only a few houses on it.
N
extra traffic coming out of a bad junction
Y
Y
In Fill + development. Must meet conservation + village controls
Y
Redevelopment of existing disused buildings for new housing
Y
Conversion from Agricultural to housing
Y
In a ??? Area
Y
Another site suitable for re-use/development of redundant buildings. Infills the village without much impact
Y
Y
Y
Brownfield
N
Although the present buildings are not very attractive, they are part of the agricultural history of this village and outside the present footprint of the village.
N
Close proximity to a Listed building. On the edge of the village. Other sites more suitable. Adverse impact on local character and setting.
Y
Again suitable provided any development is sympathetic to the area.
Y
Suitable for sympathetic development
Y
Looks derelict. Needs attention.
Y
Old Farm land that is not used would be good
Y
Improve the ??? From disused farm buildings, low impact on surrounding homes.
Y
(As above)Would improve the aesthetics of the current building. Only concern would be one of site access.
Y
Out the way. So makes sense. No more Grain-dryer noise!
Y
Makes sense. Rid of grain drier that makes a lot of noise.
Y
Existing barn/falling down - improve appearance - no effect on village end of track.
Y

NP04 Comments from Consultation Questionnaire 12/13 April 2018
Suitable as previously developed at edge of settlement. Would improve current looks of road at this end of the village. Would have no significant impact on trees/heritage buildings. Would like to see limits on number of dwellings.
N
Outside village line; unsuitable road access; Conservation concerns
Y
Priority 2 in Sequential Test and should only be considered if Target can't be met from Priority 1 sites
N
No More Building
Y
Y
Would improve the look of that part of the village
Y
(as above)Brownfield site, just within existing curtilage of village, would be a visual improvement on existing buildings.
Y
Brownfield site. Would not affect the character of the village
Y
Brown field site. Close to the developed footprint. I would be happy for development at this site to exceed the 9 if we get the benefit of more footpaths or community area. eg Playground, Recreation ground
Y
The road access is narrow but this site is large enough to ensure that ample provision is made for car parking and turning of vehicles as part of the design. The site is close to Grade 2 Listed buildings and the design, materials and scale of any buildings here would need to be appropriate.
Yes 34
No 10
Total 44

NP05 Comments from Consultation Questionnaire 12/13 April 2018
Spridlington House Barns, Owmby Road
Y
Barn conversion good idea
Y
Y
Only if character kept, ie Barn Conversion
Y
OK to proceed but yet again exit from site would be on to narrow dangerous lane
Y
Y
OK as infill
Y
Majority of structure already there. Sound building which would make natural conversion. Good road access
Y
Would provide housing with no change to the visual impact in the heart of the village

NP05 Comments from Consultation Questionnaire 12/13 April 2018
Y
Y
Y
Y
Can easily be developed to produce a residence in keeping with the village if the original basic structure and materials remain in place
Y
barn conversion ok
Y
Y
In Fill and development. Must meet conservation constraint and controls
Y
Existing buildings, not on green land. Should build sympathetically and in character
Y
Yes has existing buildings so can be modified for purpose of Housing
N
Last of traditional farm buildings in the village. Bad location on road
Y
Ideal for redevelopment
Y
Would make good use of redundant buildings
Y
Y
Y
Development of converted Barns looks good and fits in with the character of the village
Y
Converting the existing buildings would have the least impact for the village. Ticks all the boxes. The no.1 site
Y
Potentially the best site for the Spridlington Building quota. Sensitive development. No apparent view
Y
This site would suit sensitive development
Y
Already building there.
Y
only if they use the Barns Not to be pull down
Y
Existing structure would not change the feel and look of the village.
Y
A sensitive conversion of the existing farm buildings there would be excellent visually and be a real contribution to the existing character of Spridlington
Y
Development of what is already an interesting looking existing property, if done well, could add nice character to the village. Good location within existing curtilage
Y

NP05 Comments from Consultation Questionnaire 12/13 April 2018
Would improve aesthetics
Y
Existing Building conversion.
Y
Suitable as within settlement footprint and conversion of existing building
Y
constraints; heritage features; conservation area;
Y
Is within the village conservation area and uses existing building and is priority 1 in the sequential test.
N
No More Building
Y
Y
Development of existing buildings good access
Y
Conversion of existing buildings.
Y
Existing buildings, not on green land. Should build sympathetically and in character
Y
Would not alter the character of the village. Brown field site
Y
Conversion of an existing very important barn area into residential use passes the sequential test from LP4 of the CLLP. This would not harm the centre of the Conservation Area if done sympathetically. Access to the junction from the site should not pose a problem as visibility along Faldingworth Road and Owmbly Road is clear.
Yes 41
No 2
Total 43

NP06 Comments from Consultation Questionnaire 12/13 April 2018
Land to the North-East of Owmbly Road
Y
OK but limit to one dwelling
N
N
N
Views from other dwellings would be lost
N
Yet again an exit on to dangerous existing road
N
Y
Good infill site which would not extend curtilage. Good road access.
Y
An obvious site for one house with no detrimental impact to the village

NP06 Comments from Consultation Questionnaire 12/13 April 2018
Y
N
Green Space should be retained
N
Green field site
N
Road access is very poor as the land is on a bend, potential for accidents. If permission given building needs to follow build line
N
N
Y
In Fill and development. Must meet conservation constraints and controls
Y
As long as it is sympathetic with all surrounding buildings
Y
As long as this is done in character of existing properties
Y
Suitable for one house or two
Y
Would require suitable dwelling to infill
Y
Low level building most suitable
N
Proximity to Listed building/Views
Y
Infill
Y
Possibly part of this site, as long as road access is safe.
Y
Suitable site for one house. However any development should be limited in scale and size to allow views to be retained beyond the site.
N
Consider any development would be too intrusive at this time. Maybe potential for development in the future or for amenity project?
N
maybe a future development site, but not for now
N
Close to the beck and no buildings opposite
Y
Bungalows would be good as this would not look to be making our village too big
Y
Adjoins existing development, low impact on Conservation. Brownfield site
N
The site is too big and might encourage further development later on which wouldn't be in keeping with the linear development which now obtains. <u>AND</u> yet another view of the open countryside would be lost

NP06 Comments from Consultation Questionnaire 12/13 April 2018
N
Seems an overly large site for what is required for the village. Better options available.
N
Like to see sheep there!
N
Has livestock in it Sheep - I like them!
Y
Infill within developed footprint of settlement. Access to site could be resolved. However, would not want building line to be extended at back and limited to a dwelling that is consistent with those either side.
N
Outside building line;
N
Site is within the village curtilage and plan suggests building beyond existing building line into Greenfield area
N
No More Building
Y
See no reason for not developing this site
N
Near a dangerous bend in the road, greenfield site
Y
Infill
N
Nice view of fields
N
I think development at this site would be detrimental to the character of the village. This is one of the prettiest fields in the village in a green area near wold view.
N
This is an important greenfield site providing views across open fields to the Wolds. There are few such links with the historic agricultural/livestock grazing paddocks left in the Conservation Area. They should be protected.
Yes 18
No 25
Total 43

NP07 Comments from Consultation Questionnaire 12/13 April 2018
Land at Wold View, Owmbly Road
Y
Only one dwelling
Y
no objection
N
Too much risk of flood water effecting site
N

NP07 Comments from Consultation Questionnaire 12/13 April 2018
Site affected by water - flood plain. Site would encroach on river bank. Exit from site on to dangerous narrow road
N
N
Totally inappropriate site near Ancholme
Y
Natural infill, with good road access.
Y
An obvious site for one house with no detrimental impact to the village
N
N
Assessment Risk for flooding too low
N
Flood Risk
N
Flood risk as it is alongside a stream. If approved a single building close to the road to follow building line.
Y
no objections
N
N
Extending Village area - not in keeping with conservation. Flood plain
Y
As long as it is sympathetic and considers all other buildings
Y
As long as sympathetically built
N
No, outside village curtilage
Y
Within the footprint
Y
Falls within the Conservation Area
Y
Y
N
Next to scenic stream and could be prone to flooding. 9 properties/buildings is not acceptable for a small village.
N
Greenfield site on edge of the Village - at risk of flooding. Other sites far more suitable.
N
On the extreme edge of the village and not on appropriate site at this time.
N
on edge of village, not a suitable site just now
Y
Would support the building of 1 property on current building line.
N

NP07 Comments from Consultation Questionnaire 12/13 April 2018
Flood Risk
N
Flood Risk
N
Would make for a pleasant site but flood risk seems prohibitive
Y
Already part of a garden.
Y
End of village boundary - existing garden low impact on village appearance
N
At very edge of settlement and more suitable sites elsewhere. Also risk of flooding and access from the property could be tricky unless the drive at Wold View is used
N
Flood Risk; Conservation Area
N
Land is outside village curtilage and high priority flood risk
N
No More Building
Y
No problem for a dwelling here
N
Flood risk, extends perimeter of village
N
Unsuitable site.
N
Extends the village. Flood risk
N
I value the green spaces at this end of the village. Development here would negatively affect the character of Owmbly Road
N
This site does not pass the flood risk sequential test as there are other sites in the village in more appropriate places with a lower risk factor.
Yes 15
No 27
Total 42

NP08 Comments from Consultation Questionnaire 12/13 April 2018
Land at Manor Garden, Owmbly Road
Y
Limit no of dwellings to 1
Y
Y
N
Ruination of the vista and long established wooded break - spoil the character
N
Any building built within the "garden" of this beautiful house could be termed in fill. Impact on local character from WLDC says need to respect Heritage Design Axioms
N
N
Need green spaces within village - this plot would just lead to clutter
Y
Natural infill
Y
An obvious site for one house with no detrimental impact to the village
Y
Y
Y
N
This is the Manor House "garden". Has historic nature to it and should remain a garden to the house
N
It would ruin the look of the farmhouse and result in mature trees being taken down
N
Y
In Fill and development. Must meet conservation constraints and controls Close to flood plain!!
N
I believe to build here would change the character of the existing site and overcrowd.
N
Would impact on local character. Would cause clustering of housing
Y
Secluded location, hidden from road,????, was a house here before
Y
Y
Y
Y
N
Looks as though it could make a lovely park!
N.
Important green space along the Owmbly Road. Adding character to the village. Other sites far more suitable
Y
Potential for continuity of village development but the mature trees need to be retained.
Y

NP08 Comments from Consultation Questionnaire 12/13 April 2018
Keep continuity of village development
N
Loss of mature trees and hedges. Loss of open view from houses surrounding the site
Y
Only if it does not take over the Grade 2 building
N
Loss of mature trees. Change look of village
N
I would have thought any development on this site would significantly diminish the look and feel of the Manor property which seems unnecessary.
Y
Already part of a garden.
N
Existing garden - not want to "Squish" in another property.
N
Development would have negative impact on heritage assets - no designated buildings. Also has open green space which is attractive in the street scene and part of conservation area. Would have negative impact and could result in loss of significant trees.
N
Listed building nearby, Conservation Area. Change of use from local amenity and area of beauty to house building
Y
Meets Priority 1 in a sequential test, but need to consider ??? Open spaces - should only be developed if target is not met from the Priority 1 sites
N
No More Building
N
N
Negative impact on surrounding dwellings, especially regarding access
N
Unsuitable site.
Y
infill
N
N
This site is an important green space and, if developed, would have a negative impact on the setting of the Manor, a Conservation Area Important building. The garden, with its mature trees and lawns is a greenfield site and is totally inappropriate for development. The view of the Manor garden is one of the highlights of the walk along Owmbly Road.
Yes 20
No 23
Total 43

NP09 Comments from Consultation Questionnaire 12/13 April 2018
The Grange, Faldingworth Road
Y
Like the idea of Barn conversion rather than New Build
Y
barn conversion only
Y
Site has existing buildings (could be converted). No change to views
Y
OK to proceed but building must be built to conserve local "attractiveness" of existing building. Exit would be on to dangerous narrow road
Y
Y
OK as justified infill
Y
Natural infill, good road access
Y
Would provide development with no visual change in the centre of the village
Y
Y
Y
Y
Can easily be developed to produce a residence in keeping with the village.
Y
Barn conversion which would enhance the frontage of Faldingworth Road
N
Y
In Fill and development. Must meet conservation constraints and controls
Y
Already suitable for dwelling and redevelopment as long as new build is sympathetic with all other buildings in surrounding area
Y
This would fit in with original footprint as long as build is sympathetically
Y
Y
Will improve visual aspect (frontage) ideal for redevelopment
Y
Ideal for redevelopment, makes good use of an underused building
Y
Y
Conversion of existing property
Y
Limited development fitting in with existing buildings and the size of the site and character of the village
Y

NP09 Comments from Consultation Questionnaire 12/13 April 2018
A sympathetic conversion of the two single storey buildings would meet my approval. Little impact on the built form of the village. May necessitate an additional driveway for the main farmhouse.
Y
In the village a good choice.
Y
A suitable choice for re-development of existing buildings
Y
Seems to be just a change of use making little difference to overall views from the street
N
This is already has housing do not cram more into small places
Y
Existing structure, would not impact on the feel of the village
Y
Seems an ideal opportunity to develop a characterful existing building in keeping with the existing village.
Y
Will improve general appearance of that stretch of road
Y
Would improve general aesthetics
Y
Existing conversion of barn - no impact on village - aesthetically pleasing.
Y
Within the developed footprint of settlement. Would be conversion of existing buildings and sympathetic renovation would maintain the barn which is important as part of the conservation area.
Y
Appropriate use of existing barn.
Y
Priority 1 in sequential Test and will infill existing Building and develop existing site.
N
No More Building
Y
Y
Good use of existing buildings, does not impact on rest of village.
Y
Conversion of existing building.
Y
Existing building.
Y
Existing building.
Y
Conversion of an existing building into a residence within the continuous built form of the settlement passes the LP4 sequential test. The northern side of the site, parallel to the road, is subject to an article 4 directive and is an important feature contributing to the historic character of the Conservation Area. The site would lend itself to conversion into a single residence. It is likely that a new driveway exit/entrance would be required onto Faldingworth Road and this would

NP09 Comments from Consultation Questionnaire 12/13 April 2018
need to be in keeping with the design and materials of the existing barn building with minimal loss of the existing wall.
Yes 40
No 3
Total 43

NP10 Comments from Consultation Questionnaire 12/13 April 2018
The Pearson Trust, Faldingworth Road
N
Think other sites are better. Need to keep open country ???
N
would not want any building at end of village
Y
Y
This site would not affect anybodys views from present dwellings
N
no comment
Y
N
Low lying land and any development here would stick out like a "carbuncle" on the edge of a beautiful protected village
N
Would extend village curtilage
N
Rural/natural habitat. Very unsuitable
N
N
Too large
N
Development too large. Green Field Site
N
Outside the village.
N
This would extend the village and spoil the countryside aspect
N
Extend Village area. Not in keeping with Conservation Area
N
Very large plot in conservation area on the edge of the village on green field site. Would change the character and appearance of the village
N
Too large a site for requirements of extension of Spridlington. Would change too much of the existing character. Green Belt areas should be kept as that
N
Too far out of village
N

NP10 Comments from Consultation Questionnaire 12/13 April 2018
Outside the Conservation Area/Building footprint. Will elongate the linear appearance of the village. Dwellings will have to be set back from the tree covered frontage
N
Extends beyond the village Conservation Area
N
Beyond settlement
N
Greenfield
N
Outside the village boundaries
N
Greenfield site on edge of village. Bottom of sequential list. Other sites far more suitable.
N
Edge of village - agricultural land no reason to develop at this time.
N
At end of village, agricultural land
N
Outside the building line
N
Too big area and road too small to get onto land
N
Agree with WLDC comments
N
because it unnecessarily expands the village boundaries and discolates the linearity of the development along the road
N
Seems overly large and towards the edge of the village to make what is a relatively small requirement for housing in the village - Better smaller "in village" other options.
Y
N
Extending the village line - building should be kept within what we already have.
N
Land on outskirts of village - would extend boundary - size - more suitable for recreational area.
N
Would extend the core shape of settlement with a negative impact. Risk of surface water flooding which will effect dwellings. More suitable sites in village.
N
Outside building line; near listed building
N
Outside of village Curtilage - greenfield site. Priority 3 in Sequential Test
N
No More Building
N
N
Extends perimeter of village, greenfield
N

NP10 Comments from Consultation Questionnaire 12/13 April 2018
Greenfield site, outside the built footprint of the village
N
Greenfield site
N
Would extend the village. Green Spaces
N
The development of this site would have a significant negative impact on the Conservation Area. It is a greenfield site and falls into the lowest priority of the LP4 sequential test. There are more appropriate sites in the village for development to meet our allocated number of dwellings.
Yes 4
No 40
Total 44

NP11 Comments from Consultation Questionnaire 12/13 April 2018
Land at Faldingworth Road South-East
N
Think other sites are better. Need to keep open country ???
N
would not want any building at end of village
Y
This site would not affect anybody's views from present dwellings
N
I agree entirely with WLDC's comments
Y
N
Same as NP10! Totally inappropriate ruination of the approach to Spridlington from Faldingworth
N
Would extend village curtilage
N
Rural/natural habitat. Very unsuitable
N
N
Too large - open to huge developments in the future
N
Development is too large and Green Field Site
N
Outside the village. If permission was given then site NP10 could more easily seek permission.
N
This is at the end of the village and would spoil the countryside aspect
N
Extend Village Area. Not in keeping with Conservation Area
N
Very large plot, in Conservation Area on the edge of the village on green field site on Green Belt
N

NP11 Comments from Consultation Questionnaire 12/13 April 2018
Too large a site to build houses. Spridlington would by building on this green belt change considerably
N
Too far out of village
N
Outside the Conservation Area/Building foot print. Will elongate the linear appearance of the village
N
Extends beyond village Conservation Area
N
Linear Ribbon development beyond village
N
Greenfield
N
Outside the village boundaries
N
Greenfield site on edge of village. Bottom in sequential list. Other sites far more suitable.
N
(Ditto as NP10) Edge of village - agricultural land to reason to develop at this time. Road narrow etc.
N
(As NP10) At end of village, agricultural land
N
Outside the existing building line.
N
(The same as NP10) Too big an area and road too small to get onto land
Y
Few negatives and better sites available but no real objection
N
because it too unnecessarily expands the village boundaries and goes against the current linear character of the housing in the road
N
(As above) Seems overly large and towards the edge of the village to make what is a relatively small requirement for housing in the village - Better smaller "in village" other options.
N
Outside village limits
N
Extending the village line - building should be kept within what we already have.
N
Land on outskirts of village - extend boundary - more suitable for recreational area. Entrance to village - impact on appearance.
N
Would create a pocket of development and not core shape of settlement. Would have negative impact on overall conservation area. Risk of flooding
N
Outside building line; will spoil views and conservation area
N

NP11 Comments from Consultation Questionnaire 12/13 April 2018
Outside of Curtilage on greenfield site. Priority 3 in Sequential Test
N
No More Building
N
N
Extends perimeter of village, greenfield
N
Greenfield site, outside the built footprint of the village.
N
Greenfield site
N
Too much development possible on this site for a small village.
N
The site does not meet the priorities of the LP4 sequential test. It is a greenfield site and there are other sites within the developed footprint of the village which are more suitable. It would have a negative impact on the entrance to the village along Faldingworth Road.
Yes 3
No 40
Total 43