

Hemswell Cliff Neighbourhood Plan

Site Options and Assessment

Hemswell Cliff Parish Council

November 2019

Quality information

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Abbreviations used in the report

Abbreviation

CLLP	Central Lincolnshire Local Plan
CLJSPC	Central Lincolnshire Joint Strategic Planning Committee
DPD	Development Plan Document
Ha	Hectare
LDO	Local Development Order
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SHELAA	Strategic Housing and Economic Land Availability Assessment
TPO	Tree Preservation Order
WLDC	West Lindsey District Council

1. Executive Summary

The Hemswell Cliff Neighbourhood Plan, which will cover the whole of Hemswell Cliff Parish, is being prepared in the context of the Central Lincolnshire Development Plan. The Neighbourhood Plan seeks to allocate sites for homes and community uses to respond to a masterplan being promoted through the neighbourhood plan to grow the village to the east. This is intended to be in line with the growth of a strategic employment allocation (Food Enterprise Zone) on the western edge of the village and delivery of the Local Plan strategic residential allocation of 180 homes to the south of the core form of the village.

Hemswell Cliff is classified as a Medium Village in the Central Lincolnshire Local Plan with a strategic allocation of 180 dwellings to be delivered for the plan period. Under Policy LP2, Medium Villages are expected to accommodate a limited amount of development (typically of up to 9 dwellings per site or 0.25 ha for employment uses) in 'appropriate locations' which do not conflict with Local Plan or national policies. In exceptional circumstances, proposals may come forward at a larger scale on sites of up to 25 dwellings or 0.5 hectares per site for employment uses. The exception to this would be for proposals that come forward through neighbourhood plans or through the demonstration of clear local community support. Policy LP53 allocates land at Hemswell Cliff for 180 dwellings.

The allocation of sites in the neighbourhood plan must also be in accordance with adopted Local Plan policy that considers rural character, landscape character, built heritage, scale of development, and location of the settlement within the settlement hierarchy. According to Local Plan Policy LP4, the potential allocation of sites for the further growth of a settlement needs to consider extant permissions and any allocated sites.

The built-up area of Hemswell Cliff is located on a former RAF Airbase with a mix of housing types and tenures located either side of the A631, with repurposed airfield buildings and a growing agri-food sector. The village has legacy issues due to its former airbase use, such as being exposed to the surrounding landscape, lacking a coherent village centre with local services and facilities, housing neighbourhoods being disconnected by the A631 and the village as a whole having connectivity issues between the employment and residential areas. The Neighbourhood Plan's objectives and indicative spatial masterplan seeks to address these issues through the promotion of development which will enhance the landscape and the natural and built character of Hemswell Cliff while providing opportunity to improve connectivity.

This site assessment considered six potential sites for development. The assessment has taken into account Local Plan policy and National Planning criteria to establish which, if any, of the sites are suitable for development. As there is no housing requirement for the neighbourhood area, the need for this development will need to be justified through the Neighbourhood Plan and should be discussed with the LPA to ensure the proposals will be supported.

The conclusions of the sites assessment are that Site 6 has been found to be suitable for allocation; and Site 1, Site 2, Site 3, and Site 4 are potentially suitable for allocation, subject to constraints, such as the phasing of new development, the extant planning permission for the Local Plan strategic residential allocation being developed, and access and landscape issues being addressed. Site 7 was found to be not suitable for allocation due to not being available for allocation consideration.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable sites identified in this report, the Parish Council should engage with West Lindsey District Council and the community to select sites for allocation in the Neighbourhood Plan which best meets the objectives of the Neighbourhood Plan and the housing need for the plan area.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Hemswell Cliff Neighbourhood Plan (NP) on behalf of Hemswell Cliff Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in July 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 2.3 The neighbourhood plan, which will cover the whole parish of Hemswell Cliff (see Figure 1), is being prepared in the context of the Central Lincolnshire Local Plan. Neighbourhood plans are required to be in conformity with the strategic policies of adopted Local Plans and have regard to emerging Local Plans. Neighbourhood Plans can add value to the Local Plan policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development in whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.



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Figure 1 Hemswell Cliff Neighbourhood Area (Source: West Lindsey District Council)

- 2.4 The Central Lincolnshire Local Plan was adopted by the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC), which West Lindsey District Council (WLDC) is a part of, in April 2017. It provides land use planning policies, allocates sites for development and identifies other areas designated for protection that will shape the growth and regeneration of the Central Lincolnshire area over the next 20 years and beyond. It covers the administrative areas of North Kesteven District, the City of Lincoln and West Lindsey District and replaces all previously adopted Development Plan Documents for those districts. The Local Plan sets out the long-term vision and objectives for Central Lincolnshire, and identifies the settlements of Lincoln, Sleaford and Gainsborough to which new development will be directed and the amount of new housing and employment land that will be provided in these areas up to 2036, with appropriate and

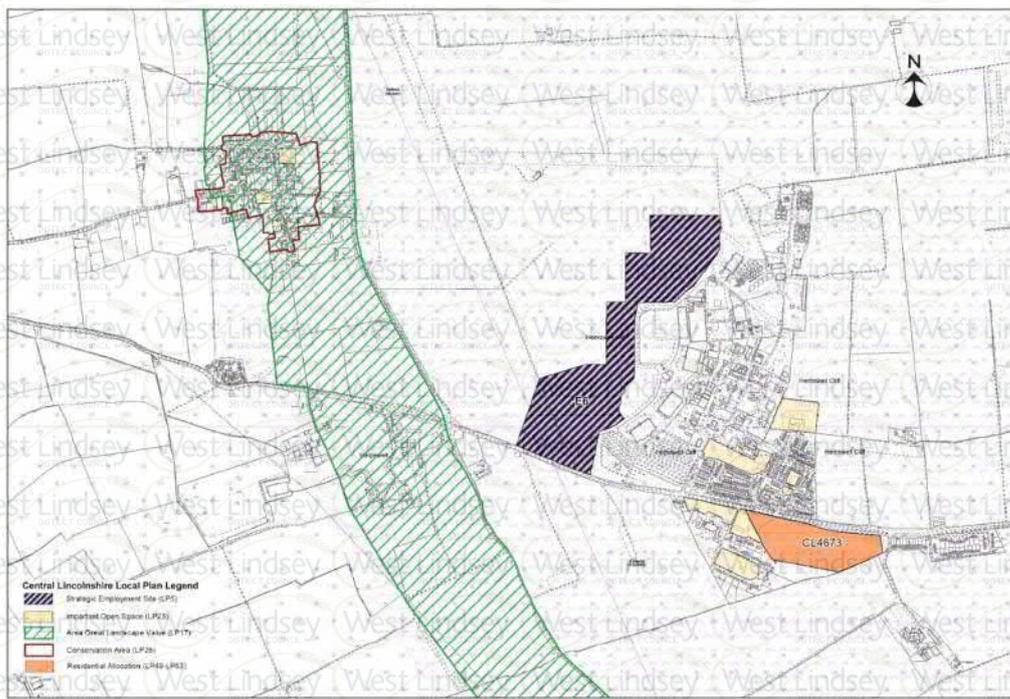
sensitive development being permitted in villages to ensure they remain sustainable, thriving local communities.

- 2.5 Between 2012 and 2036, the Local Plan states that Central Lincolnshire will grow by 36,960 new homes, meeting the housing needs of all communities. The level of growth for each settlement is established through a settlement hierarchy spatial strategy, whereby Hemswell Cliff is identified as a 'Medium Village' in the settlement hierarchy. Hemswell Cliff is the only medium village that the Local Plan has a specific residential site allocation (CL4673) instead of providing an indicative percentage of growth. This is because the adjacent Hemswell Cliff Business Park area has been identified as a national Food Enterprise Zone and is anticipated to bring significant investment and job creation to the area. The allocated site is of 7.56 ha and will provide approximately 180 dwellings. To the west of the existing built-up area, a 26-ha site (E6; Land at Hemswell Cliff) has also been allocated as a strategic employment site for the new Agri-food Enterprise Zone.
- 2.6 West Lindsey District Council recently (30/08/19) reviewed growth occurring in Central Lincolnshire villages in accordance with policies LP2 and LP4 of the Local Plan. Two planning approvals for 180 dwellings (App. Ref. 134720) and 38 dwellings (App. Ref. 137229) granted in 2017 and 2018 respectively are outstanding to deliver a 60% growth level for the village. In accordance with Policy LP4 the village does not need to deliver any 'remaining growth', however Policy LP4 does not limit development absolutely, but clarifies the anticipated level of growth for each settlement. Where a proposed development would exceed the identified growth level, in conjunction with other developments built since April 2012, other extant committed (permitted) growth and any sites allocated in the Local Plan, it will be expected to be accompanied by clear evidence of appropriate levels of community support or supported by either allocations or policies in an adopted Neighbourhood Plan.
- 2.7 It is the intention of the NP to include allocations for housing and community uses, to direct development to sustainable sites and meet identified local housing and community needs over the current Local Plan period in line with the delivery of the Food Enterprise Zone.
- 2.8 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the NP. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

3. Policy Context

Planning Policy

- 3.1 NP policies and allocations must be in general conformity with the strategic policies of the Local Plan and have due regard to the strategic policies of any emerging development plan documents.
- 3.2 The key documents for West Lindsey’s planning framework which are relevant to the Hemswell Cliff neighbourhood area include the:
- Central Lincolnshire Local Plan (2017)¹;
 - Central Lincolnshire Local Plan Policies Map, Inset Map 36: Hemswell and Hemswell Cliff (2017)²;
 - Lincolnshire Minerals and Waste Core Strategy and Development Management policies (June 2016) and Site Locations (December 2017)³;
 - Hemswell Cliff Food Enterprise Zone Local Development Order 2017⁴; and
 - Emerging Central Lincolnshire Local Plan Review policies⁵.
- 3.3 The following extract, Figure 2, taken from the Central Lincolnshire Local Plan Policies Map, shows the policy context of Hemswell Cliff in relation to the surrounding area. The Hemswell Cliff neighbourhood area contains a strategic employment site allocation and a residential allocation to support the growth of the Agri-food Enterprise Zone.



At 24 April 2017
Inset 36 - Hemswell and Hemswell Cliff
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Figure 2 The policy context of Hemswell Cliff Neighbourhood Plan Area (Inset Map 36)

¹ Available at: <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

² Available at: <https://www.n-kesteven.gov.uk/central-lincolnshire/policies-map-and-interactive-map/>

³ Available at: <https://www.lincolnshire.gov.uk/residents/environment-and-planning/planning-and-development/minerals-and-waste/minerals-and-waste/88170.article>

⁴ Available at: <https://www.west-lindsey.gov.uk/my-business/growth-and-regeneration/hemswell-cliff-local-development-order-ldo-and-food-enterprise-zone-fez/>

⁵ Available at: https://central-lincs.inconsult.uk/consult/ti/CLLP_Issues.Options.consultationHome

Central Lincolnshire Local Plan (2017)

- 3.4 The 2017 Local Plan sets out a range of policies governing development in Central Lincolnshire. Those of relevance to development to Hemswell Cliff include:

Policy LP2: The Spatial Strategy and Settlement Hierarchy identifies Hemswell Cliff as a ‘Medium Village’ (Category 5). Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support⁶, Medium Villages are expected to accommodate a limited amount of development (typically of up to 9 dwellings per site or 0.25 ha for employment uses) in ‘appropriate locations’ which do not conflict with Local Plan or national policies. In exceptional circumstances⁷, proposals may come forward at a larger scale on sites of up to 25 dwellings or 0.5 hectares per site for employment uses. To qualify as an appropriate location, the site if developed would:

- “retain the core shape and form of the settlement;
- not significantly harm the settlement’s character and appearance; and
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.”

Within hamlets (a cluster of at least 15 dwellings; such as in Hemswell Cliff: Canberra Crescent), single dwelling infill developments (within the developed footprint and within a continuous built up frontage of dwellings) in appropriate locations (as outlined above) will be supported in principle. Gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of a settlement are not considered within the developed footprint continuous built form of a settlement of where land relates more to the surrounding countryside than to the built up area of the settlement.

Policy LP4: Growth in Villages identifies the level of growth in villages. An allocation-based approach (see *Policy LP53*) is however adopted in Hemswell Cliff, to complement the employment and other growth associated with the national Food Enterprise Zone at the adjacent Hemswell Cliff Business Park.

The policy also states that a sequential test for development sites will be applied with priority given as follows:

1. *Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement*
2. *Brownfield sites at the edge of a settlement, in appropriate locations*
3. *Greenfield sites at the edge of a settlement, in appropriate locations*

Proposals for development of a site lower in the above list should include clear explanation of why sites are not available or suitable for categories higher up the list. A proposal within or on the edge of a small village should be accompanied by demonstrable evidence of clear local community support for the scheme if, in combination with:

- a. *other development built since April 2012;*
- b. *any extant permissions; and*
- c. *any allocated sites,*

the proposal would increase the number of dwellings in a village by more than the identified level of growth, i.e. the allocated site in Hemswell Cliff. Local communities can, through Neighbourhood Plans or other means, deliver additional growth over the levels proposed by this Policy.

Policy LP5: Delivering Prosperity and Jobs: Identifies a ‘Strategic Employment Site’ (E6: Land at Hemswell Cliff) in Hemswell Cliff. This land was designated based on securing a new Agri-food

⁶ Where ‘demonstration of clear local community support’ means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.

⁷ The definition of exceptional circumstances is to be decided by the decision-maker. An example listed in the policy is where the development delivers a community facility substantially above and beyond what would ordinarily be required in Local Plan policies and for which a clear need has been identified.

Enterprise Zone. The policy also supports the expansion of existing businesses which are currently located in areas outside allocated employment, provided:

- existing buildings are reused where possible;
- they do not conflict with neighbouring land uses;
- they will not impact unacceptably on the local and/or strategic highway network; and
- the proposal would not have an adverse impact on the character and appearance of the area.

Policy LP15: Community Facilities: Supports the redevelopment or expansion of an existing facility to extend or diversify the level of service provided. In most instances, the loss of an existing community facility will not be supported. The loss, via redevelopment, of an existing community facility to provide an alternative land use which is not that of a community facility will only be permitted if it is demonstrated that:

- a. The facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
- b. The service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
- c. The proposal includes the provision of a new community facility of similar nature and of a similar or greater size in a suitable on or offsite location

Proposals for new community facilities will be supported in principle, and should:

- d. Prioritise and promote access by walking, cycling and public transport. Community facilities may have a local or wider catchment area: access should be considered proportionately relative to their purpose, scale and catchment area;
- e. Be accessible for all members of society;
- f. Be designed so that they are adaptable and can be easily altered to respond to future demands if necessary;
- g. Where applicable, be operated without detriment to local residents: this especially applies to facilities which are open in the evening, such as leisure and recreation facilities.

Policy LP53: Residential Allocations – Medium Villages allocates the Land at Hemswell Cliff (CL4673) of 7.56 ha for an indicative 180 dwellings.

Policy LP55: Development in the Countryside: Applications for new dwellings will only be acceptable where they are essential to the effective operation of rural operations listed in policy LP2. Proposals on the best and most versatile agricultural land will only be permitted if there is insufficient lower grade land available at that settlement and impacts are minimal on ongoing agricultural operations. The re-use and conversion of non-residential buildings for residential use and replacement of dwellings in the countryside will be supported provided restrictive criteria are met.

Lincolnshire Minerals and Waste Core Strategy and Development Management policies June 2016 and Site Locations December 2017

- 3.5 The Minerals and Waste Core Strategy for the County of Lincolnshire sets out the core management strategies and allocates specific sites for minerals works and waste management. The whole parish of Hemswell Cliff falls within the Limestone Mineral Safeguarding Area.
- 3.6 *Policy M11: Safeguarding of Mineral Resources* seeks to protect areas that fall within the Minerals Safeguarding Area from permanent sterilization by other development. This means that applications for non-minerals development within the Area must demonstrate that it would not sterilise mineral resources within the Areas or prevent future minerals extraction on neighbouring land through a Minerals Assessment. Where this is not the case, planning permission will still be granted when:

- The applicant can demonstrate to the Mineral Planning Authority that prior extraction of the mineral would be impracticable, and that the development could not reasonably be sited elsewhere; or
- The incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or
- There is an overriding need for the development to meet local economic needs, and the development could not reasonably be sited elsewhere; or
- The development is of a minor nature which would have a negligible impact with respect to sterilising the mineral resource; or
- the development is, or forms part of, an allocation in the Development Plan.

Hemswell Cliff Food Enterprise Zone Local Development Order 2017

- 3.7 A Local Development Order (LDO) for commercial and industrial development at Hemswell Cliff was adopted by the Council on 6 June 2017. The LDO received outline planning permission, within the regeneration area as indicated in Figure 3, for an Agri-Food Business Cluster comprising business (Use Class B1), industrial (Use Class B2) and/or storage and distribution (Use Class B8) uses which are part of, or immediately related to, the Agri-Food sector. Under the Order, outline planning permission is also granted for the construction of supporting roads, parking, hard and soft landscaping, drainage infrastructure and utilities infrastructure.



Figure 3 Area of Hemswell Cliff LDO (Source: West Lindsey District Council)

Central Lincolnshire Local Plan Review 2019

- 3.8 Despite the recent adoption of the Local Plan, the Local Plan is currently being reviewed in response to significant changes to national policy. The Issues and Options consultation which took place in June and July 2019 proposed some key areas for review, including:

- The overall housing requirement of a range of 1,083 -1,300 dwellings per year, as opposed to the target of 1,540 dwellings per year in the current Local Plan (proposal 6);
- Changes to the settlement hierarchy based on address point data. Hemswell Cliff remains as a Medium Village in the proposed changes (proposal 5);
- The threshold for housing site allocations is proposed to be reduced from sites for 25 dwellings or more to sites that can deliver 10 dwellings or more (proposal 9);
- Retaining housing allocations that are still considered to be suitable development and deallocating sites that are built-out, or are no longer suitable or available. Allocated sites without permission and with no clear and demonstrable evidence that progress is likely within the next five years will also be deallocated (proposal 10);
- The approach to resetting growth in small and medium villages (proposal 11);
- A change of approach for identifying and protecting Important Open Spaces. Designated Local Green Spaces are proposed to be retained (proposals 18 and 19).

3.9 The draft plan is scheduled to be consulted upon in early 2020.

4. Methodology

- 4.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)⁸, Neighbourhood Planning (updated February 2018)⁹ and Locality's Neighbourhood Planning Site Assessment Toolkit¹⁰. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

Task 1: Identify Sites to be included in the Assessment

- 4.2 The first task is to identify which sites should be considered as part of the assessment.
- 4.3 For the Hemswell Cliff NP, this included sites identified in the Hemswell Cliff Neighbourhood Plan Call for Sites consultation undertaken by Hemswell Cliff Parish Council in May 2019.
- 4.4 The most recent update of the Strategic Housing and Economic Land Availability Assessment (SHELAA) for Central Lincolnshire was reviewed to identify sites within the neighbourhood area.
- 4.5 Sites identified through the Call for Sites consultation which had not already been assessed through the SHELAA were appraised using AECOMs site assessment pro-forma.

Task 2: Gathering Information for Site Assessments

- 4.6 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)¹¹ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 4.7 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability

⁸ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁹ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹⁰ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

¹¹ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 3: Site Assessment

- 4.8 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 4: Consolidation of Results

- 4.9 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 4.10 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 4.11 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 4.12 Where there are no estimated figures provided, the density assumption of 30 dph is used in accordance with the recent Residential Allocations Evidence Report (April 2016)¹² as a starting point for sites 'elsewhere in Lincolnshire' outside of Lincoln and other main settlements.
- 4.13 In addition to the assumed density of 30dph paragraph 4.16 of the Evidence Report considers how much of each site can reasonably be expected to be developed for housing and proposes a simple formula be used to consider the percentage of a site that could reasonably be assumed to come forward as outlined in Table 4.1.

Table 4.1 Indicative Percentage of Site Developable Area (extract from Residential Allocations Evidence Report April 2016)

Site size	Percentage of the site developable
Less than 0.4 hectares	100%
0.4 - 2 hectares	85%
2 - 10 hectares	75%
10 hectares or larger	60%

¹² Available at: <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/17939.pdf>

5. Site Assessment

5.1 The sites to be considered through this site appraisal have been identified through:

- Sites submitted in the Hemswell Cliff Call for Sites consultation undertaken by Hemswell Cliff Parish Council in March to May 2019; and
- The Central Lincolnshire Strategic Housing and Economic Land Availability Assessment Update June 2019

Identified Sites in the Call for Sites Consultation (May 2019)

5.2 Table 5.1 presents those sites identified in the Call for Sites consultation.

Table 5.1 Sites identified in the Call for Sites consultation for allocation consideration

Site Ref.	Site Name / Address	Site Size (ha)	Promoter Capacity (homes or other)	Planning History	Proposed Uses
Site 1	Canberra Crescent	0.26	2-4	None recent or relevant.	Residential
Site 2	Parkacre	4 (AECOM measured as 2.88)	Unknown	April 2017, Full Planning Application (Ref. 135511) granted to erect storage building, a building link to a newly constructed production facility building – including the removal of existing buildings – and general alterations to parking access.	Employment
Site 3	Land north of A631	8.42	Unknown	None recent or relevant.	Residential
Site 4	8 Lancaster Green	2 (AECOM measured as 1.64)	1-16	None recent or relevant.	Residential
Site 5	Land south of A631	41.2	180	In September 2017, Outline Planning (Ref 134720) granted with legal agreement for up to 180 no. residential units with access to be considered and not reserved for subsequent applications.	Residential
Site 6	Land north of A631 and east of Minden Place	8.516 With further land available (AECOM measured as 6.68)	Unknown	None recent or relevant.	Residential
Site 7	Sergeant's Mess	0.648	Unknown	November 2009, Full Planning Application (Ref 124929) granted for the change of use from community centre to mixed use establishment.	Community and mixed uses

5.3 Site 5 is currently allocated for 180 dwellings in the adopted Central Lincolnshire Local Plan (2017) with outline planning application approved. As it has extant planning permission, it does not require further consideration for potential allocation in the neighbourhood plan and is therefore excluded from further assessment. All other sites in Table 5.1 have been taken forward

for appraisal using the site assessment pro formas. Figure 4 identifies all sites¹³ taken forward for assessment in the Hemswell Cliff NP area.



Figure 4 Sites identified for assessment in Hemswell Cliff (Map Source: 2019 Google)

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment Update June 2019¹⁴

- 5.4 The emerging Strategic Housing and Economic Land Availability Assessment (SHELAA) for Central Lincolnshire identifies potential sites with an estimated capacity of 10 dwellings or more that may be required to meet future housing and employment need within Central Lincolnshire. The Council has recently ended its Call for Sites consultation in June 2019. No sites were submitted within the Hemswell Cliff Neighbourhood Plan Area, and it was confirmed with the Council that all sites promoted through the previous SHELAA (2015) are no longer being considered for development allocation.
- 5.5 The SHELAA 2019 update identifies site WL/GLW/001 on the southern edge of Hemswell Cliff and in close proximity to the strategic residential allocation of CL4673 for 180 dwellings. The context of this SHELAA site can be viewed in Figure 5, however the site is outside the neighbourhood area and is not considered further in the assessment for allocation in the neighbourhood plan.

¹³ Please note redline site boundaries are indicative.

¹⁴ Consultation webpage available at: https://central-lincs.inconsult.uk/consult.ti/Callforsites_2019/consultationHome

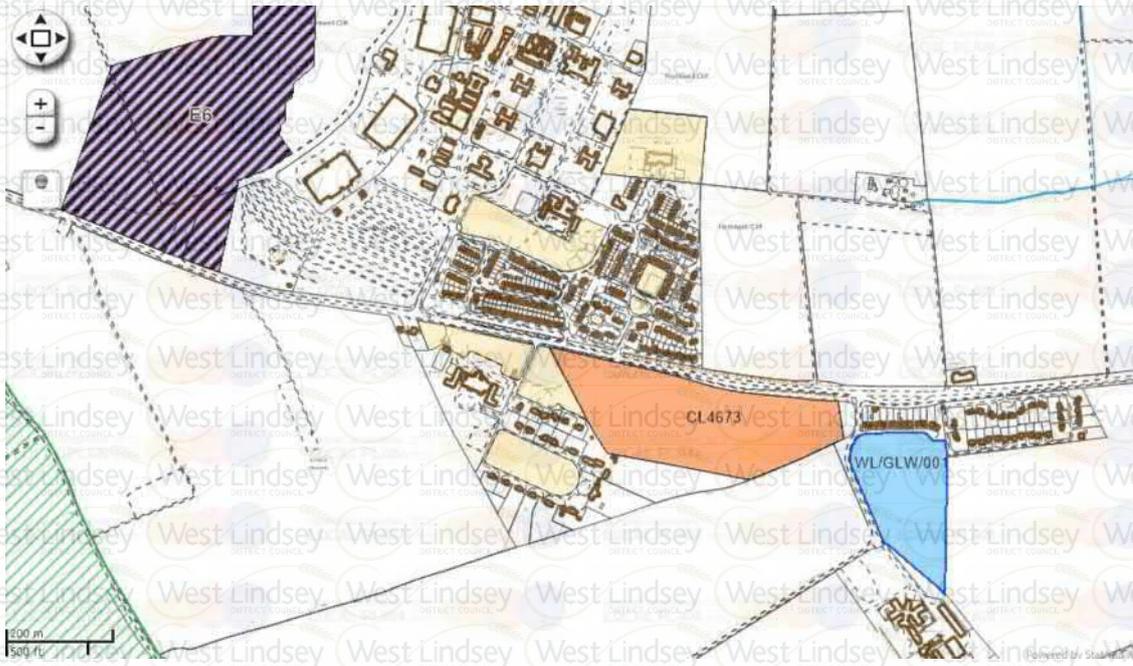


Figure 5 HELAA Update 2019 for Hemswell Cliff (Source: Central Lincolnshire Local Plan Interactive Map).

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6. Site Assessment Summary

- 6.1 Six sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Hemswell Cliff Neighbourhood Plan.
- 6.2 Table 5.1 sets out a summary of the site assessments, which should be read alongside the full assessments available in the pro formas in Error! Reference source not found.
- 6.3 The final column within the table is a traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 6.4 The summary table shows that Site 6 is suitable for allocation; and Site 1, Site 2, Site 3, and Site 4 are potentially suitable for allocation, subject to constraints such as adjacent sites being developed firstly in earlier phases, the extant planning permission for the Local Plan strategic residential allocation being developed, and access and landscape issues being addressed. Site 7 was found to be not suitable for allocation due to not being available for allocation consideration.
- 6.5 The assessments conclude whether a site is appropriate for allocation with regard to the suitability of the site, and does not take into account whether or not there is evidence to support the level of development proposed. This would need to be provided before any sites are proposed for allocation in the NP.
- 6.6 A plan showing all sites assessed and their traffic light rating is shown in Figure 6.



Figure 6 Red Amber Green rating for assessed sites (Map Source: 2019 Google)

Table 5.1 Site Assessment Summary Table

Site Ref.	Site Address	Site Source	Proposed land use	Approx. Developable Area (AECOM estimate)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
Site 1	52 and 53 Canberra Crescent, Hemswell Cliff CP, DN21 5TZ	Parish Councils Call for Sites	Residential	0.26	2-4	Mix	<p>The site is available;</p> <p>The site is within the built-up area of Canberra Crescent hamlet, but poorly located in terms of proximity to services and facilities;</p> <p>The site contains two dwellings with associated gardens in a hamlet within the immediate environs of Hemswell Cliff, and has potential to accommodate change in terms of landscape sensitivity that is sympathetic to the built and natural environment of the form of the hamlet;</p> <p>The site currently has access that can potentially be upgraded to accommodate an additional increase in transport capacity;</p> <p>In accordance with Local Plan Policy LP2, development of a site within a hamlet is acceptable in principle for single dwelling infill developments. As the hamlet will in due course become part of the built up area of Hemswell Cliff when the adjacent strategic allocation (Policy LP53) is delivered, development of the site should be considered in terms of a Medium Village in the settlement hierarchy;</p> <p>On this basis, the site is potentially suitable for development and allocation consideration for 4 homes (two additional homes), subject to delivery of the strategic allocation. Alternatively, planning applications for the site for infill dwelling or for the redevelopment of the whole site could be considered, which would count towards the housing supply for the NP area.</p>	
Site 2	Parkacre Enterprises, Hangar 2, Caenby Corner Industrial Estate, Hemswell Cliff	Parish Councils Call for Sites	Employment	2.64	Unknown	PDL	<p>The site is available;</p> <p>The site is within the built-up area of Hemswell Cliff, and favourably located in terms of proposed land uses.</p> <p>The site contains a hanger, warehouse, offices and hardstanding / car parking for B1/B2/B8 Uses, and reuses existing airfield buildings and land;</p> <p>The expansion of the business for employment uses is acceptable in principle if proposals are in accordance</p>	

Site Ref.	Site Address	Site Source	Proposed land use	Approx. Developable Area (AECOM estimate)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
							<p>with Local Plan policy LP5 which supports the expansion of existing businesses which are currently located in areas outside allocated employment provided proposals do not impact on the local area (access, character, neighbouring uses);</p> <p>The site currently has access that can accommodate an additional increase in transport capacity;</p> <p>On this basis, the site is potentially suitable for development and allocation consideration, subject to further details of development capacity being identified with the landowner or site promoter.</p>	
Site 3	Land north of A631	Parish Councils Call for Sites	Residential	8.42	150	Greenfield	<p>The site is available;</p> <p>The site is removed from the built-up area and poorly located to local facilities and services;</p> <p>The site is arable farmland in open countryside and largely contained when viewed from the north east and south. The site has medium landscape and visual amenity sensitivities when viewed from the A15 that can potentially be mitigated through appropriate landscaping;</p> <p>The northern boundary of the site is woodland and has medium to high surface flooding risks;</p> <p>The site is Grade 2 Very Good Quality agricultural land;</p> <p>There is potential to create access to the site onto the A631 and through Site 6 in accordance with the Hemswell Cliff Masterplan and consultation with the Highways Authority;</p> <p>With reference to CLLP Policy LP 2, the site is not an appropriate location if delivered in isolation as it lies outside the core shape and form of the settlement of Hemswell Cliff;</p> <p>The site is however being considered as part of the Hemswell Cliff Neighbourhood Plan Masterplan as a 'Possible Additional Housing Site' and is potentially suitable for allocation subject to the adjacent Site 6 being delivered first in an earlier phase and in accordance with CLLP Policy LP2.</p>	

Site Ref.	Site Address	Site Source	Proposed land use	Approx. Developable Area (AECOM estimate)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
Site 4	Land at 8 Lancaster Green, Hemswell Cliff, Gainsborough, DN21 5TQ	Parish Councils Call for Sites	Residential	1.1	1-16	Greenfield	<p>The site is available;</p> <p>The site is on the edge of the built-up area of Lancaster Green, Hemswell Cliff, and in a moderate to poor proximity to services and facilities;</p> <p>The site is a Grade 2 Very Good Quality agricultural land that is partially contained by hedgerow, with medium sensitivities to landscape and visual amenities;</p> <p>The site does not currently have direct access to a highway, but potentially can be accessed through the residential allocation (Policy LP53) to the north (when built);</p> <p>With reference to CLLP Policy LP 2, the site is not an appropriate location if delivered in isolation as it lies outside the core shape and form of the settlement of Hemswell Cliff;</p> <p>The site is however potentially suitable for allocation subject to access being provided through the delivered strategic allocation to the north and in line with Local Plan Policy LP2.</p>	
Site 6	Land north of A631 and east of Minden Place	Parish Councils Call for Sites	Residential	6.68	150	Greenfield	<p>The site is available;</p> <p>The site is adjacent to the built-up area of Hemswell Cliff and is Grade 2 Very Good Quality agricultural land in open countryside with medium landscape and visual amenity sensitivities. The urban edge of Hemswell Cliff is exposed to the site, whereby development of the site has potential to continue development of the village to the east and enhance and reinforce the urban-rural landscape characteristic of a traditional rural village (that is not immediately present on this former RAF airbase).</p> <p>The site has potential to connect directly to multiple residential roads in Hemswell Cliff;</p> <p>The site is moderately located in terms of proximity to local facilities and services;</p> <p>The northern part of the site contains surface water flood risk, with waste water treatment plant infrastructure also crossing the northern part of the site, which potentially</p>	

Site Ref.	Site Address	Site Source	Proposed land use	Approx. Developable Area (AECOM estimate)	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
							<p>could reduce the developable area of the site should these constraints not be mitigated;</p> <p>There is potential to create access to the site onto the A631 in accordance with the Hemswell Cliff Masterplan and consultation with the Highways Authority;</p> <p>The site is identified within the Hemswell Cliff Masterplan as a 'Possible Additional Housing Site' and is suitable for allocation consideration in compliance with Local Plan Policy LP2 and LP4;</p> <p>The site is being considered as part of the Hemswell Cliff Neighbourhood Plan Masterplan as a 'Possible Additional Housing Site' and is suitable for allocation consideration in accordance with Local Plan Policy LP2 and evidence of requirement of proposed level of development.</p>	
Site 7	Sergeants Mess	Parish Councils Call for Sites	Community / mixed uses	0.65	Unknown	PDL	<p>The site is not available;</p> <p>The site is within the built-up area of Hemswell Cliff and is previously developed land;</p> <p>The site is a former Sargent's Mess with subsequent community uses with development of the site for community uses acceptable in principle in compliance with Local Plan Policy LP15;</p> <p>The site does not have environmental or built heritage constraints and is favourably located to services and facilities;</p> <p>The site currently has access that can accommodate an additional increase in transport capacity;</p> <p>The site has potential to retain the built heritage of the airbase and be repurposed within the context of other buildings and the natural environment of its setting;</p> <p>The site is not suitable for allocation as is not available for development. The site could be considered suitable for development in the future if suitable development proposals come forward from the landowner.</p>	

7. Conclusions

- 7.1 Hemswell Cliff Parish Council is preparing a Neighbourhood Plan to shape the growth of Hemswell Cliff in line with the delivery of the Food Enterprise. Hemswell Cliff is identified as a Medium Village in the settlement hierarchy and has a specific residential site allocation (Policy LP53) to meet anticipated housing need due to the significant investment and job creation the Enterprise Zone (and strategic employment allocation) will bring to the area.
- 7.2 West Lindsey District Council recent review of growth occurring in villages in accordance with policies LP2 and LP4 of the Local Plan, found that Hemswell Cliff's two extant planning approvals for 180 dwellings (App. Ref. 134720) and 38 dwellings (App. Ref. 137229) remain outstanding to deliver a 60% growth level for the village. In accordance with Policy LP4 the village does not need to deliver any 'remaining growth', however Policy LP4 does not limit development absolutely and expects further growth to be accompanied by clear evidence of appropriate levels of community support or supported by either allocations or policies in an adopted Neighbourhood Plan.
- 7.3 Hemswell Cliff is a former RAF airfield with a mix of housing types and tenures located either side of the A631, with repurposed airfield buildings and a growing agri-food sector. The village has legacy issues due to its former airbase use, such as being partly exposed to the surrounding landscape, lacking a coherent village centre with local services and facilities (e.g. parade of shops, medical centre, community centre, playing fields), housing neighbourhoods being disconnected by the A631 and the village as a whole having connectivity issues between the employment and residential areas. The Neighbourhood Plan's objectives and indicative spatial masterplan seek to address these issues. Great weight, therefore should be given to the scope of enhancing landscape and the natural and built character of Hemswell Cliff while providing opportunities to improve connectivity when identifying sites for potential allocation.
- 7.4 The assessment of sites in Hemswell Cliff found that, subject to evidence of the need for development at this scale, Site 6 is suitable for allocation; and Site 1, Site 2, Site 3, and Site 4 are potentially suitable for allocation, subject to constraints such as adjacent sites being developed first in earlier phases, the extant planning permission for the Local Plan strategic residential allocation being developed, and access and landscape issues being addressed.
- 7.5 Not all sites have been identified to be available for development. Site 7 (Sergeant's Mess) has been identified by Hemswell Cliff Parish Council without knowledge of availability for future development. This site is therefore found to be not suitable for allocation but could be considered in the future if appropriate development uses come forward from the landowner. In the meantime, the site can be put forward as an aspiration for future development within the Neighbourhood Plan instead of an allocation. If the availability is confirmed before the Neighbourhood Plan is submitted, then this site can be considered suitable for allocation within the Plan (subject to appropriate proposed uses coming forward).
- 7.6 The allocation of sites must be in accordance with adopted Local Plan policy that considers rural character, landscape character, built heritage, scale of development, and location of the settlement within the settlement hierarchy. In accordance with Local Plan Policy LP2, sites with a capacity greater than 25 dwellings would be supported if promoted via a neighbourhood plan or through the demonstration of clear local community support. Although Sites 6, 3 and 4 are located outside the core shape and form of the settlement, their potential allocation follows a logical progression to the form of the village when the delivery of the Local Plan housing allocation south of the A631 and inclusion of the hamlet at Canberra Crescent and Creampoke Crescent into the built form of the village is taken into consideration. Site 6 is regarded as the most suitable site and location to deliver additional housing in the circumstance that sites within the developed footprint have not been identified in line with Policy LP4. In addition, Site 6 is within close proximity to the primary school and village centre and is located adjacent to the exposed edge of core residential area of the village.
- 7.7 According to Local Plan Policy LP4, the potential allocation of sites for the further growth of a settlement needs to consider extant permissions and any allocated sites. The allocation of sites

within a neighbourhood plan should not compete with the delivery of the existing strategic housing allocation, but rather complement the allocation in terms of delivery of homes for housing need.

- 7.8 The assessment finds that Site 2 is potentially suitable for allocation for continued employment (B1/B2/B8) uses, subject to further indicative development proposal details provided by the landowner or site promoter being in accordance with Local Plan Policy LP5. Allocation of the site however is not necessary due to the current land use and surrounding area being primarily in employment use or being allocated for such. Nonetheless, further consultation with local businesses in the plan area should continue regarding connectivity and objectives of the neighbourhood plan.

Next Steps

- 7.9 From the shortlist of suitable sites, the Parish Council should engage with WLDC and the community to select sites for allocation in the NP which best meets the housing need and objectives of the NP.

- 7.10 The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with the planning authority;
- The extent to which the sites support the vision and objectives for the NP;
- Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
- The potential for the sites to meet identified infrastructure needs of the community; and
- Neighbourhood plan conformity with strategic Local Plan policy.

Viability

- 7.11 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with WLDC. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A Completed Site Appraisal Pro Formas

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site 1
	
<i>Site Address / Location</i>	52 and 53 Canberra Crescent, Hemswell Cliff CP, DN21 5TZ
<i>Gross Site Area (Hectares)</i>	0.26
<i>SHLAA/SHELAA Reference (if applicable)</i>	-
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	-
<i>Existing land use</i>	Residential and residential gardens
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Development of two additional or four new dwellings (and demolition of current dwellings). Two net additional dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Parish Council's Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant
<i>Neighbouring uses</i>	Residential to the east and west. Open countryside with agricultural uses to the south and north.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Very low risk of surface water flooding</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>

Indicator of Suitability	Assessment
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Unknown</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown. An assessment would need to be undertaken, but it is likely that the site is not contaminated.</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance	
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	>1200m
Bus /Tram Stop	<p><400m 400-800m >800m</p>	400-800m Bihourly bus to Scunthorpe and Lincoln
Train station	<p><400m 400-1200m >1200m</p>	>1200m Gainsborough Lea Road
Primary School	<p><400m 400-1200m >1200m</p>	>1200m Hemswell Cliff Primary School
Secondary School	<p><1600m 1600-3900m >3900m</p>	>3900m
Open Space / recreation facilities	<p><400m 400-800m >800m</p>	>800m
Cycle Route	<p><400m 400-800m >800m</p>	>800m No designated cycle lanes in proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Low sensitivity</p> <p>Hemswell Cliff is located within the Limestone Dip Slope landscape character area which falls gently from the 'Cliff'. The arable landscape of the redundant Hemswell Cliff RAF airfield is exposed and open with views from nearby straight roads (Ermine Street (A15), Middle Street, Old Leys Lane, and the A631) over managed hedgerows of visually prominent disruptions in the open landscape of the warehouses and grain silos of the employment side of the village. The site is within a hamlet and is adjacent to an open countryside arable landscape. The site is previously developed land, two dwellings with gardens, and can accommodate change in character with the built and natural environment.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>Hemswell Cliff is located within open arable farmland with long views on a prominent ridgetop site which would require extensive landscape planting to integrate development and reinforce a stronger landscape structure around a traditionally open airfield landscape with retention of prominent and historic airbase buildings (hangers and military buildings). The site is somewhat enclosed and is viewed from the surrounding landscape against the built and leafy environment of the hamlet.</p>

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>No designated heritage in close proximity.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknow</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Policy LP2: The Spatial Strategy and Settlement Hierarchy</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>A mix of greenfield (gardens) and previously developed land</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p>Within the existing built up area</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Within a hamlet</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	<p>Yes</p> <p>The site is promoted by the landowner during the Parish Council's Call for Sites.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	<p>The site is promoted by multiple landowners</p>
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>No known time frame</p>

Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. What evidence is available to support this judgement?</p>	No

Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>Landowner estimate: 2-4 homes</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>Hemswell Cliff NP – Call for Sites - WLDC’s comments June 2019: “Both sites are acceptable in principle in context of CLLP Policy LP2. Camborne Crescent area is seen as a hamlet and these sites regarded as lying within developed footprint and are appropriate locations. LCC’s Principal Development Management Officer (Highways and Flood Risk) has commented: “It’s a private, un-adopted drive (Canberra Crescent) with a good access and therefore does not detrimentally affect users of the public highway. Canberra Crescent is narrow with no footways, however from my site visit it would appear to be very lightly used with no real evidence of verge over-run that would indicate two cars having to pass regularly, vehicle speeds would be low. I would recommend the following: - formalise the short pedestrian link next to the electricity sub-station, - ensure the vehicle accesses to the dwellings are situated to maximise visibility in use. It may be worth considering slightly widening the lane in a couple of strategic locations.”</p>
<p><i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i></p>	<p>Potentially suitable, and available.</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>The site is available;</p> <p>The site is within the built-up area of Canberra Crescent hamlet, but poorly located in terms of proximity to services and facilities;</p> <p>The site contains two dwellings with associated gardens in a hamlet within the immediate environs of Hemswell Cliff, and has potential to accommodate change in terms of landscape sensitivity that is sympathetic to the built and natural environment of the form of the hamlet;</p> <p>The site currently has access that can potentially be upgraded to accommodate an additional increase in transport capacity;</p> <p>In accordance with Local Plan Policy LP2, development of a site within a hamlet is acceptable in principle for single dwelling infill developments. As the hamlet will in due course become part of the built up area of Hemswell Cliff when the adjacent strategic allocation (Policy LP53) is delivered, development of the site should be considered in terms of a Medium Village in the settlement hierarchy;</p> <p>On this basis, the site is potentially suitable for development and allocation consideration for 4 homes (two additional homes), subject to delivery of the strategic allocation. Alternatively, planning applications for the site for infill dwelling or for the redevelopment of the whole site could be considered, which would count towards the housing supply for the NP area.</p>

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site 2
	
<i>Site Address / Location</i>	Parkacre Enterprises, Hangar 2, Caenby Corner Industrial Estate, Hemswell Cliff
<i>Gross Site Area (Hectares)</i>	2.64 Ha
<i>SHLAA/SHELAA Reference (if applicable)</i>	-
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	-
<i>Existing land use</i>	B1/B2/B8
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Expansion of employment site to accommodate delivery of 100 jobs in the next 3 years.
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Not specified
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Parish Council's Call for Sites

Topic	Details
<p><i>Planning history</i> (Live or previous planning applications/decisions)</p>	<p>April 2017, Full Planning Application (Ref. 135511) granted to erect storage building, a building link to a newly constructed production facility building - including the removal of existing buildings and general alterations to parking and access (resubmission of planning application 133082).</p>
<p><i>Neighbouring uses</i></p>	<p>Industrial – Hemswell Cliff Food Enterprise Zone and Strategic Employment Site.</p>

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk. A very small area at the centre of the site is subject to low surface water flooding risk.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>

Indicator of Suitability	Assessment
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Unknown</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown. An assessment would need to be undertaken.</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	<400m
Bus /Tram Stop	<400m 400-800m >800m	<400m Irregular bus service to Lincoln and Scunthorpe
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	<400m
Cycle Route	<400m 400-800m >800m	>800m No designated cycle lanes in proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Medium sensitivity</p> <p>Hemswell Cliff is located within the Limestone Dip Slope landscape character area which falls gently from the 'Cliff'. The arable landscape of the redundant Hemswell Cliff RAF airfield is exposed and open with views from nearby straight roads (Ermine Street (A15), Middle Street, Old Leys Lane, and the A631) over managed hedgerows of visually prominent disruptions in the open landscape of the warehouses and grain silos of the employment side of the village. The site is previously developed land with Hanger 3 largely visible in the landscape from immediate area. The site can accommodate change within the context of the enterprise zone and existing built and natural environment.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>Hemswell Cliff is located within open arable farmland with long views on a prominent ridgetop site which would require extensive landscape planting to integrate development and reinforce a stronger landscape structure around a traditionally open airfield landscape with retention of prominent and historic airbase buildings (hangers and military buildings). The site contains a repurposed airfield hanger which is visible from the surrounding area. The site can accommodate additional development that should be sympathetic in scale to the nearby residential area of the village.</p>

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p> <p>In close proximity to The Grade II listed Hemswell Court.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Policy LP5: Delivering Prosperity and Jobs</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>Previously developed land</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p>Within the existing built up area</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p>N/A</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	<p>Yes The site is promoted by the landowner during the Parish Council's Call for Sites.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown</p>	No
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	No known time frame

Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. What evidence is available to support this judgement?</p>	No

Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>Unknown</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>0-5</p>
<p><i>Other key information</i></p>	<p>Hemswell Cliff NP – Call for Sites - WLDC’s comments June 2019: “On the basis of CLLP Policy LP5 site/proposal is acceptable in principle provided it:</p> <ul style="list-style-type: none"> • does not conflict with neighbouring land uses; • its scale does not harm the character of the locality and/or the amenities of neighbouring occupiers; and • it will not impact unacceptably on the local and/or strategic highway network.”
<p><i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i></p>	<p>Available and potentially suitable</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>The site is available;</p> <p>The site is within the built-up area of Hemswell Cliff, and favourably located in terms of proposed land uses.</p> <p>The site contains a hanger, warehouse, offices and hardstanding / car parking for B1/B2/B8 Uses, and reuses existing airfield buildings and land;</p> <p>The expansion of the business for employment uses is acceptable in principle if proposals are in accordance with Local Plan policy LP5 which supports the expansion of existing businesses which are currently located in areas outside allocated employment provided proposals do not impact on the local area (access, character, neighbouring uses);</p> <p>The site currently has access that can accommodate an additional increase in transport capacity;</p> <p>On this basis, the site is potentially suitable for development and allocation consideration, subject to further details of development capacity being identified with the landowner or site promoter.</p>

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site 3
	
<i>Site Address / Location</i>	Land north of A631
<i>Gross Site Area (Hectares)</i>	8.42
<i>SHLAA/SHELAA Reference (if applicable)</i>	-
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	-
<i>Existing land use</i>	Agricultural Pasture
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential; and other uses relating to the village
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Not specified
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Parish Council's Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	Some residential developments to the south on the opposite side of the A631. Otherwise surrounded by farmland and open countryside. A Sewage Works is located to the northeast edge of the site.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk. The northern boundary of the site is subject to medium and high surface flooding risks.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 2 Very Good Quality agricultural land.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Some loss of Grade 2 Very Good Quality agricultural land.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>There is access to the site in the southeast corner of the site. There is potential to create access onto the A631.</p>

Indicator of Suitability	Assessment
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is an informal footpath on the southern side of the A631. There is potential to create suitable cycleways and footpaths to the site.</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>1.14ha of the northern section of the site is an existing woodland (National Forest Inventory).</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown. An assessment would need to be undertaken; however, it is unlikely that there is significant ground contamination given that the land is a greenfield.</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m
Bus /Tram Stop	<400m 400-800m >800m	<400m Irregular bus service to Lincoln and Scunthorpe
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
Cycle Route	<400m 400-800m >800m	>800m No designated cycle lanes in proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Medium sensitivity</p> <p>Hemswell Cliff is located within the Limestone Dip Slope landscape character area which falls gently from the 'Cliff'. The arable landscape of the redundant Hemswell Cliff RAF airfield is exposed and open with views from nearby straight roads (Ermine Street (A15), Middle Street, Old Leys Lane, and the A631) over managed hedgerows of visually prominent disruptions in the open landscape of the warehouses and grain silos of the employment side of the village. The site is open countryside with a planted buffer to the north of the site screening the waste water treatment plant.</p> <p>The landscape character of the area is flat expansive arable farmland, whereby the village can be viewed from the A15. The site is removed from the built up area of Hemswell Cliff and would be incongruous in the landscape if developed in isolation (and contrary to Local Plan policy).</p>

<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>Hemswell Cliff is located within open arable farmland with long views on a prominent ridgetop site which would require extensive landscape planting to integrate development and reinforce a stronger landscape structure around a traditionally open airfield landscape with retention of prominent and historic airbase buildings (hangers and military buildings). The site is somewhat enclosed by hedgerows when viewed from Hemswell Cliff and is viewed against the context of the built environment of the village and dominant grain silos and hangers from the eastern environs.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p> <p>In close proximity to The Grade II listed Hemswell Court.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>

Planning policy constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy LP2: The Spatial Strategy and Settlement Hierarchy; Policy LP4: Growth in Villages; Policy LP55: Development in the Countryside</p>
<p>Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?</p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	<p>The site is opposite a small amount of residential development at Creampoke Crescent and Canberra Crescent south of the A631. The site is however disconnected from the main built-up area of Hemswell Cliff.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	N/A
<p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p>	<p>Development of the site would decrease the gap between Hemswell Cliff and the hamlet of Canberra. The hamlet however is identified as part of Hemswell Cliff village.</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	Unknown

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes. The site is promoted by the landowner during the Parish Council's Call for Sites.
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown</p>	No
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	No known time frame

Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>What is the potential development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>150 homes (Based on 75% of the developable area (approx. 6.7 Ha) at 30dph)</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>The site is identified within the Hemswell Cliff Masterplan as a 'Possible Additional Housing Site' along with Site 6.</p> <p>Hemswell Cliff NP – Call for Sites – WLDC's comments June 2019: "In principle not considered suitable for development. With reference to CLLP Policy LP 2 site not an appropriate location lying outside the core shape and form of the settlement of Hemswell Cliff."</p>
<p><i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i></p>	<p>Potentially suitable, and available.</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>The site is available;</p> <p>The site is removed from the built-up area and poorly located to local facilities and services;</p> <p>The site is arable farmland in open countryside and largely contained when viewed from the north east and south. The site has medium landscape and visual amenity sensitivities when viewed from the A15 that can potentially be mitigated through appropriate landscaping;</p> <p>The northern boundary of the site is woodland and has medium to high surface flooding risks;</p> <p>The site is Grade 2 Very Good Quality agricultural land;</p> <p>There is potential to create access to the site onto the A631 and through Site 6 in accordance with the Hemswell Cliff Masterplan and consultation with the Highways Authority;</p> <p>With reference to CLLP Policy LP 2, the site is not an appropriate location if delivered in isolation as it lies outside the core shape and form of the settlement of Hemswell Cliff;</p> <p>The site is however being considered as part of the Hemswell Cliff Neighbourhood Plan Masterplan as a 'Possible Additional Housing Site' and is potentially suitable for allocation subject to the adjacent Site 6 being delivered first in an earlier phase and in accordance with CLLP Policy LP2.</p>

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site 4
	
<i>Site Address / Location</i>	Land at 8 Lancaster Green, Hemswell Cliff, Gainsborough, DN21 5TQ
<i>Gross Site Area (Hectares)</i>	2 (AECOM measures as 1.1 Ha)
<i>SHLAA/SHELAA Reference (if applicable)</i>	-
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	-
<i>Existing land use</i>	Agricultural Paddock
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	'1 to 16 as individually sold for detached, individually designed up-market houses'
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Parish Council's Call for Sites

<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	Residential and agricultural

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>

<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Very low risk of surface water flooding</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 2 Very Good Quality agricultural land.</p>

Site contains habitats with the potential to support priority species?

Does the site contain local wildlife-rich habitats?

Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

No

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes / No / Unknown

No

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>The site is backland that currently cannot be directly accessed, except through a private residence. There is however potential to access the site from the approved site to the north.</p>  <p>(Source: Illustrated Masterplan, Land South if A631, Hemswell Cliff. Planning Application ref. 134720)</p>

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Indicator of Suitability	Assessment
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	No
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	No
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown. An assessment would need to be undertaken.
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	Unknown
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	No

Accessibility

Factor	Guidance
	<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>

Factor		Guidance
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m
Bus /Tram Stop	<400m 400-800m >800m	400-800m Irregular bus service to Lincoln and Scunthorpe
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	<400m
Cycle Route	<400m 400-800m >800m	>800m No designated cycle lanes in proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Medium sensitivity</p> <p>Hemswell Cliff is located within the Limestone Dip Slope landscape character area which falls gently from the 'Cliff'. The arable landscape of the redundant Hemswell Cliff RAF airfield is exposed and open with views from nearby straight roads (Ermine Street (A15), Middle Street, Old Leys Lane, and the A631) over managed hedgerows of visually prominent disruptions in the open landscape of the warehouses and grain silos of the employment side of the village. The landscape character of the area is flat expansive arable farmland, however the site is relatively contained and screened by hedgerow and housing of Lancaster Green, and will in time be viewed from Dog Kennel Road against the built residential allocation to the site's north.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity</p> <p>Hemswell Cliff is located within open arable farmland with long views on a prominent ridgetop site which would require extensive landscape planting to integrate development and reinforce a stronger landscape structure around a traditionally open airfield landscape with retention of prominent and historic airbase buildings (hangers and military buildings). The site is somewhat enclosed by hedgerows when viewed from surrounding roads, and is largely viewed against the context of the built environment of the village.</p>

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Grade II listed Hemswell Court lies approximately 265m west of the proposed site.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Policy LP2: The Spatial Strategy and Settlement Hierarchy; Policy LP4: Growth in Villages; Policy LP55: Development in the Countryside</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p><i>Greenfield</i></p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>N/A</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes. The site is promoted by the landowner during the Parish Council's Call for Sites.
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	No The site is being promoted by the landowner through the Parish Council's Call for Sites.
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	No known time frame

Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>The site is being promoted by the landowner for 1 to 16 detached homes.</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>Hemswell Cliff NP – Call for Sites - WLDC's comments June 2019: "On the basis of CLLP Policy LP2 this site/proposal is not considered acceptable in principle. It is not an appropriate location lying outside the core shape and form of the settlement of Hemswell Cliff."</p> <p>The site to the north (Land south of A631) is allocated for residential development in Policy LP53 of the Local Plan. The site received outline planning (Application Ref 134720, Hemswell Cliff) in September 2017, granted with legal agreement for up to 180 no. residential units with access to be considered and not reserved for subsequent applications</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p>	<p>Potentially suitable, and available.</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>The site is available;</p> <p>The site is on the edge of the built-up area of Lancaster Green, Hemswell Cliff, and in a moderate to poor proximity to services and facilities;</p> <p>The site is a Grade 2 Very Good Quality agricultural land that is partially contained by hedgerow, with medium sensitivities to landscape and visual amenities;</p> <p>The site does not currently have direct access to a highway, but potentially can be accessed through the residential allocation (Policy LP53) to the north (when built);</p> <p>With reference to CLLP Policy LP 2, the site is not an appropriate location if delivered in isolation as it lies outside the core shape and form of the settlement of Hemswell Cliff;</p> <p>The site is however potentially suitable for allocation subject to access being provided through the delivered strategic allocation to the north and in line with Local Plan Policy LP2.</p>

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site 6
	
<i>Site Address / Location</i>	Land north of A631 and east of Minden Place
<i>Gross Site Area (Hectares)</i>	8.516 with further land available; AECOM measured as 6.68 ha
<i>SHLAA/SHELAA Reference (if applicable)</i>	-
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	-
<i>Existing land use</i>	Agricultural Pasture
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential, Commercial or other uses to the benefits of the expansion of Hemswell Cliff
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Unknown
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Parish Council's Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	Residential development to the immediate west and greenfield to the north and east. To the south is the A631 and an allocated housing site with planning approval for 180 dwellings.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> - >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Low to Medium Risk</i></p> <p>The northern part of the site is subject to medium to high surface flood risk.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Some loss of Grade 2 Very Good Quality agricultural land.</i></p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p><i>Flat or relatively flat</i></p> <p><i>Gently sloping or uneven</i></p> <p><i>Steeply sloping</i></p>	<p><i>Gently undulating</i></p>

Indicator of Suitability	Assessment
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>The site can be accessed from a shared track/lane from the A631.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i></p> <p>Yes / No / Unknown</p> <p><i>Cycle?</i></p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There is an informal pathway on the southern side of the A631, and further potential to provide a footpath and cycleway to the site from the village.</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i></p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i></p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown. An assessment would need to be undertaken; however, it is unlikely that there is significant ground contamination given that the land is greenfield.</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Yes.</p> <p>Four waste water inspection chambers are present along the northern part of the site (with associated sewer below ground).</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m
Bus /Tram Stop	<400m 400-800m >800m	400-800m Irregular bus service to Lincoln and Scunthorpe
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	<400m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	<400m
Cycle Route	<400m 400-800m >800m	>800m No designated cycle lanes in close proximity.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Medium sensitivity</p> <p>Hemswell Cliff is located within the Limestone Dip Slope landscape character area which falls gently from the 'Cliff'. The arable landscape of the redundant Hemswell Cliff RAF airfield is exposed and open with views from nearby straight roads (Ermine Street (A15), Middle Street, Old Leys Lane, and the A631) over managed hedgerows of visually prominent disruptions in the open landscape of the warehouses and grain silos of the employment side of the village. The site shares a fenced hard boundary with the residential side of Hemswell Cliff, where the village and open pasture run congruously together due to lack of hedgerow and landscaped screening. The village and streets can be clearly seen from all parts of the site and surrounding context of the site.</p> <p>Managed hedgerows on the northern, eastern and southern boundaries allow views across the site from the A631 to open countryside to the north and east. On approach to the site travelling west along the A631 the urban environment of Hemswell Cliff (housing, streets and grains silos) can be viewed across the gently rising and undulating landscape.</p>

Is the site low, medium or high sensitivity in terms of visual amenity?

Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.

High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity

Hemswell Cliff is located within open arable farmland with long views on a prominent ridgetop site which would require extensive landscape planting to integrate development and reinforce a stronger landscape structure around a traditionally open airfield landscape with retention of prominent and historic airbase buildings (hangers and military buildings). The site is largely open to the urban edge of Hemswell Cliff and on approach from the east is viewed against the highly visible urban context of the built environment of the residential edge of the village and dominant grain silos and hangers in the background. The urban form of Hemswell Cliff is exposed to open countryside and lacking a semi urban rural integration that is traditionally characteristic of rural villages. This is due to the open nature requirement of airfields, whereby trees and hedgerows are managed. Development of the site would reinforce a stronger landscape structure and form to Hemswell Cliff giving potential to provide a soft landscape urban rural buffer to the village.

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p> <p>In close proximity to Grade II listed Hemswell Court</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Policy LP2: The Spatial Strategy and Settlement Hierarchy;</p> <p>Policy LP4: Growth in Villages;</p> <p>Policy LP55: Development in the Countryside</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>Greenfield</p>

Indicator of Suitability	Assessment
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>The site lies adjacent to and connected to the existing built up area of Hemswell Cliff and is opposite a strategic housing allocation with planning approval south of the A631.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>N/A</p>
<p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	<p>Yes</p> <p>The site is being promoted by the landowner through the Parish Council's Call for Sites.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	No
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	No known time frame

Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	<p>Unknown. Waste Water Treatment infrastructure crosses the northern part of the site</p>

Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>150 homes Based on 75% of the developable area (approx. 6.7 Ha) of the site at 30dph). This figure is subject to surface water flood risk issues and utilities infrastructure being mitigated.</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>No known time frame</p>
<p><i>Other key information</i></p>	<p>The site is identified within the Hemswell Cliff Masterplan as a 'Possible Additional Housing Site' along with Site 3.</p> <p>Hemswell Cliff NP – Call for Sites - WLDC's comments August 2019: "Site put forward for housing, commerce or other uses to benefit expansion of Hemswell Cliff. Key CLLP policies are LP2, LP4, LP53, and LP5. LP2: Hemswell Cliff defined as a medium village. Large sites such as this having likely capacity greater than 25 dwellings would be supported if promoted via a neighbourhood plan (e.g. Hemswell Cliff NP) or through the demonstration of clear local community support. Site regarded to be an appropriate location in principle. Western boundary adjacent to the built-up form of Hemswell Cliff. Unlikely to harm the character and appearance of Hemswell Cliff or surrounding countryside. LP4: Site appears to be greenfield so would be 3rd priority in the order of developing sites in medium category settlements. LP53: Site likely to compete with the existing strategic housing allocation in the CLLP site CL4673. Could harm its delivery. LP5: In terms of commerce, site possibly suitable for limited small scale commercial development such as office based/work units. This should not conflict with the existing employment uses and allocations on west side of Hemswell Cliff."</p>

Conclusions	Assessment
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available.</i></p> <p>The site is <i>not currently suitable, and available.</i></p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Suitable and available</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>The site is available;</p> <p>The site is adjacent to the built-up area of Hemswell Cliff and is Grade 2 Very Good Quality agricultural land in open countryside with medium landscape and visual amenity sensitivities. The urban edge of Hemswell Cliff is exposed to the site, whereby development of the site has potential to continue development of the village to the east and enhance and reinforce the urban-rural landscape characteristic of a traditional rural village (that is not immediately present on this former RAF airbase). The site has potential to connect directly to multiple residential roads in Hemswell Cliff;</p> <p>The site is moderately located in terms of proximity to local facilities and services;</p> <p>The northern part of the site contains surface water flood risk, with waste water treatment plant infrastructure also crossing the northern part of the site, which potentially could reduce the developable area of the site should these constraints not be mitigated;</p> <p>There is potential to create access to the site onto the A631 in accordance with the Hemswell Cliff Masterplan and consultation with the Highways Authority;</p> <p>The site is identified within the Hemswell Cliff Masterplan as a 'Possible Additional Housing Site' and is suitable for allocation consideration in compliance with Local Plan Policy LP2 and LP4;</p> <p>The site is being considered as part of the Hemswell Cliff Neighbourhood Plan Masterplan as a 'Possible Additional Housing Site' and is suitable for allocation consideration in accordance with Local Plan Policy LP2.</p>

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site 7
	
Site Address / Location	Sergeant's Mess
Gross Site Area (Hectares)	0.65
SHLAA/SHELAA Reference (if applicable)	-
SHLAA/SHELAA Conclusions (if applicable)	-
Existing land use	Vacant former RAF Hemswell's Sergeants' Mess, with subsequent community mixed uses (children's nursery, a cafe, a hair dressing business, GP surgery and a parish Church office).
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Community uses.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
<i>Site identification method / source</i> (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Parish Council's Call for Sites
Planning history (Live or previous planning applications/decisions)	November 2009, Full Planning Application (Ref 124929) granted for the change of use from community centre to mixed use establishment.
<i>Neighbouring uses</i>	Sports facilities including double ball courts and football pitches, open space, residential and commercial.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Medium Risk</p> <p>The building footprint and the western section of the site is subject to low to high surface water flood risk.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Unknown.</p> <p>The site would need to be surveyed for presence of bats.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>There is potential to upgrade access to the site.</p>

Indicator of Suitability	Assessment
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown. An assessment would need to be undertaken.</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No The Site is currently vacant</p>

Accessibility

Factor	Guidance	
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	<400m
Bus /Tram Stop	<p><400m 400-800m >800m</p>	<p><400m Irregular bus services to Lincoln and Scunthorpe</p>
Train station	<p><400m 400-1200m >1200m</p>	>1200m
Primary School	<p><400m 400-1200m >1200m</p>	<400m
Secondary School	<p><1600m 1600-3900m >3900m</p>	>3900m
Open Space / recreation facilities	<p><400m 400-800m >800m</p>	<400m
Cycle Route	<p><400m 400-800m >800m</p>	<p>>800m No designated cycle lanes in proximity.</p>

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Low sensitivity</p> <p>Hemswell Cliff is located within the Limestone Dip Slope landscape character area which falls gently from the 'Cliff'. The arable landscape of the redundant Hemswell Cliff RAF airfield is exposed and open with views from nearby straight roads (Ermine Street (A15), Middle Street, Old Leys Lane, and the A631) over managed hedgerows of visually prominent disruptions in the open landscape of the warehouses and grain silos of the employment side of the village. The site is previously developed land and a former Sergeant's Mess Hall in a central location surrounded by open space. The site can accommodate change with respect to the existing built and natural landscape.</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Low sensitivity</p> <p>Hemswell Cliff is located within open arable farmland with long views on a prominent ridgetop site which would require extensive landscape planting to integrate development and reinforce a stronger landscape structure around a traditionally open airfield landscape with retention of prominent and historic airbase buildings (hangers and military buildings). The site contains an airbase building that has potential to be repurposed within the context of similar buildings that house antique centres. The site is adjacent to a residential area and is partially screened by hedge and trees.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>Previously developed land</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p>Within the existing built up area</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p>N/A</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> <i>Yes / No / Unknown</i></p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i> <i>Yes / No / Unknown.</i></p>	No
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <i>Yes / No / Unknown.</i></p>	Unknown.
<p><i>Is there a known time frame for availability?</i> <i>Available now / 0-5 years / 6-10 years / 11-15 years.</i></p>	No known time frame

Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>Unknown</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>The site is being promoted by the Neighbourhood Plan Steering Group, and owned by a holding company in Jersey. Hemswell Cliff residents and the Neighbourhood Plan Steering Group favour reuse of the building for community uses.</p> <p>Hemswell Cliff NP – Call for Sites - WLDC's comments August 2019: "Proposal for community building and grounds. As not specified, assume this could be either a conversion of existing building or a new-build.</p> <p>CLLP policy LP15 community facilities applies.</p> <p>For conversions it could be that the - existing facilities - part of this policy would apply. This would appear to support the proposal as it states that redevelopment or expansion of an existing facility to extend or diversify the level of service would be supported.</p> <p>Should the proposal be for a new build scheme then the - new stand-alone facilities - part of policy LP15 would likely apply. This would appear to support new community facilities in principle on the site. The new-build proposal would occupy an accessible site in Hemswell Cliff and is away from existing housing to help reduce possible nuisance issues."</p>

Conclusions	Assessment
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Not currently suitable, and available.</p>
<p><i>Summary of justification for rating</i></p>	<p>The site is not available;</p> <p>The site is within the built-up area of Hemswell Cliff and is previously developed land;</p> <p>The site is a former Sargent's Mess with subsequent community uses with development of the site for community uses acceptable in principle in compliance with Local Plan Policy LP15;</p> <p>The site does not have environmental or built heritage constraints and is favourably located to services and facilities;</p> <p>The site currently has access that can accommodate an additional increase in transport capacity;</p> <p>The site has potential to retain the built heritage of the airbase and be repurposed within the context of other buildings and the natural environment of its setting;</p> <p>The site is not suitable for allocation as is not available for development. The site could be considered suitable for development in the future if suitable development proposals come forward from the landowner.</p>

