

Appendix 1 – Site Assessment

BINBROOK

Site Reference Number: BIN021						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has strong boundary features of mature hedgerows, some of this may be removed to provide an access onto North Halls so there may be some loss.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape to a degree but this can be mitigated against by a landscaping scheme and retention of boundary features, also the site will be viewed against a backdrop of the village so will help reduce the impact. It will not impact on the townscape or historic environment.	O	Medium	Local	Permanent	Medium
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in flood zone 1 so no impact	O	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss	The District does not have very much brownfield land on which to develop because it is predominately rural in nature;	X	Medium	Local	Permanent	Long

of the best agricultural land and greenfield sites.	it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	If access can be achieved for the site it is linked to the core of the village which is in easy walking distance.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	If access can be achieved for the site it is linked to the core of the village	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking. Also the open countryside is adjacent to the site which will also encourage walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking.	✓	Low	Local	Permanent	Long
Summary : The site is located in a sustainable place within easy walking distance to the services and facilities in the village. There may be some loss of biodiversity by the loss of hedging for the creation of an access to the site. The site does not impact on heritage assets and any impact on the wider landscape could be mitigated against by a landscaping scheme.						

Site Reference Number: BIN303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is relatively open on the edge of the village, a landscaping scheme could enhance the biodiversity of the site	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape and impact on views into and out of the village and wider views of the countryside and the AONB. It will not impact on the townscape or historic environment.	XX	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in flood zone 1 so no impact	0	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 2 agricultural land.	X	Medium	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	If access can be achieved for the site it is linked to the core of the village which is in easy walking distance.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	If access can be achieved for the site it is linked to the core of the village	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking. Also the open countryside is adjacent to the site which will also encourage walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking.	✓	Low	Local	Permanent	Long
Summary: The site is located in a sustainable place within easy walking distance to the services and facilities in the village. The site does not impact on heritage assets but does impact on the wider landscape including views into and out of the village and wider views of the countryside and the AONB.						

Site Reference Number: BIN305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has strong boundary features of mature hedgerows, their retention would protect the existing quality and distinctiveness of the site	O	Low	Local	None	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape to a degree but this can be mitigated against by a landscaping scheme and retention of boundary features. It will not impact on the townscape or historic environment.	O	Medium	Local	Permanent	Medium
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in flood zone 1 so no impact	O	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land.	X	Medium	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	If access can be achieved for the site through BIN021 it is linked to the core of the village which is in easy walking distance.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	If access can be achieved for the site through BIN021 it is linked to the core of the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking. Also the open countryside is adjacent to the site which will also encourage walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking.	✓	Low	Local	Permanent	Long
Summary : The site is located in a sustainable place within easy walking distance to the services and facilities in the village if an access could be found through site BIN021. The retention of the mature hedgerows will protect existing biodiversity. The site does not impact on heritage assets and any impact on the wider landscape could be mitigated against by a landscaping scheme.						

Site Reference Number: BIN306

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact		Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has strong front boundary features of a hedgerow, some of this may be removed to provide an access onto Louth Road so there may be some loss, which is reflected in the negative part of the score. However, across the site runs an area of flood risk which could be used as open space or for a Suds scheme, this could enhance biodiversity on the site.	X	✓	Medium	Local	Permanent	Short
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape to a degree but this can be mitigated against by a landscaping scheme and retention of boundary features. The site will impact on the townscape and historic environment, in respect of the setting to the Conservation Area, although there will be no impact on the listed church.	X		Medium	Local	Permanent	Medium
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O		Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is mainly situation in flood zone 1 with a band of flood zone 3 running through the site to the rear. This area could be used for open space or a Suds scheme	O		Low	Local	Permanent	Short
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O		Low	Local	None	None
6. Prioritise appropriate re-use of previously developed	The District does not have very much brownfield land on which to develop	X		Medium	Local	Permanent	Long

land and minimise the loss of the best agricultural land and greenfield sites.	because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is linked to the core of the village by a footpath, which is in easy walking distance. The area of flood risk could be used for open space or a Suds scheme both of which are a form of green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is linked to the core of the village by a footpath, there are opportunities to increase green infrastructure as part of the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking. Also the open countryside is adjacent to the site which will also encourage walking and cycling and there may be opportunities for additional open space within the site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking. The scheme will require a SUDs scheme which will reduce the risk of	✓	Low	Local	Permanent	Long

flooding.					
<p>Summary : The site is located in a sustainable place within easy walking distance to the services and facilities in the village. There is an opportunity to use the band of flood risk which runs through the site as open space or for a Suds scheme this would ensure that there was a neutral loss of biodiversity. The site will impact on the conservation area, although any impact on the wider landscape could be mitigated against by a landscaping scheme.</p>					

Site Reference Number: BIN307							
Any Assumptions:							
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Objectives	Likely Impact	Degree of Impact		Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has strong front boundary features of a hedgerow, some of this may be removed to provide an access onto High Street so there may be some loss, this is reflected in the negative part of the score. However, across the site runs an area of flood risk which could be used as open space or for a Suds scheme, this could enhance biodiversity on the site.	X	✓	Medium	Local	Permanent	Short
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site (which is in the Lincolnshire Wolds Area of Outstanding Natural Beauty) will impact on the landscape to a degree due to the topography of the site but this can be mitigated against by a landscaping scheme and retention of boundary features. The site will significantly impact on the setting of the Conservation Area.	XX		Medium	Local	Permanent	Medium
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O		Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts	The site is mainly situation in flood zone 1 with a band of flood zone 3 running through the site to the rear. This area could be	O		Low	Local	Permanent	Short

of flooding where it cannot be avoided.	used for open space or a Suds scheme					
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site can be linked to the core of the village by the creation of a footpath, it is in easy walking distance. The area of flood risk could be used for open space or a Suds scheme both of which are a form of green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site can be linked to the core of the village by the creation of a footpath, there are opportunities to increase green infrastructure as part of the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking. Also the open countryside is adjacent to the site which will	✓	Low	Local	Permanent	Long

	also encourage walking and cycling and there may be opportunities for additional open space within the site.					
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking. The scheme will require a SUDs scheme which will reduce the risk of flooding.	✓	Low	Local	Permanent	Long
Summary : The site is located in a sustainable place within easy walking distance to the services and facilities in the village. There is an opportunity to use the band of flood risk which runs through the site as open space or for a Suds scheme this would ensure that there was a neutral loss of biodiversity. The site will significantly impact on heritage assets, in respect of the Conservation Area. The site is within the Lincolnshire Wolds Area of Outstanding Natural Beauty, however, impact on the wider landscape could be mitigated against by a landscaping scheme.						

Site Reference Number: BIN310						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is relatively open on the edge of the village, a landscaping scheme could enhance the biodiversity of the site	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape and impact on views into and out of the village and wider views of the countryside and the AONB. It will not impact on the townscape or historic environment.	XX	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding	The site is situated in flood zone 1 so no	O	Low	Local	None	None

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	impact					
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is not grade 1 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	If access can be achieved for the site it is linked to the core of the village which is in easy walking distance.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	If access can be achieved for the site it is linked to the core of the village	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking. Also the open countryside is adjacent to the site which will	✓	Low	Local	Permanent	Long

	also encourage walking and cycling					
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including shops which will encourage walking.	✓	Low	Local	Permanent	Long
Summary: The site is located in a sustainable place within easy walking distance to the services and facilities in the village. The site does not impact on heritage assets but does impact on the wider landscape including views into and out of the village and wider views of the countryside and the AONB.						

BURGH LE MARSH

Site Reference Number: BLM038						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is backland, the boundary treatments are hedgerows and there is some planting within the site. There are outbuildings and caravans on the site although most of the site is rough grass. Additional landscaping could enhance the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is backland and because of this is very enclosed and would not compromise wider views of the landscape. The site does not impact on the historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a mixture of brownfield and Greenfield Grade 3 agricultural land.	✗	Medium	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, although there is no clear means to provide vehicular access to serve the site, there is a public right of way crossing the site that leads towards the village and out into the countryside. There is a footpath to the village centre along Station Road and Elm Crescent.	?	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, there is a public right of way crossing the site that leads towards the village and out into the countryside. There is a footpath to the village centre but this site is backland and the vehicle access would have to run down the side of an existing dwelling which is set close to the corner of the adjacent road, this would not be an ideal situation and would compromise the visual and residential amenities of the existing dwelling.	?	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village, there is a public right of way crossing the site that leads towards the village and out into the countryside, which should be retained in any future development.	✓	Low	Local	Permanent	Long
13. Positively plan for, and	The site is close to the services and	✓	Low	Local	Permanent	Long

minimise the effects of, climate change.	facilities in the village, there is a public right of way crossing the site that leads towards the village and out into the countryside. There is a footpath to the village centre along station Road and Elm Crescent.					
<p>Summary: The site is not in flood risk. It is close to services and facilities with a footpath along Station Road and Elm Crescent to the centre of the village. A public right of way crosses the site, also facilitating access to the village and the surrounding countryside. The site is backland and enclosed so would not compromise the wider landscape and any landscaping could enhance biodiversity. The site would not impact on the historic environment. This is a backland site and the vehicle access would have to run down the side of an existing dwelling which is set close to the corner of the adjacent road, this would not be an ideal situation and would compromise the visual and residential amenities of the existing dwelling.</p>						

Site Reference Number: BLM301							
Any Assumptions:							
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Objectives	Likely Impact	Degree of Impact		Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The boundary treatments of the site are hedgerows and trees, and there is a large pond on the east of the site. Any development of the site would be detrimental to the biodiversity because the pond and its surrounding grassland will contain wildlife.	X		High	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site itself is at the back of the dwellings along Doubledays Lane and is enclosed and would not significantly impact on the wider landscape. However, the land to the west, if it was developed, is quite open. There is no boundary treatment to the west, as the area identified is a line on a plan and not a field boundary, so development would be visible in views from the west and from the footpath to the south. Development would block views over the adjacent countryside. The site does not impact on the townscape or historic environment.	X	✓	Medium	Local	Permanent	Long

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is 900 metres from the school and doctor's surgery and over 1km from other services and facilities in the village. There is a footpath to the village centre.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 900 metres from the school and doctor's surgery and over 1km from other services and facilities in the village. There is a footpath to the village centre	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is 900 metres from the school and doctor's surgery and over 1km from other services and facilities in the village. There is a footpath to the village centre	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is 900 metres from the school and doctor's surgery and over 1km from other services and facilities in the village. There is a footpath to the village centre	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. It is 900 metres from the school and doctor's surgery and over 1km from other services and facilities with a footpath to the centre of the village. The site to the rear of Doubledays Lane is enclosed so would not compromise the wider landscape, the part of the site to the east is more open and there would be some degradation of the landscape and the site would be prominent in views from the public footpath to the south. There is a large pond on the east of the site. Any development of the site would be detrimental to the biodiversity because the pond and its surrounding grassland will contain wildlife. The site would not impact on the historic environment.

Site Reference Number: BLM302						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is in agricultural use with good boundary treatment of mature trees and hedgerows. The site includes a large part of The Hollies Field Local Wildlife Site (LWS). This site is noted for its neutral grassland habitats with ridge and furrow features and for the presence of water bodies containing breeding populations of great crested newts. Development could result in significant negative impacts on the nature conservation value of a LWS. This assessment is support, through the June	X	High	Local	Permanent	Long

	2016 consultation, by the Local Wildlife Trust and Greater Lincolnshire Nature Partnership.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a parcel of agricultural land which slopes up slightly from Orby Road to the village, apart from the boundary treatments which go some way to screen the site from wider views it is quite open and its development would impact somewhat on the landscape. There is a public right of way that crosses the site and extends into the countryside beyond. Views from this footpath would be negatively affected.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village via Station Road which has a footpath to the village centre. Given the size of the site it would most likely have to provide some green infrastructure and or open space.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise	No impact	O	Low	Local	None	None

the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village via Station Road which has a footpath to the village centre.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village via Station Road which has a footpath to the village centre. The site would be required to provide green infrastructure which will contribute to healthy lifestyles. A public right of way crosses the site and this should be retained to facilitate access to the open countryside.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village via Station Road which has a footpath to the village centre.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. It is close to services and facilities with a footpath to the centre of the village. The site is in agricultural use with good boundary treatment of mature trees and hedgerows, these go some way to screen the site from impact on the wider landscape, but there will be some impact due to the topography of the site. Development on the site would be prominent in view from the public right of way that crosses the site and travels beyond the site into open countryside. The site includes a large part of The Hollies Field Local Wildlife Site (LWS). This site is noted for its neutral grassland habitats with ridge and furrow features and for the presence of waterbodies containing breeding populations of great crested newts. Development could result in significant negative impacts on the nature conservation value of a LWS. The site would not impact on the townscape or historic environment.</p>						

Site Reference Number: BLM303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site in agricultural use with good boundary treatment of mature trees and hedgerows. The site lies adjacent to the Hollies Field Local Wildlife Site (LWS). This site is noted for its neutral grassland habitats with ridge and furrow features and for the presence of water bodies containing breeding populations of great crested newts. Development could result in significant negative impacts on the nature conservation value of a LWS.	X	High	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a parcel of agricultural land detached from the main body of the village and in effect in the open countryside, it slopes up slightly from Orby Road to the village. Apart from the boundary treatments, which go some way to screen the site from wider views, it is quite open and its development would impact somewhat on the landscape. The site is close to the Conservation Area but development is unlikely to have a significant impact on its setting.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None

5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is approximately 375 metres from the majority of services and facilities in the village, so in terms of proximity, the site is accessible. However, Orby Lane does not have a footpath nor any street lighting with little possibility of the provision of footways.	X	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is approximately 375 metres from the majority of services and facilities in the village, however, it is detached from other development and is in effect in the open countryside. Orby Lane does not have a footpath nor any street lighting with little possibility of the provision of footways.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is approximately 375 metres from the majority of services and facilities in the village, however, it is detached from other development and is in effect in the open countryside. Orby Lane does not have a	X	High	Local	Permanent	Long

	footpath nor any street lighting with little possibility of the provision of footways.					
13. Positively plan for, and minimise the effects of, climate change.	The site approximately 375 metres from the majority of services and facilities in the village, however, it is detached from other development and is in effect in the open countryside. Orby Lane does not have a footpath nor any street lighting with little possibility of the provision of footways. Also, the site is adjacent to a Local Wildlife Site and will further constrain biodiversity, limiting its ability to respond to climate change.	X	Low	Local	Permanent	Long
Summary; The site is not in flood risk. It is approximately 375 metres from services and facilities, however, it is detached from the development of the village. Orby Road is a narrow lane with no footpaths or street lights and little prospect of creating footways. The site is in agricultural use with good boundary treatment of mature trees and hedgerows, these go some way to screen the site from impact on the wider landscape, but there will be some impact. The site lies adjacent to The Hollies Field Local Wildlife Site (LWS). This site is noted for its neutral grassland habitats with ridge and furrow features and for the presence of water bodies containing breeding populations of great crested newts. Development could result in significant negative impacts on the nature conservation value of a LWS and its ability to respond to climate change. The site would not impact on the townscape or historic environment.						

Site Reference Number: BLM305							
Any Assumptions:							
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Objectives	Likely Impact	Degree of Impact		Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Part of the site is in arable use and is clearly regularly cropped. There are with good boundary treatments of mature trees and hedgerows which contribute to the potential for biodiversity on site and further landscaping within the site could enhance biodiversity on the site. The western part of the site has more of a parkland feel and has not been subject to intensive agriculture. It contains a scattering of trees protected by tree preservation orders. The western part of the site could contain biodiversity which	✓	X	Low	Local	Permanent	Long

	would be lost (this part of the site is likely to be discounted from consideration).					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a parcel of agricultural land opposite existing development and would form a natural extension to the village. It does have good boundary treatment, however these do not correspond to the boundaries of the site submitted, which has no boundary features and is open to the rest of the field and in nearby views. The distant hedges would block long distance views of and from the wider landscape, but good boundary treatment would be needed for the submitted area. The land slopes slightly downwards away from the village and development could be prominent in views from the south, however, there are strong landscape features which help to mitigate the impact in views from public arena. It would not impact on the townscape. The site is adjacent to the medieval Burgh Hall but there is now a buffer zone so it should not impact on its setting.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss	The District does not have very much brownfield land on which to develop because it is predominately rural in nature;	X	High	Local	Permanent	Long

of the best agricultural land and greenfield sites.	this site is Grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village and Hall Lane has a footpath leading onto the wider footway network. The site is of a size that it could provide some green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village and Hall Lane has a footpath leading onto the wider footway network. The site is of a size that it could provide some green infrastructure	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is close to the services and facilities in the village and Hall Lane has a footpath leading onto the wider footway network. The site is of a size that it could provide some green infrastructure	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village and Hall Lane has a footpath leading onto the wider footway network. The site is of a size that it could provide some green infrastructure	✓	Low	Local	Permanent	Long

Summary; The site is not in flood risk. It is close to services and facilities with a footpath in Hall Lane leading into the wider footway network. The site has good boundary treatment and because of this it is reasonably well screened from impact of views of the wider landscape. Part of the site is in agricultural use so landscaping could enhance biodiversity. The remainder of the site has a more parkland feel and may well be host to a variety of species which would be lost through development; this part of the site is likely to be excluded from consideration. The site would not impact on the townscape, however, it site is adjacent to Medieval Burgh Hall but there is a buffer zone so there should not be an impact on its setting or the historic environment.

Site Reference Number: BLM307

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is in agricultural use, but not framed intensively. It has good boundary treatment of mature trees and hedgerows. There is also a watercourse along the southern edge of the site, These factors could mean that there is potential for biodiversity on the site. Landscaping within the site could enhance biodiversity on the site.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a parcel of agricultural land with good boundary treatment. Development would not impact on the wider landscape because it is well screened in views from the north from the bypass and the land to the south has planning permission and will be developed eventually.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is nearly all in the orange zone (danger to most) on the EA flood hazard maps.	X	High	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is quite far from services and facilities, the site to the south has planning permission but the two sites are separated by the Catchwater Drain and there are no links between the two sites shown on the planning permission, so this site has the impression of being detached from the village. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is quite far from services and facilities, the site to the south has planning permission but the two sites are separated by the Catchwater Drain and there are no links between the two sites shown on the planning permission, so this site has the impression of being detached from the village. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is quite far from services and facilities, the site to the south has planning permission but the two sites are separated by the Catchwater Drain and there are no links between the two sites shown on the planning permission, so this site has the impression of being detached from the village. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways. The site lies immediately to the north of Tinkers Green playing fields, however there is no direct access this will involve a long detour to access these recreation facilities.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is quite far from services and facilities, the site to the south has planning permission but the two sites are separated by the Catchwater Drain and there are no links between the two sites shown on the planning permission, so this site has the impression of being detached from the village. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways.	X	High	Local	Permanent	Long
<p>Summary; The site is nearly all in the orange zone (danger for most) on the EA flood hazard maps. It is quite far from services and facilities, the site to the south has planning permission but the two sites are separated by the Catchwater Drain and there are no links between the two sites shown on the planning permission, so this site has the impression of being detached from the village. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways. The site is in agricultural use with good boundary treatment of mature trees and hedgerows, these go some way to screen the site from impact on the wider landscape, especially to the north where there is the bypass and to the south where new development will eventually be built. The site would not impact on the townscape or historic environment.</p>						

Site Reference Number: BLM308

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with quite an open feel to it and trees along the western and southern boundaries. As the field has not been intensively farmed, it is not known if there is any biodiversity on site. Landscaping could enhance biodiversity on the site.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field leading out of the village, with a wide grassed verge and pavement outside running adjacent to the site. Development would not impact greatly on wider views of the landscape because along the grassed verge are mature trees blocking views, however, the site would be visible through the trees along Skegness Road. The site forms an important part of the setting of the village as you enter from the east. Also the footpath and wide verge form part of the setting of the village and interrupting them by the creation of an access and the loss of any of the trees would be detrimental to the townscape. There would be no impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is nearly all in the green and yellow zones on the EA flood hazard maps apart from a small corner in the east which is in the orange zone.	✓	Low	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities with a footpath leading back to the centre of the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities with a footpath leading back to the centre of the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities with a footpath leading back to the centre of the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities with a footpath leading back to the centre of the village.	✓	Low	Local	Permanent	Long

Summary; The site is nearly all in the green and yellow zones on the EA flood hazard maps apart from a small corner in the east which is in the orange zone (danger for most). The site is quite open and though development would not impact greatly on wider views of the landscape because along the wide grassed verge and footpath which runs adjacent to the site are mature trees. However, the development would be visible through the trees along Skegness Road and the site does form an important part of the setting of the village as you enter from the east. Also the footpath and wide verge form part of the setting of the village and interrupting them by the creation of an access and the loss of any of the trees would be detrimental to the townscape. There would be no impact on the historic environment.

Site Reference Number: BLM310

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with good boundary treatment, including that to the rear boundaries of properties which back onto the site. The site has been arable production and there may be opportunities through landscaping to enhance biodiversity on the site. Following the submission of a planning application on the frontage of the site in 2016, an ecological assessment identified that the site possessed sufficient interest to meet the criteria for a Local Wildlife Site. The application was deferred, but not on matters pertaining to biodiversity.	X	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with good boundary treatment, development would not impact greatly on wider views of the landscape. However, there is a public right of way crossing the site and care should be taken through the development to incorporate this in a way that retains some of its rural aspect. There would be no impact on the historic environment or townscape.	O	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and	No impact	O	Low	Local	None	None

pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities but there is no footpath or street lighting in this part of Wildshed Lane not until you get to Linden Drive, which is not far. There is room to the creation of a footway but it would result in the loss of some boundary treatment and it is not clear if the footpath can be directly connected as it would appear to have to cross private land. There is a public right of way which crosses the site and provides a direct access to West End and thence to the centre of the village.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities but there is no footpath or street lighting in this part of Wildshed Lane not until you get to Linden Drive, which is not far, there is room to the creation of a footway but it would result in the loss of some boundary treatment and it is not clear if the footpath can be directly connected as it would appear to have to cross private land. There is a public right of	✓	Medium	Local	Permanent	Long

	way which crosses the site and provides a direct access to West End and thence to the centre of the village.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities but there is no footpath or street lighting in this part of Wildshed Lane not until you get to Linden Drive, which is not far, there is room to the creation of a footway but it would result in the loss of some boundary treatment.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities but there is no footpath or street lighting in this part of Wildshed Lane not until you get to Linden Drive, which is not far, there is room to the creation of a footway but it would result in the loss of some boundary treatment.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is outside flood risk, it is enclosed with mature boundary treatment which mitigates against impacts on wider landscape views. The site is close to services and facilities but there is no footpath or lighting in this part of Wildshed Lane, the nearest footpath is not far and one could be created though it would entail some loss of boundary treatment which would have to be compensated for and there may be an issue with intervening private land. The site would not impact on the townscape or historic environment. Following the submission of a planning application on the frontage of the site in 2016, an ecological assessment identified that the site possessed sufficient interest to meet the criteria for a Local Wildlife Site. The application was deferred, but not on matters pertaining to biodiversity; so there is potentially a negative impact on biodiversity.</p>						

Site Reference Number: BLM311

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with very little boundary treatment. Landscaping would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with very little boundary treatment; development would not impact on the wider landscape because the bypass is to the north which blocks wider views, although there may be some minor impact in views along The Common.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk being in the green and yellow zones on the EA flood hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities	It is quite far from services and facilities. Common Lane is a narrow lane with no	✗	High	Local	Permanent	Long

amenities and green infrastructure including the promotion of sustainable modes of access.	footpaths or street lights and little prospect of creating footways.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is quite far from services and facilities. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is quite far from services and facilities. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is quite far from services and facilities. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways.	X	High	Local	Permanent	Long
Summary; The site is not in flood risk being in the yellow and green zones on the EA flood hazard maps. It is quite far from services and facilities. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways. The site is a grassed field with poor boundary treatment, to the north where there is the bypass the screening blocks views of the wider landscape. The site would not impact on the townscape or historic environment.						

Site Reference Number: BLM312

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is grassed fields with good boundary treatment along Ingoldmells Road but it is open along the main road into Burgh le Marsh. There is a watercourse along the eastern edge of the site which may have potential for biodiversity. There are also some internal hedges which could be used as a framework for biodiversity on the site and additional landscaping could enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed fields with good boundary treatment, along Ingoldmells Road but it is open along the main road into Burgh le Marsh. Development would have some impact on wider views of the landscape from the main road and potentially from the bypass at the most northern part of the site. There would be no impact on the historic environment but there would be an impact on the townscape, this site formed part of Burgh Common and is a green entrance into the village and enhances the villages rural setting. Its loss would be detrimental to this setting and the character of the village. The creation of an access onto the Main Road may involve the loss of some of the mature trees which sit in the wide grassed verge running adjacent to the site, this also would be detrimental to the townscape.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	0	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The majority of the site running north to south is in the orange zone (danger for most) on the EA flood hazard maps, this has reduced the capacity of the site significantly in the Strategic Housing Land Availability Assessment.	X	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities with a footpath connection to the centre of the village. A site of this size could provide some green infrastructure and or open space, and this may be required as part of SUDS.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities with a footpath connection to the centre of the village. A site of this size could provide some green infrastructure and or open space.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities, and this may be required as part of SUDS.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities with a footpath connection to the centre of the village. A site of this size could provide some green infrastructure and or open space, and this may be required as part of SUDS.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities with a footpath connection to the centre of the village. A site of this size could provide some green infrastructure and or open space, and this may be required as part of SUDS.	✓	Low	Local	Permanent	Long

Summary; The majority of the site running north to south is in the orange zone (danger for most) on the EA flood hazard maps, this has reduced the capacity of the site significantly in the Strategic Housing Land Availability Assessment. The site is close to services and facilities with a footpath connection. The site is grassed fields with good boundary treatment, along Ingoldmells Road but it is open along the main road into Burgh. Development would have some impact on wider views of the landscape from the main road and potentially from parts of the bypass. There would be no impact on the historic environment but there would be an impact on the townscape, this site formed part of Burgh Common and is a green entrance into the village and enhances the villages rural setting, its loss would be detrimental to this setting and the character of the village. The creation of an access onto the Main Road may involve the loss of some of the mature trees which sit in the wide grassed verge running adjacent to the site, this also would be detrimental to the townscape.

Site Reference Number: BLM313

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with no boundary treatment along Wildshed Lane but hedges along the other boundaries as well as the rear boundaries of properties which back onto the site. Landscaping would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a flat agricultural field with poor boundary treatment along Wildshed Lane leaving the site open to wider views of and from the landscape. The frontage of the site has planning permission already for housing, so development of the remainder of the site would not impact greatly on wider views of the landscape because this will block views. There would be no impact on the historic environment or townscape.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is approximately 400m from the school and doctor's and over 800m from other services and facilities. The access for the planning permission on the frontage exits the site opposite the footpath which starts at Linden Drive, and space has been left alongside the planning permission site to land at the rear.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe	The site is approximately 400m from the	✓	Medium	Local	Permanent	Long

and vibrant communities.	school and doctor's and over 800m from other services and facilities. The access for the planning permission on the frontage exits the site opposite the footpath which starts at Linden Drive, and space has been left alongside the planning permission site to land at the rear.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is approximately 400m from the school and doctor's and over 800m from other services and facilities. The access for the planning permission on the frontage exits the site opposite the footpath which starts at Linden Drive, and space has been left alongside the planning permission site to land at the rear.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is approximately 400m from the school and doctor's and over 800m from other services and facilities. The access for the planning permission on the frontage exits the site opposite the footpath which starts at Linden Drive, and space has been left alongside the planning permission site to land at the rear.	✓	Medium	Local	Permanent	Long
Summary; The site is outside flood risk, it has no boundary treatment along Wildshed Lane, this would impact on wider views of the landscape but planning permission has been granted on the frontage for housing thus mitigating against any impact. The site is close to services and facilities' but there is no footpath or lighting in this part of Wildshed Lane, the nearest footpath is not far and one could be created. The site would not impact on the townscape or historic environment.						

Site Reference Number: BLM314

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a number of agricultural fields in production. There is little in the way of vegetation within the site and with poor boundary treatment along Wainfleet Road. There are trees along the northern boundary protected by tree preservation order. Additional landscaping within the site would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of agricultural fields in production. As the site is part of a number of fields, there is no boundary treatment for the majority of the site. There is poor boundary treatment along Wainfleet Road. Development would therefore have an impact on wider views of the landscape. There would be no impact on the historic environment but there would be an impact on the townscape. This site forms an open green entrance into the village and enhances the villages rural setting, its loss would be detrimental to this setting and the character of the village.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and	No impact	0	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to 700m from the school and doctor's surgery and approximately 1km for other services and facilities. However, the site is moving away from them as it moves into the open countryside. There is no footpath connection or street lighting until reaching the built up part of Wainfleet Road.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to 700m from the school and doctor's surgery and approximately 1km for other services and facilities. However, the site is moving away from them as it moves into the open countryside. There is no footpath connection or street lighting until reaching the built up part of Wainfleet Road.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy	It is close to 700m from the school and doctor's surgery and approximately 1km for other services and facilities. However, the	X	Medium	Local	Permanent	Long

lifestyles”	site is moving away from them as it moves into the open countryside. There is no footpath connection or street lighting until reaching the built up part of Wainfleet Road.					
13. Positively plan for, and minimise the effects of, climate change.	It is close to 700m from the school and doctor’s surgery and approximately 1km for other services and facilities. However, the site is moving away from them as it moves into the open countryside. There is no footpath connection or street lighting until reaching the built up part of Wainfleet Road.	X	Medium	Local	Permanent	Long
Summary; The site is not in flood risk. The site is agricultural fields with poor boundary treatment along Wainfleet Road and along the other (artificially drawn) boundaries. Development would have an impact on wider views of the landscape. There would be no impact on the historic environment but there would be an impact on the townscape, this site forms an open green entrance into the village and enhances the villages rural setting, its loss would be detrimental to this setting and the character of the village. It is reasonably close to services and facilities but the site is moving away from them as it moves into the open countryside and there is no footpath connection or street lighting until the built up part of Wainfleet Road to facilitate access.						

Site Reference Number: BLM316						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	The site is a series of buildings currently being used as holiday cottages. If the buildings are to be used for permanent residential use, there is not space within the site for additional landscaping. If the owner is proposing demolition and redevelopment, some additional landscaping could be introduced, but it is unlikely to be sufficient to have an impact on biodiversity,	O	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is currently a series of buildings currently being uses as holiday cottages. They are of an old design appear to be converted agricultural buildings and demolition of them would impact on the street scene and townscape, replacement buildings would have to be of a similar or better quality.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is a current holiday let business, so any change to this site would remove a economic use, albeit a small one.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land but there are presently holiday cottages on it and these could be converted to dwellings rather than demolition.	✓	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to 700m from the school and doctor's surgery and approximately 1km for other services and facilities. However, there is no footpath or street lighting in this part of Wainfleet Road.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to 700m from the school and doctor's surgery and approximately 1km for other services and facilities.	✓	Medium	Local	Permanent	Long

	However, there is no footpath or street lighting in this part of Wainfleet Road.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to 700m from the school and doctor's surgery and approximately 1km for other services and facilities. However, there is no footpath or street lighting in this part of Wainfleet Road.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to 700m from the school and doctor's surgery and approximately 1km for other services and facilities. However, there is no footpath or street lighting in this part of Wainfleet Road.	✓	Medium	Local	Permanent	Long
Summary: The site is outside flood risk. It is already used for holiday cottages which are nicely converted agricultural buildings. The site would not impact on wider views of the landscape but the buildings do sit well in the street scene and demolition and rebuild could have an impact on this. The site is relatively close to services and facilities but there is no footpath or lighting in this part of Wainfleet Road. The site would not impact on the historic environment.						

Site Reference Number: BLM317						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is grassed fields with good boundary treatment of mature hedges and trees, a watercourse runs along the northern boundary and part of the site is outbuildings; there is also a pond on a	?	Low	Local	Permanent	Long

	neighbouring piece of land. There is therefore potential for biodiversity on site. Landscaping could enhance biodiversity on the site.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed fields and outbuildings, it is enclosed by mature trees and hedges and would have no impact on the wider landscape, townscape or historic environment.	O	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is reasonably close to services and facilities but the site is moving away from them as it moves into the open countryside. There is no footpath connection or street lighting until Orby Road meets High Street.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is reasonably close to services and facilities. There is no footpath connection or street lighting in this part of Orby Road with no possibility of footway creation. The	X	Medium	Local	Permanent	Long

	two possible accesses into the site, one is on a blind bend and one goes past dwellings and would have a detrimental impact on the occupiers of those dwellings.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is reasonably close to services and facilities. There is no footpath connection or street lighting in this part of Orby Road with no possibility of footway creation.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is reasonably close to services and facilities. There is no footpath connection or street lighting in this part of Orby Road with no possibility of footway creation.	X	Medium	Local	Permanent	Long
Summary; The site is not in flood risk. The site is enclosed by hedges and trees and would not impact on the wider landscape. It is close to services and facilities but there is no footpath or street lighting in this part of Orby Road and no possibility of footpath creation. There are two accesses to the site and both are difficult. One is on a blind bend and the other would affect the residents of adjoining houses. The site would create an inappropriate extension of the built up area into the open countryside that would be poorly related to the existing settlement pattern						

Site Reference Number: BLM318						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is grassed fields with mixed boundary treatment along Station Road, which is sparse in some places and quite mature in others. There are mature trees within the site and along the southern and	?	Low	Local	Permanent	Long

	western boundaries. As the site has not been developed or intensively farmed, it may play host to a variety of species and building on the site could impact on that. Additional landscaping as part of the development could enhance biodiversity on the site but this depends on how intensively the site is developed.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed fields with mixed boundary treatment along Station Road, which is sparse in some places and quite mature in others. This site is only proposed for frontage development, which would block the views to the wider landscape and involve their loss by doing this. It would leave the rear of the site with its mature boundary treatment intact so protecting some of the landscape quality. However, there is a public footpath running along the rear of the wider site between this mature boundary and the area for development. The frontage development will be prominent in views from the footpath unless the rear boundaries of the properties have significant landscaping. There is no impact on the townscape or historic environment. Consultation response to the June 2016 Plan received a query from Historic England in respect of potential medieval remains in connection with the site, and this will require further investigation.	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is not in flood risk	✓	Low	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate reuse of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is approximately 600 metres from the school and doctor's surgery and over 800 metres from other services and facilities. There is a footpath on the opposite side of the road and there is room to form a footpath on the same side of the road as the site.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is approximately 600 metres from the school and doctor's surgery and over 800 metres from other services and facilities. There is a footpath on the opposite side of the road and there is room to form a footpath on the same side of the road as the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy	The site is approximately 600 metres from the school and doctor's surgery and over 800 metres from other services and	✓	Low	Local	Permanent	Long

lifestyles”	facilities. There is a footpath. on the opposite side of the road and there is room to form a footpath on the same side of the road as the site.					
13. Positively plan for, and minimise the effects of, climate change.	The site is approximately 600 metres from the school and doctor’s surgery and over 800 metres from other services and facilities. There is a footpath on the opposite side of the road and there is room to form a footpath on the same side of the road as the site.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is grassed fields with mixed boundary treatment along Station Road. Its untouched nature means that the potential for biodiversity is not known at this stage. This site is only proposed for frontage development, this would block the views to the wider landscape and involve their loss by doing this. It would leave the rear of the site with its mature boundary treatment intact, however, the site would be visible in view from the public footpath that runs through the rear of the site. It is close to services and facilities with a footpath on the opposite side of the road; there is also room to form a footpath on the same side of the road as the site. Consultation response to the June 2016 Plan received a query from Historic England in respect of potential medieval remains in connection with the site, and this will require further investigation.</p>						

Site Reference Number: BLM0319						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with mature trees along the eastern boundary and the other boundaries being made up of a mixture of hedging and trees. The northern boundary to Wildshed Lane is open. Development could enhance biodiversity providing the boundaries were left intact.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area’s landscapes, townscapes and historic environment.	The site is an agricultural field with mature trees along the eastern boundary and the other boundaries being made up of a mixture of hedging and trees. The northern boundary to Wildshed Lane is open. The site is relatively flat but its boundary features mean it does not have a significant	X	Low	Local	Permanent	Long

	impact on the wider landscape from Wildshed Lane but from the public right of way which runs to the rear of the site along the southern boundary views north would be obscured. The site lies outside the settlement away from the built up area so it would not impact on the townscape; there is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site lies on Wildshed Lane which is narrow so that two vehicles are unable to pass each other and rural, it has no footpath or street lighting. The nearest footpath is 259m away with two other pieces of land in between. The site is therefore disconnected from the main body of the village. Though there is a public right of way leading to the village this is a rural footpath with the nearest tarmaced connection 329m away.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None

9. Support inclusive, safe and vibrant communities.	The site lies on Wildshed Lane which is narrow so that two vehicles are unable to pass each other and rural, it has no footpath or street lighting. The nearest footpath is 259m away with two other pieces of land in between. The site is therefore disconnected from the main body of the village. Though there is a public right of way leading to the village this is a rural footpath with the nearest tarmaced connection 329m away.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site lies on Wildshed Lane which is narrow so that two vehicles are unable to pass each other and rural, it has no footpath or street lighting. The nearest footpath is 259m away with two other pieces of land in between. The site is therefore disconnected from the main body of the village. Though there is a public right of way leading to the village this is a rural footpath with the nearest tarmaced connection 329m away. The public right of way which runs around the site leads to the open countryside which may encourage walking.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site lies on Wildshed Lane which is narrow so that two vehicles are unable to pass each other and rural, it has no footpath or street lighting. The nearest footpath is 259m away with two other pieces of land in between. The site is	X	High	Local	Permanent	Long

	<p>therefore disconnected from the main body of the village. Though there is a public right of way leading to the village this is a rural footpath with the nearest tarmaced connection 329m away. The public right of way which runs around the site leads to the open countryside which may encourage walking but this is counterbalanced by the fact that the occupiers of the site will use their vehicles to access services and facilities because of the lack of footpaths and street lighting.</p>					
<p>Summary: The site is not in flood risk. The site is an agricultural field with mature trees along the eastern boundary and the other boundaries being made up of a mixture of hedging and trees. The northern boundary to Wildshed Lane is open. Development could enhance biodiversity providing the boundaries were left intact. The site is relatively flat but its boundary features mean it does not have a significant impact on the wider landscape from Wildshed Lane but from the public right of way which runs to the rear of the site along the southern boundary views north would be obscured. The site lies outside the settlement away from the built up area so it would not impact on the townscape; there is no impact on the historic environment. The site lies on Wildshed Lane which is narrow so that two vehicles are unable to pass each other and rural, it has no footpath or street lighting. The nearest footpath is 259m away with two other pieces of land in between. The site is therefore disconnected from the main body of the village. Though there is a public right of way leading to the village this is a rural footpath with the nearest tarmaced connection 329m away. The public right of way which runs around the site leads to the open countryside which may encourage walking but this is counterbalanced by the fact that the occupiers of the site will use their vehicles to access services and facilities because of the lack of footpaths and street lighting.</p>						

<p>Site Reference Number: BLM320</p>						
<p>Any Assumptions:</p> <ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
<p>1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.</p>	<p>The site in agricultural use with good boundary treatment of mature trees and hedgerows. The site lies close to the Hollies Field Local Wildlife Site (LWS). This site is noted for its neutral grassland habitats with ridge and furrow features and for the presence of waterbodies containing breeding populations of great crested newts. There is a pond within the site and</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

	this could link to the water feature on adjacent sites, creating part of a network. Development could result in negative impacts on the nature conservation value of a LWS.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a parcel of agricultural land detached from the main body of the village and in effect in the open countryside. There are no footways linking the site into the village and the creation of these will also impact on local character. The site slopes up slightly from Orby Road to the village. Apart from the boundary treatments, which go some way to screen the site from wider views, it is quite open and its development would impact somewhat on the landscape. The site abuts the Conservation Area boundary and development is likely to have a significant impact on its setting. There are also distant views across the site to the listed Hanson's Windmill.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to	The site is approximately 300 metres from	X	Low	Local	Permanent	Long

key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	the majority of services and facilities in the village, so in terms of proximity, the site is accessible. However, Orby Lane does not have a footpath nor any street lighting with little possibility of the provision of footways.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is approximately 300 metres from the majority of services and facilities in the village, however, it is detached from other development and is in effect in the open countryside. Orby Lane does not have a footpath nor any street lighting with little possibility of the provision of footways.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is approximately 300 metres from the majority of services and facilities in the village, however, it is detached from other development and is in effect in the open countryside. Orby Lane does not have a footpath nor any street lighting with little possibility of the provision of footways.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site approximately 300 metres from the majority of services and facilities in the village, however, it is detached from other development and is in effect in the open countryside. Orby Lane does not have a footpath nor any street lighting with little possibility of the provision of footways. Also, the site is close to a Local Wildlife Site and will further constrain biodiversity,	X	Low	Local	Permanent	Long

	limiting its ability to respond to climate change.					
<p>Summary; The site is not in flood risk. It is approximately 300 metres from services and facilities; however, it is detached from the development of the village. Orby Road is a narrow lane with no footpaths or street lights and little prospect of creating footways. If footpaths were provided, these would change the rural character of Orby Lane. The site is in agricultural use with good boundary treatment of mature trees and hedgerows, these go some way to screen the site from impact on the wider landscape, but there will be some impact. The site lies close to The Hollies Field Local Wildlife Site (LWS). This site is noted for its neutral grassland habitats with ridge and furrow features and for the presence of waterbodies containing breeding populations of great crested newts. There is a pond within the site and this could link to the water feature on adjacent sites, creating part of a network. Development could result in potential negative impacts on the nature conservation value of a LWS and its ability to respond to climate change. The site abuts close to the Conservation Area boundary but and development is unlikely to have a significant impact on its setting. There are also distant views across the site to the listed Hanson's Windmill.</p>						

CONINGSBY AND TATTERSHALL

Site Reference Number: C&T009						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is side garden which is partly landscaped with large hedgerow along part of the frontage and partly quite wild. There are mature trees along the northern boundary. Development of the site would have some harm on the biodiversity.	X	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is side garden which is enclosed by the built environment and would not impact on the wider landscape. However, the site is located next to a Grade II listed building and forms part of its setting, development of the site would impact on the setting and character of the listed building.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in flood zone 2.	X	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is garden land and so greenfield.	X	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities with a footpath connection to the centre.	✓	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities with a footpath to the centre. The site is adjacent to a Grade II listed building and therefore development on the site including the access would harm the setting and character of the listed building.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which along with Coningsby is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities with a footpath to the centre, including the sport's field which supports a number of activities.	✓	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	Although bringing positive aspects to minimising climate change in that the site is close to services and facilities with a footpath to the centre, the site will impact negatively on biodiversity.	○	High	Local	Permanent	Long
<p>Summary: The site is in flood zone 2. The site is side garden which is partly landscaped with large hedgerow along part of the frontage and partly quite wild with mature trees to the northern boundary. Development of the site would have some harm on the biodiversity. The site is located next to a Grade II listed building and forms part of its setting, development of the site would impact on the setting and character of the listed building, leaving it hemmed in without any garden around it. It is close to services and facilities with a footpath to the centre. The creation of an access to support development of the site would also harm the setting and character of the listed building.</p>						

Site Reference Number: C&T016

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Separate parcels of land comprising an area of agricultural land and part of the domestic curtilage of two properties containing a lawn and garden sheds. There is a drainage ditch at the rear, which has potential for biodiversity. However, the site is small and it is unlikely that landscaping would provide much opportunity to improve biodiversity.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Separate parcels of land comprising an area of agricultural land and part the domestic curtilage of two properties containing a lawn and garden shed. There is a drainage ditch at the rear. The site would not impact on the wider landscape because it is screened from view by development along Dogdyke Road and from outside the site it would be seen against a back drop of development. There would be no impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is 40% in flood zone 2.	✗	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is garden land and agricultural and so greenfield.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath connection. However, there is a narrow access which is shared with a small chalet park and there is no room to widen this or create a safe footway along it.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath connection. However, there is a narrow access which is shared with a small chalet park and there is no room to widen this or create a safe footway along it.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is along with Tattershall is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including the local sport and recreation area which supports a number of activities. and there is a footpath connection.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath connection. However, there is a narrow access which is shared with a small chalet park and there is no room to widen this or create a safe	X	High	Local	Permanent	Long

footway along it.					
<p>Summary: The site is 40% in flood zone 2. It is made up of separate parcels of land comprising an area of agricultural land and part of the domestic curtilage for two properties containing a lawn and garden sheds. There is a drainage ditch at the rear. The site would not impact on the wider landscape because it is screened from view by development along Dogdyke Road. There would be no impact on the townscape or historic environment. The site is reasonably close to services and facilities and there is a footpath connection. However, there is a narrow access which is shared with a small chalet park and there is no room to widen this or create a safe footway along it.</p>					

Site Reference Number: C&T301						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Large area used for caravans and lodges with associated lakes. Landscaping, woods and green space. The site is designated as a Local Wildlife Site. Development other than what is on the site and for its present usage would have an impact on biodiversity. There is an area at the front which is very open and if landscaped could enhance biodiversity.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Large area used for caravans and lodges with associated lakes. Landscaping, woods and green space. The site has hedges to the frontage and is screened from the wider landscape. There would not be an impact on the townscape because there are houses on the other side of the road but it is starting to move into the open countryside. The site is adjacent to listed Tattershall Castle and development if too near to this could impact on its setting.	?	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None

4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is mostly in flood zone 3 apart from the land at the front.	X	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is greenfield.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath connection. It already provides green space and development of the site other than the very frontage would mean a loss of this green space.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath connection. It already provides green space and development of the site other than the very frontage would mean a loss of this green space. There is already an existing access.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which along with Coningsby is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide	The site is reasonably close to services and	X	Low	Local	Permanent	Long

the facilities and infrastructure for “healthy lifestyles”	facilities and there is a footpath connection. It already provides recreation facilities that contribute to healthy lifestyles and development of the site other than the very frontage would mean a loss of this facility. There is a public footpath which runs at the rear of the site.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath connection. It already provides green space for both public use and for biodiversity. Development of the site other than the very frontage would mean a loss of this green space.	X	Medium	Local	Permanent	Long
<p>Summary: The site is mostly in flood zone 3 apart from the land at the front. Large area used for caravans and lodges with associated lakes. Landscaping, woods and green space. The site is designated as a Local Wildlife Site and extensive development of this site would have a negative impact on biodiversity. The site has hedges to the frontage and is screened from the wider landscape. There would not be an impact on the townscape because there are houses on the other side of the road but it is starting to move into the open countryside. The site is adjacent to listed Tattershall Castle and development if too near to this could impact on its setting. The site is reasonably close to services and facilities and there is a footpath connection. It already provides green space and opportunities for sport and recreation, and development of the site other than the very frontage would mean a loss of this green space and facilities. There is a public footpath which runs at the rear of the site.</p>						

Site Reference Number: C&T302						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	Field with hedges and development as the boundaries. There may be some opportunity to for landscaping to provide for biodiversity but the site is quire small and would have to be carefully developed to achieve this.	0	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Field with hedges and development as the boundaries. The site has views from Farriers Way and the Curzon Estate, it is quite flat but wider views are blocked by planting in the distance. The site would not impact on the townscape it is a natural extension to both the Curzon Estate and Farriers Way. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in flood zones 2 and 3	✗	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities and there is a footpath connection. The development would be required to provide a modest amount of green infrastructure as part of the scheme.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and there is a footpath connection. There are two potential vehicle accesses from Farriers Way and onto the Curzon Estate.	✓	Low	Local	Permanent	Long

10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which along with Coningsby is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, including those for sport and recreation and there is a footpath connection. An informal footpath crosses the site, this is not a definitive right of way but the desire line could be retained in the development. The adjacent site has permissive access through an agri-environment scheme until 2018.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath connection.	✓	Low	Local	Permanent	Long
Summary: The site is in flood zones 2 and 3 and is fields with hedges and development as the boundaries. The site has views from Farriers Way and the Curzon Estate, it is quite flat but wider views are blocked by planting in the distance. The site would not impact on the townscape it is a natural extension to both the Curzon Estate and Farriers Way. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath connection. There are two potential vehicle accesses from Farriers Way and onto the Curzon Estate.						

Site Reference Number: C&T303						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Field with hedges and development as the boundaries to three sides but an open boundary along Hunters Lane. The site is close to the river, with a wildlife corridor of the old railway line to the north. Landscaping within the site could improve	✓	Low	Local	Permanent	Long

	opportunities for biodiversity.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Field with hedges and development as the boundaries to three sides but an open boundary along Hunters Lane It is quite flat and wider views out from Tattershall are blocked by planting in the distance but the site would be very prominent in views along Hunters Lane. The site would not impact on the townscape it is a natural extension to the built environment. There may be small impact on the historic environment as the frontage of the site could block views of Coningsby Church, although this could be addressed by layout of the site. There is a public right of way across the site and this would have to be retained in a way that reflected its countryside location.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in flood zone 2	✗	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable	The site is reasonably close to services and facilities and there is a footpath connection. As site of this size would be required to provide a comprehensive range of green infrastructure.	✓	Low	Local	Permanent	Long

modes of access.						
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath connection. There are two potential vehicle accesses from Kestral Close and Grange Drive, Hunters Lane becomes quite rural in nature and would not be a natural choice for an access.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which along with Coningsby is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities including those for sport and recreation and there is a footpath connection. There is a footpath which crosses the site and links to an extensive network of footpaths and walks around Coningsby and Tattershall and to The Pingle Local Nature Reserve.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath connection.	✓	Low	Local	Permanent	Long
<p>Summary: The site is in flood zone 2 and is a field with hedges and development as the boundaries but with an open frontage to Hunters Lane. It is quite flat but wider views out from Tattershall are blocked by planting in the distance but the site would be very prominent in views along Hunters Lane. The site would not impact on the townscape it is a natural extension to the built environment. There may be a small impact on the historic environment as the frontage of the site could block views of Coningsby Church, although this could be addressed by layout of the site. There is a public right of way across the site and this would have to be retained in a way that reflected its countryside location.. The site is reasonably close to services and facilities and there is a footpath connection. There are two potential vehicle accesses from Kestrel Close and Grange Drive, Hunters Lane becomes quite rural in nature and would not be a natural choice for an access.</p>						

Site Reference Number: C&T305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	A large field with very sparse boundary treatment, following the consultation, the site has been extended into the site to the north. The site now wraps around two sides of an irrigation pond which sits in the field to the north and east. The pond is surrounded by trees and has potential for biodiversity. However, it sits in isolation amid arable fields. There are opportunities here for landscaping to improve the biodiversity, potentially linking to the pond.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	A large field with sparse boundary treatment, following the consultation, the site has been extended into the field to the north. The line now follows no field lines to the north and so there is no boundary treatment in this area. The site is screened from wider views from the south by surrounding development, but the site extending north will be more visible and not well screened. The site is most visible from adjacent houses and the public footpath which now passes through the centre of the site. The character of this footpath will change significantly and this will need addressing in the layout. There is no impact on the townscape it is a natural extension to the built environment. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable	No impact	0	Low	Local	None	None

losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath connection. A site of this size would be required to provide a comprehensive range of green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath connection. There is already development occurring on part of the site and access can be formed off that.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which along with Tattershall is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide	The site is reasonably close to services and	✓	Low	Local	Permanent	Long

the facilities and infrastructure for "healthy lifestyles"	facilities, including those for sport and recreation and there is a footpath connection. There is a footpath which runs down the side of the site which could encourage walking.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath connection. There are opportunities to enhance biodiversity on what is a very open site.	✓	Low	Local	Permanent	Long
Summary: The site is not in flood risk. The site comprises a field with very sparse boundary treatment. The site is screened from wider views but surrounding development and will be most visible in views from this development and the public footpath along the northern boundary. There is no impact on the townscape it is a natural extension to the built environment. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath connection; it will required to provide a comprehensive range of green infrastructure. There is already development occurring on part of the site and access can be formed off that. There is a footpath which runs down the side of the site which could encourage walking.						

Site Reference Number: C&T306						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Site is a field with sparse boundary treatment. There are opportunities for landscaping to improve the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Site is a field with sparse boundary treatment. The site is open to the south with wider views and there would be an impact on the wider landscape. There is no impact on the townscape or on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None

4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is 1.5km from the majority of services and facilities and there is a footpath connection.	✗	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 1.5km from the majority to services and facilities and there is no footpath on either side of Leagate Road, though there is room to create one. An access can be formed onto Leagate Road.	✗	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and	The site is 1.5km from the majority of services and facilities and further from the	✓	Medium	Local	Permanent	Long

infrastructure for "healthy lifestyles"	recreation ground although closer to The Pingle Local Nature reserve. There is no footpath on either side of Leagate Road, though there is room to create one.					
13. Positively plan for, and minimise the effects of, climate change.	The site is not that close to services and facilities and there is no footpath on either side of Leagate Road, though there is room to create one.	X	Medium	Local	Permanent	Long
Summary: The site is not in flood risk. The site is a field with very sparse boundary treatment. The site is open to the south with wider views and there would be an impact on the wider landscape. There is no impact on the townscape and no impact on the historic environment. The site is not that close to services and facilities and there is no footpath on either side of Leagate Road, though there is room to create one. An access can be formed onto Leagate Road.						

Site Reference Number: C&T311						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Site is a field with open boundaries. The Pingle Local Nature Reserve is close by and there are opportunities for landscaping to link to this site to improve the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a field with open boundaries, to the south is the Coningsby Industrial Estate and the north housing development. The site is quite well enclosed and would not have an impact on wider views. There is no impact on the townscape it is a natural extension to the built environment in this part of Coningsby. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk	✓	Low	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	Development on this site would prevent any future expansion of the industrial estate in this direction.	X	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is quite close to services and facilities and there is a footpath connection. The site will have to provide a green buffer to the adjoining industrial estate so this could provide green space.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is quite close to services and facilities and there is a footpath connection. The site will have to provide a green buffer to the adjoining industrial estate so this could provide green space. A vehicle access can be provided.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which along with Tattershall is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and	The site is quite close to services and facilities and there is a footpath connection.	✓	Medium	Local	Permanent	Long

infrastructure for “healthy lifestyles”	The site will have to provide a green buffer to the adjoining industrial estate so this could provide green space. There is a public footpath adjacent to the site which could encourage walking. The site is close to The Pingle Local Nature Reserve and is approx 1.5 km from the local sports ground which supports a number of activities.					
13. Positively plan for, and minimise the effects of, climate change.	The site is quite close to services and facilities and there is a footpath connection. The site will have to provide a green buffer to the adjoining industrial estate so this could provide green space. The site is also close to The Pingle Local Nature Reserve so there are opportunities for landscaping and green space to create links to this for the benefit of biodiversity.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a field with open boundaries, to the south is the Coningsby Industrial Estate and the north housing development. The site is quite well enclosed and would not have an impact on wider views. There is no impact on the townscape it is a natural extension to the built environment in this part of Coningsby. There is no impact on the historic environment. The site is quite close to services and facilities and there is a footpath connection. The site will have to provide a green buffer to the adjoining industrial estate so this could provide green space and could link to the adjacent Local Nature Reserve at The Pingle to the benefit of biodiversity. There is a public footpath adjacent to the site which could encourage walking.</p>						

Site Reference Number: C&T313						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	Site is a field with sparse boundary treatment. There is a pond to the west and landscaping within and around the site could improve the biodiversity.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Site is a field with sparse boundary treatment. The site is open to the south with wider views and there would be an impact on the wider landscape. There is no impact on the townscape or on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities if accessed through the adjacent housing development and there is a footpath connection.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities if accessed through the adjacent housing development which would provide footpath access. If not, the site is remote from services and facilities. A vehicular access can be formed onto Leagate Road through C&T306 which is in the same land	?	Medium	Local	Permanent	Long

	ownership.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which along with Tattershall is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, if accessed through the adjacent housing development which would provide footpath access. If not, the site is remote from services and facilities.	?	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities including those for sport and recreation, if accessed through the adjacent housing development which would provide footpath access. If not, the site is remote from services and facilities.	?	Medium	Local	Permanent	Long
Summary: The site is not in flood risk. The site is a field with sparse boundary treatment. The site is open to the south with wider views and there would be an impact on the wider landscape. There is no impact on the townscape or on the historic environment. The site is reasonably close to services and facilities if accessed through the adjacent housing development which would provide footpath access. If not, the site is remote from services and facilities. There is no footpath on either side of Leagate Road, though there is room to create one. An access can be formed onto Leagate Road through C&T306 which is in the same land ownership.						

Site Reference Number: Coningsby/Tattershall Employment Land						
Any Assumptions: <ul style="list-style-type: none"> • That land to the east of Coldham Road will not be available for employment as it has been put forward for housing land in the SHLAA. • That no additional access will be obtained and the current road layout of Coldham Road Industrial Estate. 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas biodiversity	The land surrounding Coldham Road Industrial Estate is made up of agricultural land in arable production. These fields have	?	High	Local	Permanent	Long

(native plants and animals) and geodiversity.	little in the way of boundary treatment and are unlikely to be of significant value for biodiversity. However, the proposed area for growth extends close to the boundary of The Pingle Local Nature Reserve (LNR). The LNR already co-exists with neighbouring development, as it is close to houses, however, there could still be negative impact on biodiversity on this site depending on the nature of businesses on the industrial estate.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The land surrounding Coldham Road Industrial Estate is comprised of agricultural land with little intervening hedgerows or other landscaping. The site will be visible from local housing developments. There are also two public rights of way (one to the north and one some way further south) and any extension will be highly visible from these. The current industrial estate has little in the way of landscaping, and this will be compounded by any extension.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	The site is on grade 3 agricultural land, there are no other impacts on natural resources.	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in a flood risk area	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	The site would provide increased opportunities for investment. The site will provide for new businesses, allow expansion of existing ones, and allow opportunity for networks of businesses to develop.	✓	Medium	Local	Permanent	Long
6. Prioritise appropriate re-use of previously developed land and minimise the loss	The District does not have very much brownfield land on which to develop because it is predominately rural in nature;	X	High	Local	Permanent	Long

of the best agricultural land and greenfield sites.	this site is Grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is located on the eastern edge of Coningsby. As an employment site, it is unlikely to provide, or be required to provide, additional green infrastructure. The site is located approximately 1.5km from the centre of Coningsby and 2.75km from the centre of Tattershall. It is closer to a number of areas of housing. There are lit footways from the centre, and from the housing, to the industrial estate. Although there is a bus route passing close to the site, it does not pass the site at a time conducive to normal working hours.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	There is safe access to the site, being off an existing serviced industrial estate with footways and footway lighting. In providing the opportunity for additional jobs, this also helps towards creating a vibrant community.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	The site makes no contribution to housing need, being an industrial development.	X	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site does not contribute to healthy lifestyles. People may walk or cycle to work but this is a bi-product of the sites' location rather than a positive aim of the proposal.	X	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is located on the eastern edge of Coningsby. Although it is possible to walk and cycle to the site, it is some distance, especially from Tattershall, and there are	X	Low	Local	Permanent	Long

	no dedicated pedestrian or cycle routes. A bus route passes close to the site, however, it does not pass the site at a time conducive to normal working hours.					
<p>Summary: A requirement for an additional 1.5 - 3ha of employment land has been identified over the plan period. There are no options available in Coningsby or Tattershall that would enable brownfield land to come forward to fulfil this need; there being little available brownfield land. This means that the only options available to the Council will be edge of settlement locations on greenfield land. There are a number of issues that influence the choice of employment land in and around Coningsby and Tattershall. To the south west of Tattershall is an environmentally sensitive area around the castle and church and Castle Leisure Park Local Wildlife Site. To the north of Tattershall the road network is not sufficient to accommodate a lot of commercial traffic and development would start to move towards the Tattershall Carss site of Special Scientific Interest. A large area around Tattershall is in flood risk from the Rivers Bain and Witham. Although this does not preclude commercial development, development in the remaining areas around Tattershall would be breaking into open countryside and involve the creation of commercial development where this does not already exist. To the south of Coningsby is the RAF base, which precludes any development in this direction. There is little space immediately to north as housing development wraps round along Hunters Lane and the land in between Hunters Lane and High Street is quite environmentally sensitive, has the River Bain flowing through it and is in flood risk. To the west of Coningsby is the Allan Barker Recreation Ground and The Ings Local Wildlife Site. This leaves the only real direction of growth to the east. Given the factors outlined above, the most appropriate option is considered to be an extension of the existing site at Coldham Lane. Although there are negative sustainability outcomes, based on it being a greenfield site, extending into the countryside, and being location on the edge of Coningsby, this would equally apply to other options and there would be other issues, such as flood risk and biodiversity which would also score negatively for other areas. The ability for an extension of the existing industrial land to help provide synergy between businesses potentially strengthens the economic outcomes from the development. It is therefore considered that this area provides the most suitable direction of growth for further employment development.</p>						

FRISKNEY

Site Reference Number: FRIS301

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The field has quite open boundaries, with a sparse hedge along the northern boundary. There would be opportunities for landscaping to improve the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The field has quite open boundaries, with a sparse hedge along the northern boundary. The area is open and flat with wider views to the east. There would be an impact on the wider landscape and in views back towards the village from Field Lane. There is no impact on the townscape. Development has occurred along Church Road in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is tidal flood risk in the green zone (low hazard) on the EA flood hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-	The District does not have very much	X	High	Local	Permanent	Long

use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath connection. A site of this size would be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath connection. An access can be formed onto Church Lane.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, and there is a footpath connection.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath connection. There is potential for the site to provide some opportunities for biodiversity to help species migration.	✓	Low	Local	Permanent	Long

Summary: The site is tidal flood risk in the green zone (low hazard) on the EA flood hazard maps. It is a field with quite open boundaries, but with a sparse hedge along the northern boundary. The area is open and flat with wider views to the east. There would be an impact on the wider landscape and the site would be visible in views into Friskney from Field Lane. The site is Grade 1 agricultural land. There is no impact on the townscape, development has occurred along Church Road in this part of the village and the separate clusters of the built environment is now merging together. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath connection.

Site Reference Number: FRIS302

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Two fields separated by a hedge with hedges forming the other boundaries and development along Church Lane. There are drainage ditches along the two boundaries to the open countryside. There are opportunities for landscaping to help support biodiversity in and around the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Two fields separated by a hedge with hedges forming the other boundaries and development along Church Lane; the site is well screened by development and hedges, and would not impact on the wider landscape. There is no impact on the townscape, development has occurred along Church Road in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. Historic England questioned the impact on the grade I listed church and the moated site to the north which is a Schedule Ancient Monument. There is not considered to be an impact as the church and moated site lay some distance from FRIS302. The site is screen from the church	○	Low	Local	Permanent	Long

	by intervening development, and from the moated site by intervening vegetation.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is tidal flood risk in the green zone (low hazard) on the EA flood hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath connection along Church Lane, however the site does not appear to only have an access as the access onto Church Lane now has a new house on it.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath connection along Church Lane. The potential access onto Church Lane now has a new house on it, so the site cannot be accessed.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, and there is a footpath connection along Church Lane. However, the potential access onto Church Lane now has a new house on it so the site cannot be accessed.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath connection along Church Lane. The potential access onto Church Lane now has a new house on it so the site cannot be accessed. The landscaping and layout of the site would have to protect the opportunities for biodiversity provided by the adjacent dykes and hedgerows.	X	High	Local	Permanent	Long
<p>Summary: The site is tidal flood risk in the green zone (low hazard) on the EA flood hazard maps Two fields separated by a hedge, with hedges forming the other boundaries and development along Church Lane; the site is well screened by development and hedges and would not impact on the wider landscape. There may be opportunities for biodiversity, linked to the adjacent dykes and hedgerows. There is no impact on the townscape, development has occurred along Church Road in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. Historic England questioned the impact on the grade I listed church and the moated site to the north which is a Schedule Ancient Monument. There is not considered to be an impact as the church and moated site lay some distance from FRIS302. The site is screen from the church by intervening development, and from the moated site by intervening vegetation. The site is Grade 1 agricultural land. The site is reasonably close to services and facilities and there is a footpath connection along Church Lane, however the potential access onto Church Lane now has a new house on it.</p>						

Site Reference Number: FRIS303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Field with open boundaries apart from a couple of trees. The site put forward is only frontage, so is a small site and there would be limited opportunities for landscaping to improve the biodiversity.	O	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Field with open boundaries apart from a couple of trees. The site is flat with wider views to the south; there would be an impact on the wider landscape. There is no impact on the townscape, development has occurred along Field Lane in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land	X	High	Local	Permanent	Long

and greenfield sites.						
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one, the nearest footpath is on Church Lane approx 177 metres away. Field Lane is quite narrow and rural in character.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one, the nearest footpath is on Church Lane approx 177 metres away. Field Lane is quite narrow and rural in character.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one, the nearest footpath is on Church Lane approx 177 metres away. Field Lane is quite narrow	X	Medium	Local	Permanent	Long

	and rural in character.					
<p>Summary: The site is not in flood risk on the EA flood hazard maps. It is the frontage of a field with open boundaries apart from a couple of trees. The site is flat with wider views to the south; there would be an impact on the wider landscape. There is no impact on the townscape, development has occurred along Field Lane in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. The site is Grade 1 agricultural land. The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one, the nearest footpath is on Church Lane approx 177 metres away. Field Lane is quite narrow and rural in character.</p>						

Site Reference Number: FRIS305						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Large field with hedges and trees for the boundary treatment. There would be opportunities for landscaping to improve the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Large field with hedges and trees for the boundary treatment. The boundary along the eastern side of the site is stronger than that on the west facing the open countryside. The site would be highly visible in views into Friskney from Low Road and would impact on the wider landscape. Though development has occurred along Field Lane, Low Road and Church Lane in this part of the village and the separate clusters of the built environment are now merging together, this site is detached from the main body of the built environment and would in effect be protruding out into the open countryside. There is no impact on the historic environment.	✗	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	○	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site partly in the green zone (low hazard) on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is moving away from services and facilities and there is no footpath connection on either side of Low Road with no room to provide one. The site would be required to provide a range of green infrastructure; however, this would not overcome the remoteness from other services.	✗	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities and there is no footpath connection on either side of Low Road with no room to provide one. Low Road is quite narrow and rural in character.	✗	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one, the nearest footpath is on Low Road approx 183 metres away. Low Road is quite narrow and rural in character. A site of this size would be required to provide a range of green infrastructure which would help towards provision for healthy lifestyles but the site is distant from other existing recreational facilities.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one, the nearest footpath is on Low Road approx 183 metres away. Low Road is quite narrow and rural in character.	X	Medium	Local	Permanent	Long
<p>Summary: The site partly in the green zone (low hazard) on the EA hazard maps. Large field with hedges and trees for the boundary treatment. Planting along the eastern boundary is stronger than the western one. As the western boundary faces onto the open countryside, the site would be visible in views from Low Road but so there will be an impact on the wider landscape. There is no impact on the historic environment. Though development has occurred along Field Lane, Low Road and Church Lane in this part of the village and the separate clusters of the built environment are now merging together, this site is detached from the main body of the built environment and would in effect be protruding out into the open countryside. The site is Grade 1 agricultural land. The site is moving away from services and facilities and there is no footpath connection on either side of Low Road with no room to provide one, the nearest footpath is on Low Road approx 183 metres away. Low Road is quite narrow and rural in character. A site of this size would be required to provide a range of green infrastructure but this does not overcome the issues of its accessibility to existing services and facilities in the village.</p>						

Site Reference Number: FRIS306

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Field with hedges and trees for the boundary treatment but open to the frontage with a drain along the road frontage. The site has been reduced to frontage only, to fit in with the pattern of development in this area. The size of the site means that landscaping is unlikely to make a significant improvement to the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Field with hedges and trees for the boundary treatment. The southern boundary is quite strong but a sparse boundary to the east (facing the open countryside) and open to the frontage. There would be a slight impact on the wider landscape looking towards the Village from Low Road, however, views are broken up by hedges and trees. With regard to the townscape, development has occurred along Cranberry Lane and Low Road in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. Historic England questioned the impact on the grade I listed church and the moated site to the south which is a Schedule Ancient Monument. The site is screen from the church by intervening development, including the industrial buildings at Lenton's, and vegetation. Although the moated site is closer, it is screened by intervening vegetation and is not read in views from the site.	✓	Low	Local	Permanent	Long

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath on the opposite side of the road, there is room to create a footpath on the side of the site but this would have to be extended 150 metres along Low Road to meet up with the existing footway.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath on the opposite side of the road, there is room to create a footpath on the side of the site but this would have to be extended 150 metres along Low Road to meet up with the existing footway. Vehicle access can be formed onto Low Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, and there is a footpath on the opposite side of the road, there is room to create a footpath on the side of the site but this would have to be extended 150 metres along Low Road to meet up with the existing footway.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath on the opposite side of the road, there is room to create a footpath on the side of the site but this would have to be extended 150 metres along Low Road to meet up with the existing footway. Vehicle access can be formed onto Low Road.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk on the EA hazard maps. The site is a field with hedges and trees for the boundary treatment but open to the frontage with a drain along the road frontage. The site has been reduced to frontage only, to fit in with the pattern of development in this area. The southern boundary is quite strong but due to a sparse boundary to the east (facing the open countryside) and the open frontage, there would be a small impact on the wider landscape looking towards the village along Low Road, but this would be broken up by hedges and trees. With regard to the townscape, development has occurred along Cranberry Lane and Low Road in this part of the village and the separate clusters of the built environment are now merging together There is no impact on the historic environment. Historic England questioned the impact on the grade I listed church and the moated site to the south which is a Schedule Ancient Monument. The site is screen from the church by intervening development, including the industrial buildings at Lenton's, and vegetation. Although the moated site is closer, it is screened by intervening vegetation and is not read in views from the site. The site is Grade 2 agricultural land. The site is reasonably close to services and facilities and there is a footpath on the opposite side of the road, there is room to create a footpath on the side of the site but this would have to be extended 150 metres along Low Road to meet up with the existing footway. Vehicle access can be formed onto Low Road.</p>						

Site Reference Number: FRIS307

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The fields have hedges and trees for the boundary treatment but open to the frontage. The eastern boundary treatment is mature but the southern and western boundaries are more broken. There are drainage ditches around and through the site which will add to current opportunities for biodiversity; and a pond in a neighbouring field. With the size of the site, there are opportunities to link and add to these features through landscaping and protect and improve the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The fields have hedges and trees for the boundary treatment but open to the frontage. The eastern boundary treatment is mature but the southern and western boundaries are more broken. There are drainage ditches around and through the site. There would not be an impact on the wider landscape because views beyond the site are blocked by hedges and trees; although there would be an impact in views along Low Road. With regard to the townscape, development has occurred along Cranberry Lane and Low Road in this part of the village and the separate clusters of the built environment are now merging together, however this site is detached from that development and is in effect in the open countryside. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and	No impact	0	Low	Local	None	None

pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is moving away from services and facilities and there is no footpath on either side of Low Road which is very narrow and rural as it moves into the open countryside. A site of this size would be required to provide a range of green infrastructure; however, this would not overcome the remoteness from other services.	✗	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities and there is no footpath on either side of Low Road which is very narrow and rural as it moves into the open countryside.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities, including those for sport and recreation, and there is no footpath on either side of Low Road which is very narrow and rural as it moves into the open countryside. A site of this size would be required to provide a range of green infrastructure which would help towards provision for healthy lifestyles but the site is distant from other existing recreational facilities.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities and there is no footpath on either side of Low Road which is very narrow and rural as it moves into the open countryside.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk on the EA hazard maps. The fields have hedges and trees for the boundary treatment but open to the frontage. The eastern boundary treatment is mature but the southern and western boundaries are more broken. There are also drainage ditches around and through the site. There may be opportunities to link and add to these features and protect and improve biodiversity. The eastern boundary treatment is mature but the southern and western boundaries are more broken with an open frontage to the road. There would not be an impact on the wider landscape because views beyond the site are blocked by hedges and trees; although there would be an impact in views along Low Road. With regard to the townscape, development has occurred along Cranberry Lane and Low Road in this part of the village and the separate clusters of the built environment are now merging together, however this site is detached from that development and is in effect in the open countryside. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is moving away from services and facilities and there is no footpath on either side of Low Road which is very narrow and rural as it moves into the open countryside.</p>						

Site Reference Number: FRIS308

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Field with hedges along the western boundary and the shorter eastern boundary. There are drainage ditches along the northern and western boundaries which will create opportunities for biodiversity. The site is quite small in term of being able to offer significant enhancements to biodiversity but there are still opportunities for landscaping to respond to these features and protect existing biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Field with hedges along the western boundary and the shorter eastern boundary; the northern boundary is open. The site is largely enclosed by its boundary treatment and dwellings along Field Lane, There would be no impact on the wider landscape. There would be no impact on the townscape, development has occurred along Church Road and Field Lane in this part of the village and the separate clusters of the built environment are now merging together There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long

5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. The access to the site is inadequate for its size and it would be detrimental to the occupiers of the adjoining bungalow.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. The access to the site is inadequate for its size and it would be detrimental to the occupiers of the adjoining bungalow.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and	The site is moving away from services and facilities, including those for sport and	X	High	Local	Permanent	Long

infrastructure for “healthy lifestyles”	recreation, and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character.					
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. There may be opportunities, through any landscaping, to link to existing features for biodiversity to help species migration.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk on the EA hazard maps. A field with hedges and trees for the boundary treatment, the site is enclosed by its boundary treatment and dwellings along Field Lane and has hedges along the western boundary and the shorter eastern boundary. The northern boundary is open. There would be no impact on the wider landscape. There would be no impact on the townscape, development has occurred along Church Road and Field Lane in this part of the village and the separate clusters of the built environment are now merging together There is no impact on the historic environment. The site is Grade 1 agricultural land. The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. The access to the site is inadequate for its size and it would be detrimental to the occupiers of the adjoining bungalow.</p>						

Site Reference Number: FRIS309						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	Field with limited boundary treatment and largely open where it is not behind houses. There are drainage ditches around the site. There are opportunities for landscaping to improve the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area’s landscapes, townscapes and historic environment.	Field with limited boundary treatment and largely open where it is not behind houses. There would be an impact on the wider landscape because of this openness to the east but it would be minimal. The site would be in views from Wright’s Lane. With regard to the townscape, development has occurred along Church Road and Field Lane	O	Medium	Local	Permanent	Long

	in this part of the village and the separate clusters of the built environment are now merging together There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. The access to the site is inadequate for its size, it is on a bend in the narrow road and it would be detrimental to the occupiers of the adjoining house.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. The access	X	High	Local	Permanent	Long

	to the site is inadequate for its size, it is on a bend in the narrow road and it would be detrimental to the occupiers of the adjoining house.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities, including those for sport and recreation, and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character.	✗	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. The access to the site is inadequate for its size, it is on a bend in the narrow road and it would be detrimental to the occupiers of the adjoining house.	✗	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk on the EA hazard maps. A field with open boundary treatment except where it is behind houses. There would be an impact on the wider landscape because of this openness, but it would be minimal. With regard to the townscape, development has occurred along Church Road and Field Lane in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. The site is Grade 1 agricultural land. The site is moving away from services and facilities' and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. The access to the site is inadequate for its size, it is on a bend in the narrow road and it would be detrimental to the occupiers of the adjoining house.</p>						

Site Reference Number: FRIS310

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Field with low hedges and fences for the boundary treatment. Landscaping would improve the biodiversity but the site is only small so the enhancement is not likely to be significant.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Field with low hedges and fences for the boundary treatment. There would not be an impact on the wider landscape because views beyond, and into, the site are blocked by development along Church Lane and Low Road. With regard to the townscape, development has occurred along Church Lane in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site only in part in the green zone (low hazard) on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss	The District does not have very much brownfield land on which to develop because it is predominately rural in nature;	✗	High	Local	Permanent	Long

of the best agricultural land and greenfield sites.	this site is Grade 1 agricultural land					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath on the opposite side of Church Lane, but the access to the site is down a narrow track which runs past the rear of the social housing and at present it is inadequate.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath on the opposite side of Church Lane, but the access to the site is down a narrow track which runs past the rear of the social housing and at present it is inadequate.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, and there is a footpath on the opposite side of Church Lane, but the access to the site is down a narrow track which runs past the rear of the social housing and at present it is inadequate.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath on the opposite side of Church Lane, but the access to the site is down a narrow track which runs past the rear of the social housing and at present it is inadequate.	X	High	Local	Permanent	Long

Summary: The site only in part in the green zone (low hazard) on the EA hazard maps. A field with hedges and fences for the boundary treatment, there would not be an impact on the wider landscape because views beyond the site are blocked by development along Church Lane and Low Road. With regard to the townscape, development has occurred along Church Lane in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is reasonably close to services and facilities' and there is a footpath on the opposite side of Church Lane, but the access to the site is down a narrow track which runs past the rear of the social housing and is at present it is inadequate.

Site Reference Number: FRIS311

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Field with hedges, trees and fences for the boundary treatment along the east and west boundaries and open to the northern boundary and the frontage along the roadway. Landscaping would improve the biodiversity but the site is only small so the enhancement is not likely to be significant.	O	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Field with hedges, trees and fences for the boundary treatment along the east and west boundaries and open to the northern boundary and the frontage along the roadway. There would not be an impact on the wider landscape because views beyond the site are blocked by development and trees. However, the site will be prominent in views from Church Lane as there is no boundary treatment to soften the impact. With regard to the townscape, development has occurred along Church Lane in this part of the village and this is the main body of development area. Historic England raised the potential impact on the grade I listed church to the north and this has been reassessed. It is considered that the development would have a significant impact on the setting of the church as well	XX	Low	Local	Permanent	Long

	as the Old Sunday Scholl and The Vicarage. The Church setting is more to the south west which is the direction the clock face faces the site, so there will be greater impact.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is half Grade 1 with the other half being Grade 2 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities and there is a footpath on Yawling Gate Road along the frontage of the site.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and there is a footpath on Yawling Gate Road along the frontage of the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities. The comprehensive sports facilities in Friskney are across the road from the site and there is a footpath on Yawling Gate Road along the frontage of the site. There is a public footpath down the east side of the site which may encourage walking and will have to be incorporated into the development.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities and there is a footpath on Yawling Gate Road.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk on the EA hazard maps. The site is a field with hedges, trees and fences for the boundary treatment, although open along the northern boundary and the frontage along the roadway. There would not be an impact on the wider landscape because views beyond the site are blocked by development and trees, however, there would be an impact in views from Church Lane. With regard to the townscape, development has occurred further along Yawling Gate Road in this part of the village and this is the main body of development area. Historic England raised the potential impact on the grade I listed church to the north and this has been reassessed. It is considered that the development would have a significant impact on the setting of the church as well as the Old Sunday School and The Vicarage. The Church setting is more to the south west which is the direction the clock face faces the site, so there will be greater impact. The site is half Grade 1 and half Grade 2 agricultural land. The site is close to services and facilities and there is a footpath on Yawling Gate Road along the frontage of the site. There is a public footpath down the east side of the site which may encourage walking and this will have to be incorporated into the development.

Site Reference Number: FRIS316

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field with hedges, a small stand of trees, where the Low Road meets the Avenue and church End, which are TPO'd, and quite an open boundary along Church End and to the rear of the site along	○	Low	Local	Permanent	Long

	its eastern boundary. There is also a drainage ditch that runs through the field. Landscaping would be needed as part of the development, however, the site is very small and it is unlikely to significantly improve the biodiversity.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a field with hedges, a small stand of trees, where the Low Road meets the Avenue and Church End, and quite an open boundary along the Avenue and to the rear of the site along its eastern boundary. There would not be an impact on the wider landscape because views beyond the site and into it from beyond are blocked by development and trees. With regard to the townscape, development has occurred along Low Road, Church End and the Avenue in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. Historic England questioned the impact on the grade I listed church and the moated site to the south which is a Schedule Ancient Monument. The site is screen from the church by intervening vegetation. Although the moated site is closer, it is screened by intervening vegetation and built development.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth	No impact	○	Low	Local	None	None

that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath side of the site on Low Road/ Church End. There is a bus stop adjacent to the site.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath on the side of the site on Low Road/ Church End. There is a bus stop adjacent to the site. An access can be formed either on Low Road or Church End.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, and there is a footpath side of the site on Low Road/ Church End. There is a bus stop adjacent to the site. An access can be formed either on Low Road or Church End	✓	Low	Local	Permanent	Long
13. Positively plan for, and	The site is reasonably close to services and	✓	Low	Local	Permanent	Long

minimise the effects of, climate change.	facilities and there is a footpath side of the site on Low Road/ Church End. There is a bus stop adjacent to the site. An access can be formed either on Low Road or Church End.					
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Summary: The site is not in flood risk on the EA hazard maps. The site is a field with hedges, a small stand of trees where the Low Road meets the Avenue and Church End, and quite an open boundary along Church End and the eastern boundary to the open countryside. There would not be an impact on the wider landscape because views beyond the site are blocked by development and trees. With regard to the townscape, development has occurred along Low Road, Church End and the Avenue in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. Historic England questioned the impact on the grade I listed church and the moated site to the south which is a Schedule Ancient Monument. The site is screen from the church by intervening vegetation. Although the moated site is closer, it is screened by intervening vegetation and built development. The site is Grade 2 agricultural land. The site is reasonably close to services and facilities and there is a footpath side of the site on Low Road. There is a bus stop adjacent to the site. An access can be formed either on Low Road or Church End.

Site Reference Number: FRIS317

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is open at the front with a disused farm building at the rear. Originally, site FRIS317 was assessed on this site only, but it has now been extended by the landowners to cover a much deeper site beyond, to include the site of development associated with the neighbouring business. There may be opportunities to improve biodiversity in association with the drains to the east of the site.	O	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is open at the front with a disused farm building at the rear. Originally, site FRIS317 was assessed on this site only, but it has now been extended by the landowners to cover a much deeper site beyond, to include the site of development associated with the neighbouring business. Views beyond the site are blocked by	X	Low	Local	Permanent	Long

	<p>development. Views back into the site would be quite distant and viewed against existing development. A public right of way runs along the southern side of the site. While the development will alter the view from this footpath, the current view is largely of commercial buildings and so the change will be neutral, or with a well designed scheme, could be improved. The site is opposite the pub and a house, which are historic buildings, though not listed. It is also very close to the war memorial, which is of a unique design and is a prominent and attractive feature of local importance and which sits within the grounds of the grade I listed church, which is diagonally opposite the site. Opening the site up to more development than was previously envisaged, with the need for an access road, will change the way the site is developed and is likely to have a greater impact than the previous assessment foresaw. The site would also abut the Moated House Schedule Ancient Monument to the east. The area between the church and the moated house is already populated by housing and buildings relating to Lenton's business, so change will not necessarily be significant. However, as the site sits directly between these two heritage assets and, cumulatively, there is likely to be impact on their setting.</p>					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	The land currently forms part of Lenton's agricultural business head quarters.	X	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities and there is a footpath alongside the site.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and there is a footpath alongside the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, including those for sport and recreation, and there is a footpath alongside the site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities and there is a footpath alongside the site.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk on the EA hazard maps. The site is open at the front with a disused farm building at the rear. Originally, site FRIS317 was assessed on this site only, but this has now been extended by the landowners to cover a much deeper site beyond, to include the site of development associated with the neighbouring business. There may be opportunities to improve biodiversity in association with the drains to the east of the site. Views beyond the site to the wider landscape would be blocked by development. Views back into the site would be quite distant and viewed against existing development. A public right of way runs along the southern side of the site. While the development will alter the view from this footpath, the current view is largely of commercial buildings and so the change will be neutral, or with a well deigned scheme, could be improved. The site is opposite the pub and a house, which are historic buildings though not listed. It is also very close to the war memorial, which is of a unique design and is a prominent and attractive feature of local importance and which sits within the grounds of the grade I listed church, which is diagonally opposite the site. Opening the site up to more development than was previously envisaged, with the need for an access road, will change the way the site is developed and is likely to have a greater impact than the previous assessment foresaw. The site would also abut the Moated House Schedule Ancient Monument to the east. The area between the church and the moated house is already populated by housing and buildings relating to Lenton's business, so change will not necessarily be significant. However, as the site sits directly between these two heritage assets and, cumulatively, there is likely to be impact on their setting. The site is brownfield land, however, it is currently part of a business operation and this will limit its operational area. The site is close to services and facilities and there is a footpath alongside the site.

Site Reference Number: FRIS321

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is open at the front along Low Road with other boundary treatments being sparse hedging, trees and development; there is a deep drainage ditch along the eastern boundary and a shallower one along Low Road. Landscaping would improve the biodiversity as long as it did not interfere with the drainage ditch.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is open at the front along Low Road with other boundary treatments being sparse hedging, trees and development; there is a deep drainage ditch along the eastern boundary and a shallower one along Low Road. There would not be an impact on the wider landscape as there are some strong boundaries away from the site. Development along Burgh Road also blocks	✓	Low	Local	Permanent	Long

	view of the site from here. The site would be prominent when viewed from Low Road closer to the village as the boundary treatments are very poor immediately adjacent to the site. However, it would be no more intrusive than existing development in this area and suitable design and landscape could, in time, reduce the impact. With regard to the townscape, development has occurred along Cranberry Lane, Low Road and Burgh Road in this part of the village and the separate clusters of the built environment are now merging together. This site lies alongside existing development. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities though it is starting to move out toward the countryside. The access onto Burgh Road is inadequate for vehicles and cannot be widened but it could be used as a pedestrian access because Burgh Road has	X	Low	Local	Permanent	Long

	a footpath. The vehicle access would have to be onto Low Road, which is starting to get narrow and rural, it would be satisfactory as long as it was near the starting point of the site. The footpath along Low Road does not continue to the edge of this site and in order to provide a footpath, intervening areas of land would be needed, which are in private ownership.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities though it is starting to move out toward the countryside. The access onto Burgh Road is inadequate for vehicles and cannot be widened but it could be used as a pedestrian access because Burgh Road has a footpath. The vehicle access would have to be onto Low Road, which is starting to get narrow and rural, it would be satisfactory as long as it was near the starting point of the site. The footpath along Low Road does not continue to the edge of this site and in order to provide a footpath, intervening areas of land would be needed, which are in private ownership.	X	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, though it is starting to move out toward the countryside. The access onto	X	Low	Local	Permanent	Long

	Burgh Road is inadequate for vehicles and cannot be widened but it could be used as a pedestrian access because Burgh Road has a footpath. The vehicle access would have to be onto Low Road, which is starting to get narrow and rural, it would be satisfactory as long as it was near the starting point of the site. The footpath along Low Road does not continue to the edge of this site and in order to provide a footpath, intervening areas of land would be needed, which are in private ownership.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities though it is starting to move out toward the countryside. The access onto Burgh Road is inadequate for vehicles and cannot be widened but it could be used as a pedestrian access because Burgh Road has a footpath. The vehicle access would have to be onto Low Road, which is starting to get narrow and rural, it would be satisfactory as long as it was near the starting point of the site. The footpath along Low Road does not continue to the edge of this site and in order to provide a footpath, intervening areas of land would be needed, which are in private ownership.	X	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk on the EA hazard maps. The site is open at the front along Low Road with other boundary treatments being sparse hedging, trees and development; there is a deep drainage ditch along the eastern boundary and a shallower one along Low Road. There would not be an impact on the wider landscape because there are some strong boundaries away from the site. Development along Burgh Road also blocks view of the site from here. The site would be prominent when viewed from Low Road closer to the village as the boundary treatments are very poor immediately adjacent to the site. However, it would be no more intrusive than existing development in this area and suitable design and landscape could, in time, reduce the impact. With regard to the townscape, development has occurred along Cranberry Lane, Low Road and Burgh Road in this part of the village and the separate clusters of the built environment are now merging together. This site lies alongside existing development. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is reasonably close to services and facilities though it is starting to move out toward the countryside. The access onto Burgh Road is inadequate for vehicles and cannot be widened but it could be used as a pedestrian access because Burgh Road has a footpath. The vehicle access would have to be onto Low Road, which is starting to get narrow and rural, it would be satisfactory as long as it was near the starting point of the site. The footpath along Low Road does not continue to the edge of this site and in order to provide a footpath, intervening areas of land would be needed, which are in private ownership.</p>						

Site Reference Number: FRIS322

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an arable field edged on two sides by drainage ditches. Biodiversity is likely to be low on the site at present and the introduction of landscaping and gardens may enhance that, especially with the adjacent drains.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site sits behind the primary school and although there is little in the way of boundary treatment, it would not impact on the wider landscape as it is largely screened in views by intervening development. A public footpath runs along the northern edge of this site and the character of this footpath would change, although the impact could be lessened through design and layout. The site is opposite the grade 1 listed church and within 80 metres of a scheduled ancient monument. Impact on the setting of the church is reduced as a result of the school buildings between. Impact on the setting of the Scheduled Ancient Monument may also be lessened by intervening development and the fact the Scheduled Ancient Monument is surrounded by trees.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long

of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; a third of this site is Grade 1 agricultural land, the remainder is Grade 2.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities, including green infrastructure. The access would have to be through site FRIS317 as there is no direct access to the site.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities. The access would have to be through site FRIS317 as there is no direct access to the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, including a good range of sport and recreation facilities close by. A public right of way runs along the northern edge of the site providing access to the countryside.	✓	Low	Local	Permanent	Long
13. Positively plan for, and	The site is reasonably close to a good range	✓	Low	Local	Permanent	Long

minimise the effects of, climate change.	of services and facilities.					
<p>Summary: The site is not in flood risk on the EA hazard maps. The site is an arable field edged on two sides by drainage ditches. Biodiversity is likely to be low on the site at present and the introduction of landscaping and gardens may enhance that, especially with the adjacent drains. The site sits behind the primary school and although there is little in the way of boundary treatment, it would not impact on the wider landscape as it is largely screened in views by intervening development. A public footpath runs along the northern edge of this site and the character of this footpath would change, although the impact could be lessened through design and layout. The site is opposite the grade 1 listed church and within 80 metres of a scheduled ancient monument. Impact on the setting of the church is reduced as a result of the school buildings between. Impact on the setting of the Scheduled Ancient Monument may also be lessened by intervening development and the fact the Scheduled Ancient Monument is surrounded by trees. Being in the centre of the village, the site is close to services and facilities including green infrastructure and a public footpath runs along the northern boundary of the site allowing access to the open countryside. Approximately a third of the site is grade 1 agricultural land, the remainder is grade 2. Access would have to be obtained through site FRIS317 as there is no direct access to the site.</p>						

Site Reference Number: FRIS323						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an arable field edged by drainage ditches. Biodiversity is likely to be low on the site at present and the introduction of landscaping and open space may enhance that, especially with the adjacent drains.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is almost 3ha and projects out into the open countryside, perpendicular to the form of the village. There is some boundary treatment, although not sufficient to providing screening for the development, which would be a prominent feature in the landscape. The site would be out of character with the shape and form of Friskney. A public footpath runs along the southern edge of the site and the character of this footpath would change, significantly along its length. Half of the northern boundary of the site abuts the Moat House Scheduled Ancient monument. And the	XX	Low	Local	Permanent	Long

	proximity of the site and its scale meant that there will be an impact on its setting.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; a small portion of the site is Grade 1 agricultural land, the majority is Grade 2.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is fairly close to services and facilities, including green infrastructure. The access would have to be through site FRIS317 as there is no direct access to the site. The public footpath alongside the site provides access to the countryside.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is fairly close to services and facilities. The access would have to be through site FRIS317 as there is no direct access to the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is fairly close to services and facilities, including a good range of sport and recreation facilities close by. A public right of way runs along the southern edge of the site providing access to the countryside.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to a good range of services and facilities.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk on the EA hazard maps. The site is an arable field edged by drainage ditches. Biodiversity is likely to be low on the site at present and the introduction of landscaping and open space may enhance that, especially with the adjacent drains. The site is almost 3ha and projects out into the open countryside, perpendicular to the form of the village. There is some boundary treatment, although not sufficient to providing screening for the development, which would be a prominent feature in the landscape. The site would be out of character with the shape and form of Friskney. A public footpath runs along the southern edge of the site and the character of this footpath would change, significantly along its length. Half of the northern boundary of the site abuts the Moat House Scheduled Ancient monument and the proximity of the site and its scale means that there will be an impact on its setting. The site is fairly close to services and facilities including green infrastructure and a public footpath runs along the northern boundary of the site allowing access to the open countryside. A small area of the site is grade 1 agricultural land, the majority is grade 2. Access would have to be obtained through site FRIS317 as the site has no direct access.

Site Reference Number: FRIS324						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field edged by drainage ditches. Three of the boundaries to the site are demarked by mature trees and hedges and western boundary is lined with trees protected by tree preservation order. The road frontage to The Avenue is part hedge and part Lincolnshire Post and Rail fence. There is ample scope for biodiversity to be present on the site and this would need to	?	Low	Local	Permanent	Long

	be assessed.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The frontage of the site sits within the form of the village, although there is little depth development present in Friskney. There is strong boundary treatment, meaning that the site would not be prominent in the landscape. To the south of the site lies a group of listed properties: the church (grade I), along with the Old Vicarage and old Sunday School House (both grade II). The church yard cross is also a Scheduled Ancient Monument, although screened from the site by the church. The level of tree cover around these properties (the Old Vicarage is also surrounded by trees covered by a TPO) and the site means that the site is not visible from the listed buildings and vice versa. However, the tree cover to the south of the site is not protected and if this were to be lost, this would open up views to the listed group. The church is viewed in glimpses through the trees and in winter, without leaf cover, it will be more visible. Immediately south of the site are the Anchor Public House and adjacent property which, although not listed, are of historic interest.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; the site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities, including green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, including a good range of sport and recreation facilities close by.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to a good range of services and facilities.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk on the EA hazard maps. The site is a field edged by drainage ditches. Three of the boundaries to the site are demarked by mature trees and hedges and western boundary is lined with trees protected by tree preservation order. The road frontage to The Avenue is part hedge and part Lincolnshire Post and Rail fence. There is ample scope for biodiversity to be present on the site and this would need to be assessed. The frontage of the site sits within the form of the village, although there is little depth development present in Friskney. There is strong boundary treatment, meaning that the site would not be prominent in the landscape. To the south of the site lies a group of listed properties: the church (grade I), along with the Old Vicarage and old Sunday School House (both grade II). The church yard cross is also a Scheduled Ancient Monument, although screened from the site by the church. The level of tree cover around these properties (the Old Vicarage is</p>						

also surrounded by trees covered by a TPO) and the site means that the site is not visible from the listed buildings and vice versa. However, the tree cover to the south of the site is not protected and if this were to be lost, this would open up views to the listed group. The church is viewed in glimpses through the trees and in winter, without leaf cover, it will be more visible. Immediately south of the site are the Anchor Public House and adjacent property which, although not listed, are of historic interest. The land is grade 2 agricultural land. The site is close to services and facilities, being located close to the centre of the village.

Site Reference Number: FRIS402

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is open at the front with only a low hedge and a ditch at the front. Landscaping would improve the biodiversity as long as it did not interfere with the drainage ditch.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is open at the front with only a low hedge and a ditch. The site put forward does not follow any boundaries on ground and is a portion of a wider site so there would be an impact on the wider landscape because views beyond the site are open. With regard to the townscape, the site lies within a small cluster of dwellings but is separated from the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long

5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village. There is a public footpath close by on the side of the site nearby which leads to the centre of the village which may encourage walking.	X	High	Local	Permanent	Long
13. Positively plan for, and	The site is not close to the services and	X	High	Local	Permanent	Long

minimise the effects of, climate change.	facilities being some distance away from the core of the village and there are no footpaths in this part of the village.					
<p>Summary;; The site is not in flood risk on the EA hazard maps. The site is open at the front with only a low hedge and a ditch. The site put forward does not follow any boundaries on ground and is a portion of a wider site so there would be an impact on the wider landscape because views beyond the site are open. With regard to the townscape, the site lies within a small cluster of dwellings but is separated from the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment. The site is Grade 1 agricultural land. The site is not close to the services and facilities' being some distance away from the core of the village and there are no footpaths in this part of the village. There is a public footpath on the side of the site nearby which leads to the centre of the village which may encourage walking.</p>						

Site Reference Number: FRIS403						
Any Assumptions:						
<ul style="list-style-type: none"> 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is open at the front with a ditch at. Landscaping would improve the biodiversity as long as it did not interfere with the drainage ditch.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is open at the front with a ditch. The site put forward does not follow any boundaries on ground and is a portion of a wider site so there would be an impact on the wider landscape because views beyond the site are open. With regard to the townscape, the site lies within a small cluster of dwellings but is separated from the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk on the EA	✓	Low	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	hazard maps.					
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long

13. Positively plan for, and minimise the effects of, climate change.	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long
Summary: The site is not in flood risk on the EA hazard maps. The site is open at the front with a ditch at the front. The site put forward does not follow any boundaries on ground and is a portion of a wider site so there would be an impact on the wider landscape because views beyond the site are open. With regard to the townscape, the site lies within a small cluster of dwellings but is separated from the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.						

Site Reference Number: FRIS405						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is open at the front with a ditch and drainage ditches round the site. Landscaping would improve the biodiversity as long as it did not interfere with the drainage ditches.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is open at the front with a ditch. The boundaries of the site are quite well screened. With regard to the townscape, the site lies outside the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk on the EA hazard maps.	✓	Low	Local	Permanent	Long

5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is not close to the services and facilities being some distance away from the core of the village and there are no footpaths in this part of the village.	X	High	Local	Permanent	Long

Summary: The site is not in flood risk on the EA hazard maps. The site is open at the front with a ditch and drainage ditches round the site. The boundaries of the site are quite well screened but with regard to the townscape, the site lies outside the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is not close to the services and facilities' being some distance away from the core of the village and there are no footpaths in this part of the village.

Site Reference Number: FRIS406

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a house of some historic value with its garden and an area of land to the east which once had an agricultural building on it which has been demolished. There is a dyke to the east of the site and a hedgerow along the neighbouring field. As development of site would require the redevelopment of the existing houses, the site of the site is such that landscaping is unlikely to significantly enhance biodiversity.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a house of some historic value with its garden and an area of land to the east which once had an agricultural building on it which has been demolished. There would not be an impact on the wider landscape because views beyond the site are blocked by the existing house and trees. With regard to the townscape, the site lies outside the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable	No impact	○	Low	Local	None	None

losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in the orange (danger for most) on the EA hazard maps.	X	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land on the part of the agricultural building but the garden of the house is Greenfield land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not close to the services and facilities, being some distance away from the core of the village and whilst there is a footpath outside the site the distance to the core would preclude walking.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is not close to the services and facilities, being some distance away from the core of the village and whilst there is a footpath outside the site the distance to the core would preclude walking.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None

12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is not close to the services and facilities, including those for sport and recreation, being some distance away from the core of the village and whilst there is a footpath outside the site the distance to the core would preclude walking.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is not close to the services and facilities, being some distance away from the core of the village and whilst there is a footpath outside the site the distance to the core would preclude walking.	X	High	Local	Permanent	Long
<p>Summary; The site is in the orange (danger for most) on the EA hazard maps. The site is a house of some historic value with its garden and an area of land to the east which once had an agricultural building on it which has been demolished. There would not be an impact on the wider landscape because views beyond the site are blocked by the existing house and trees. With regard to the townscape, the site lies outside the main body of the village and is therefore effectively in the open countryside. The existing house has some historic value and its loss would not be supported, therefore any design of development on the site should support the character of the existing building. There is no impact on the historic environment. The site is part brownfield and part greenfield garden. The site is not close to the services and facilities' being some distance away from the core of the village and whilst there is a footpath outside the site the distance to the core would preclude walking.</p>						

GRAINTHORPE

Site Reference Number: GRA209						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	There are hedgerows on the boundaries of the site, there will be some loss to create an access but landscaping the site could compensate for this.	O	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape to a degree because the land rises but this can be mitigated against by a landscaping scheme and retention of boundary features. It will not impact on the townscape or historic environment.	X	Medium	Local	Permanent	Medium
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in a white flood zone as per the Coastal Flood Hazard Maps	O	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is half grade 3	X	Medium	Local	Permanent	Long

	and half grade 2 agricultural land					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is linked to the core of the village which is in easy walking distance.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is linked to the core of the village	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the core of the village, which has services and facilities including a shop which will encourage walking. Also the open countryside is adjacent to the site which will also encourage walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including a shop which will encourage walking.	✓	Low	Local	Permanent	Long
Summary : The site is located in a sustainable place within easy walking distance to the services and facilities in the village. There may be some loss of biodiversity by the loss of hedging for the creation of an access to the site. The site does not impact on heritage assets and any impact on the wider landscape could be mitigated against by a landscaping scheme.						

Site Reference Number: GRA210

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	There is very little biodiversity on this site, boundary treatments are very poor, Any planting or landscape scheme will improve the quality and diversity of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape because it offers wider views of the open countryside in a flat landscape. Development of the site will impact on these views.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in an orange zone, danger to most on the coastal flood hazard zones	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land	X	Medium	Local	Permanent	Long
7. Improve accessibility to	Though the site is within walking distance	X	Medium	Local	Permanent	Long

key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	of services and facilities, there is no footpath link on Beirgate nor on Main Road and no opportunity to create one without major infrastructure works.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	Though the site is within walking distance of services and facilities, there is no footpath link on Beirgate nor on Main Road and no opportunity to create one without major infrastructure works.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the core of the village, which has services and facilities including a shop however, there is no footpath link on Beirgate nor on Main Road and no opportunity to create one without major infrastructure works. The site is adjacent to the open countryside which would encourage walking and cycling for recreational purposes.	O	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including a shop however there is no footpath link on Beirgate nor on Main Road and no opportunity to create one without major infrastructure works. The site also lies in an area of flood risk.	X	Medium	Local	Permanent	Long

Summary: The site is located in a sustainable place within easy walking distance to the services and facilities in the village. There may need to be consideration of a footpath along Main Road but there is also access through Chapel Lane and this could provide a footway. The site does lie wholly in flood risk. The site does not impact on heritage assets, however, the site protrudes significantly into the open countryside in a part of the village where there is little development, Some mitigation could be achieved by landscaping but the site would still have a significant landscape impact.

Site Reference Number: GRA211

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	There is very little biodiversity on this site, boundary treatments are poor, there is a drainage ditch running across the site and hedgerows around the site. Any planting or landscape scheme will improve the quality and diversity of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape to a degree because it is very open at the present time but this can be mitigated against by a landscaping scheme and/or suds scheme. It will not impact on the townscape or historic environment.	X	Medium	Local	Permanent	Medium
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in across a mixture of orange, green and yellow zones on the coastal flood hazard maps. Development would be discouraged on the orange zone part of the site.	X	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is linked to the core of the village though a footpath may have to be provided, it is in easy walking distance.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is linked to the core of the village though a footpath may have to be provided, it is in easy walking distance.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the core of the village, which has services and facilities including a shop which will encourage walking. Also the open countryside is adjacent to the site which will also encourage walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including a shop which will encourage walking. The site is subject to coastal flood, however, development will be directed to those parts of the sites outside	✓	Low	Local	Permanent	Long

the flood hazard zones.					
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Summary: The site is located in a sustainable place within easy walking distance to the services and facilities in the village. There may need to be consideration of a footpath along Main Road but there is also access through Staples Garth and this could provide a footway. The site does lie partly in flood risk but there is an area outside flood risk and the flood risk area could be used for green space or a Suds scheme. The site does not impact on heritage assets and any impact on the wider landscape could be mitigated against by a landscaping scheme.

Site Reference Number: GRA213						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	There is very little biodiversity on this site, boundary treatments are very poor, Any planting or landscape scheme will improve the quality and diversity of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape because it offers wider views of the open countryside in a rising landscape. Development of the site will impact on these views.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in an orange zone, danger to most on the coastal flood hazard zones	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed	The District does not have very much brownfield land on which to develop	X	Medium	Local	Permanent	Long

land and minimise the loss of the best agricultural land and greenfield sites.	because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is 90% grade 3 agricultural land with the rest Grade 2.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	Though the site is within walking distance of services and facilities, there is no footpath link on High Street or Main Road with no opportunity to create one without major infrastructure works. It is possible to walk along High Street but there are few street lights.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	Though the site is within walking distance of services and facilities, there is no footpath link on High Street or Main Road with no opportunity to create one without major infrastructure works. It is possible to walk along High Street but there are few street lights.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Though the site is within walking distance of services and facilities, there is no footpath link on High Street or Main Road with no opportunity to create one without major infrastructure works. It is possible to walk along High Street but there are few street lights. The site is adjacent to the open countryside which would encourage walking and cycling	O	Low	Local	Permanent	Long

13. Positively plan for, and minimise the effects of, climate change.	Though the site is within walking distance of services and facilities, there is no footpath link on High Street or Main Road with no opportunity to create one without major infrastructure works. It is possible to walk along High Street but there are few street lights. The site also lies in an area of flood risk.	X	Medium	Local	Permanent	Long
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Summary: The site is located in a sustainable place within easy walking distance to the services and facilities in the village. However there is no footpath along High Street or Main Road. It is possible to walk along High Street but there are few lights. The site lies to the rear of High Street on land gently rising to the east, development would have some impact on wider views of the open countryside. The site lies in an area of orange flood risk (danger for most) on the coastal flood hazard maps.

Site Reference Number: GRA303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	There is very little biodiversity on this site, boundary treatments are very poor. Any planting or landscape scheme will improve the quality and diversity of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will impact on the landscape of the historic environment because it offers middle distance views of listed buildings.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is situated in an orange zone, danger to most and yellow, danger for some on the coastal flood hazard zones	X	Medium	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is 90% grade 3 agricultural land with the rest grade 2.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities; the shop is adjacent to the site.	✓✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities; the shop is adjacent to the site. However, there are no footways along Buttgate, which will be used to reach most other services in the village. The site is also in a flood risk area.	X	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities; the shop is adjacent to the site. The site is adjacent to the open countryside which would encourage walking	✓✓	Low	Local	Permanent	Long

	and cycling					
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities, the shop is adjacent to the site, this would encourage walking and cycling. However, the site is in a flood risk area.	✓/X	Low	Local	Permanent	Long
Summary: The site is located in a sustainable place within easy walking distance to the services and facilities in the village. It is adjacent to the shop in the village. Development would have an impact on the historic environment by impacting on views of listed buildings in the middle distance. The site lies in an area of orange flood risk (danger for most) and yellow flood risk (danger for some) on the coastal flood hazard maps.						

Site Reference Number: GRA304						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The frontage of the site is open with mature boundary treatment to the northern boundary. Any planting or landscape scheme will improve the quality and diversity of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will have some impact on the wider landscape but this can be mitigated against by a landscape scheme.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in an orange zone, danger to most on the coastal flood hazard zones	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities	No impact	○	Low	Local	None	None

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is Grade 3 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is on the northern edge of the village services and facilities can be reached by walking but it is a fair distance.	O	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is on the northern edge of the village services and facilities can be reached by walking but it is a fair distance. There are not many street lights	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is adjacent to the open countryside which would encourage walking and cycling, though Wragholme Road is quite busy.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is on the northern edge of the village services and facilities can be reached by walking but it is a fair distance. There are not many street lights. The site is in area of flood risk.	X	Medium	Local	Permanent	Long

Summary: The site is within orange (danger to most) area on the Environment Agency's Hazard Maps. The site is open in nature along its frontage and set on the northern edge of the village, development would be detached from the main body of the village and perpetuate the linear pattern of the village moving development further away from the centre north westwards. Services and facilities can be reached on foot but it is some distance and there are very few street lights. There would some impact on the wider landscape but a landscape scheme could mitigate this.

Site Reference Number: GRA305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a brownfield site the present use being a public house, there is very little biodiversity on the site and development could be landscaped to improve this.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site would have no impact on the areas landscape or the townscape or historic landscape	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in an orange zone, danger to most and yellow zone (danger to some) on the coastal flood hazard zones	✗	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	This site is the present public house which is still in use, its loss would impact on the facilities the village has to offer and lead to a loss of an employment opportunity and business in the village.	✘	High	Local	Permanent	Long
6. Prioritise appropriate re-	The District does not have very much	✓	Low	Local	Permanent	Long

use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. This site is brownfield.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities, whilst footways are not good, the roads are quiet, there are not many street lights. The site itself is a facility that will be lost if it closes down	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities, whilst footways are not good, the roads are quiet, there are not many street lights. The site itself is a facility that will be lost if it closes down, public houses go to support an inclusive and vibrant community. The site is also in a flood hazard area.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is in the centre of the village so its location would encourage walking	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is in the centre of the village so its location would encourage walking. However, the site is in a flood hazard area so does not address climate changes issues in terms of sea level rises.	✓/X	Low	Local	Permanent	Long

Summary: The site is a public house which is still in use, its loss would result in the loss of a facility in the village, a facility that assists in helping a community with its sustainability and inclusivity. The site can access the other facilities in the village, the roads are quiet though street lighting is not good. There is no impact on the wider landscape, townscape or historic environment.

Site Reference Number: GRA307

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield site which is very open and has little in the way of quality and distinct biodiversity. A landscaping scheme would enhance biodiversity	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site would have an impact on the rural setting of the village as it forms a backdrop to the dwellings on Wragholme Road, a landscape scheme could mitigate against this.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in an orange zone, danger to most on the coastal flood hazard zones	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large	X	High	Local	Permanent	Long

and greenfield sites.	proportion of sites to be considered will be on Greenfield land. The site is Grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities. However, pedestrians would have to negotiate the bends on Main Road and there are no footways	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities. However, pedestrians would have to negotiate the bends on Main Road and there are no footways. The site is also in a flood hazard area.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities. However, pedestrians would have to negotiate the bends on Main Road and there are no footways.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities. However, pedestrians would have to negotiate the bends on Main Road and there are no footways. The site is within a flood hazard area so does not address climate changes issues in terms of sea level rises.	X	Medium	Local	Permanent	Long

Summary: The site lies to the rear of the houses on Wragholme Road and the only access is from Main Road on the double bends over a culverted drain. Any pedestrian access would be difficult because of this. The site forms part of the rural backdrop of the village, though this could be mitigated against. Biodiversity could be improved by a landscape scheme. The site lies in an orange (danger for most) flood zone on the coastal flood zones. There is no impact on the historic environment.

Site Reference Number: GRA308

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield site which is very open and has little in the way of quality and distinct biodiversity. A landscaping scheme would enhance biodiversity	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have an impact on the wider landscape, this could be mitigated against through a landscape scheme.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in an orange zone, danger to most on the coastal flood hazard zones	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss	The District does not have very much brownfield land on which to develop because it is predominately rural in nature;	X	High	Local	Permanent	Long

of the best agricultural land and greenfield sites.	it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is Grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities. There is a footway on the other side of Main Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities. There is a footway on the other side of Main Road, however, pedestrians will need to cross the main road to access all services. The site is also in a flood hazard area.	✗	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities. There is a footway on the other side of Main Road.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities. There is a footway on the other side of Main Road. The site is in an area of flood risk.	✗	Medium	Local	Permanent	Long

Summary: The site is quite level and open stretching down into the open countryside with a narrow access running down the side of a property called Southwold over a culverted drain. There is a footpath link to services and facilities on the other side of Main Road. Development of the site would impact on the wider views of the open countryside, this could be reduced through a landscape scheme, however, the development would protrude into the open countryside. It does not impact on townscape or historic landscape.

Site Reference Number: GRA309

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield site which is very open and has little in the way of quality and distinct biodiversity. A landscaping scheme would enhance biodiversity	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have an impact on the wider landscape, it is very open, effectively in the open countryside, this could be partly mitigated against through a landscape scheme but the site would still have a detrimental impact on the wider landscape.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in an orange zone, danger to most on the coastal flood hazard zones	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed	The District does not have very much brownfield land on which to develop	X	High	Local	Permanent	Long

land and minimise the loss of the best agricultural land and greenfield sites.	because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is Grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is disconnected from the village, there is a footway on the other side of the road but services and facilities are quite a way from the site.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is disconnected from the village, there is a footway on the other side of the road but services and facilities are quite a way from the site. The site is also within a flood hazard area.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is disconnected from the village, there is a footway on the other side of the road but services and facilities are quite a way from the site.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is disconnected from the village, there is a footway on the other side of the road but services and facilities are quite a way from the site. The site is in an area of flood risk	X	Medium	Local	Permanent	Long

Summary: The site is quite level and open stretching into the open countryside. It is disconnected from the main body of the village though there is a footpath on the other side of Main Road. Development of the site would impact on the wider views of the open countryside, this could only be partly mitigated against through a landscape scheme, it does not impact on townscape or historic landscape.

Site Reference Number: GRA310

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield site which is very open and has little in the way of quality and distinct biodiversity. A landscaping scheme would enhance biodiversity	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have an impact on the wider landscape, it is very open, effectively in the open countryside, this could be partly mitigated against through a landscape scheme but the site would still have a detrimental impact on the wider landscape.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in an orange zone, danger to most on the coastal flood hazard zones	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large	X	High	Local	Permanent	Long

and greenfield sites.	proportion of sites to be considered will be on Greenfield land. The site is Grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is disconnected from the village, there is a footway on the other side of the road but services and facilities are quite a way from the site.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is disconnected from the village, there is a footway on the other side of the road but services and facilities are quite a way from the site. The site is also in a flood hazard area.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is disconnected from the village, there is a footway on the other side of the road but services and facilities are quite a way from the site.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is disconnected from the village, there is a footway on the other side of the road but services and facilities are quite a way from the site. The site is in an area of flood risk	X	Medium	Local	Permanent	Long
Summary: The site is quite level and open stretching into the open countryside. It is disconnected from the main body of the village though there is a footpath on the other side of Main Road. Development of the site would impact on the wider views of the open countryside, this could only be partly mitigated against through a landscape scheme, it does not impact on townscape or historic landscape.						

Site Reference Number: GRA311

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield site which wraps around an existing property and its mature gardens, it has good boundary features, part of which would be lost through the creation of an access. Additional landscaping would add to the quality and distinctiveness of the areas biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have little impact on the wider landscape and any landscaping scheme would assist assimilation of the development.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is situated in an orange zone, danger to most on the coastal flood hazard zones	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is Grade 3 agricultural land.	X	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot. However, the site is within a flood hazard area.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot. The site is in an area of flood risk	✗	Medium	Local	Permanent	Long
Summary: The site wraps around an existing house with mature gardens, it has good boundary treatments of mature hedging and any landscaping scheme would assist with biodiversity. The site does not impact on the wider landscape, townscape or historic environment. The site is in an orange zone (danger for all) on the hazard flood maps. There is a footway connection on the roadside side of the site to the village but the site itself sits outside the existing pattern of development.						

HOGSTHORPE

Site Reference Number: HOG301

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield agricultural site with strong boundary hedgerows particularly on the western and northern sides. The frontage of the site, the northern boundary, has a mature hedge and trees, some of which is covered by a tree preservation order. Access will have to be carefully selected. Any landscaping scheme will improve quality and biodiversity of the site	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have limited impact on the wider landscape because it is well screened by mature hedges on all its outward facing boundaries. The site does not impact on the townscape or historic environment.	○	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in an orange zone (danger to most) on the coastal flood hazard maps	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss	The District does not have very much brownfield land on which to develop because it is predominately rural in nature;	X	High	Local	Permanent	Long

of the best agricultural land and greenfield sites.	it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 2 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	Though the site is not far from services and facilities it is not connected to the village by a footway and those using the facilities would have to traverse narrow Sea Lane. The road is very narrow and providing a footpath, without removing the mature hedges and protected trees on the site's frontage would be difficult.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	Though the site is not far from services and facilities it is not connected to the village by a footway and those using the facilities would have to traverse narrow Sea Lane. The road is very narrow and providing a footpath, without removing the mature hedges and protected trees on the site's frontage would be difficult.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Though the site is not far from services and facilities it is not connected to the village by a footway and those using the facilities would have to traverse narrow Sea Lane. The road is very narrow and providing a footpath, without removing the mature hedges and protected trees on the site's frontage would be difficult. The site is	O	Low	Local	Permanent	Long

	adjacent to the open countryside which should encourage walking and cycling.					
13. Positively plan for, and minimise the effects of, climate change.	Though the site is not far from services and facilities it is not connected to the village by a footway and those using the facilities would have to traverse narrow Sea Lane. The road is very narrow and providing a footpath, without removing the mature hedges and protected trees on the site's frontage would be difficult. It is adjacent to the countryside this should encourage walking and cycling. The site is in area of flood risk.	X	High	Local	Permanent	Long
Summary: The site lies near to services and facilities but is not connected to them by a footway, so those trying to access those facilities would have to traverse a short portion of narrow Sea Lane. The road is very narrow and providing a footpath, without removing the mature hedges and protected trees on the site's frontage would be difficult. There would be opportunities to enhance existing landscaping on the site which should enhance biodiversity quality. The site does not impact on the townscape or historic environment. The site lies within an orange zone (danger to most) on the coastal flood hazard maps.						

Site Reference Number: HOG303						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield paddock with some boundary hedgerows but these are not within the site. The frontage is open. Any landscaping scheme will improve quality and biodiversity of the site	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have not have an impact on the wider landscape it is relatively enclosed. The site does not impact on the townscape or historic environment.	○	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	○	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in an orange zone (danger to most) on the coastal flood hazard maps	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	Though the site is not far from services and facilities there is no footway in Listoft Lane so those using the site would have to traverse this.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	Though the site is not far from services and facilities there is no footway in Listoft Lane so those using the site would have to traverse this.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Though the site is not far from services and facilities there is no footway in Listoft Lane so those using the site would have to traverse this. The site is adjacent to the open countryside which should encourage walking and cycling.	O	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	Though the site is not far from services and facilities there is no footway in Listoft Lane so those using the site would have to traverse this. The site is in an area of high flood risk.	X	High	Local	Permanent	Long

Summary: The site lies near to services and facilities but there is no footway in Listoft Lane, so those trying to access those facilities would have to traverse a short portion of this Lane. The site lies in an enclosed landscape, any landscaping should enhance biodiversity quality. The site does not impact on the townscape or historic environment. The site lies within an orange zone (danger to most) on the coastal flood hazard maps.

Site Reference Number: HOG304						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield agricultural site with some boundary hedgerows. The frontage is fairly open. Any landscaping scheme will improve quality and biodiversity of the site	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have an impact on the wider landscape, it sits within a flat landscape with wider views to the distance. The site does not impact on the townscape or historic environment. Landscaping would mitigate some of the impact.	X	Medium	Local	Permanent	Long

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in both a red (danger for all) and an orange zone (danger to most) on the coastal flood hazard maps	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	Though the site is not far from services and facilities there is no footway in Lisoft Lane so those using the site would have to traverse this.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	Though the site is not far from services and facilities there is no footway in Lisoft Lane so those using the site would have to traverse this.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Though the site is not far from services and facilities there is no footway in Listoft Lane so those using the site would have to traverse this. The site is adjacent to the open countryside which should encourage walking and cycling.	O	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	Though the site is not far from services and facilities there is no footway in Listoft Lane so those using the site would have to traverse this. The site is in an area of high flood risk.	X	High	Local	Permanent	Long
<p>Summary: The site lies near to services and facilities but there is no footway in Listoft Lane, so those trying to access those facilities would have to traverse a short portion of this Lane. The site lies in a wider landscape so its development would impact on this, any landscaping should enhance biodiversity quality. The site does not impact on the townscape or historic environment. The site lies within a red (danger for all) and an orange zone (danger to most) on the coastal flood hazard maps.</p>						

Site Reference Number: HOG305						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a brownfield site with an existing employment use, there is very little biodiversity on the site and any development incorporating a landscape scheme would improve the position	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have little impact on the wider landscape, it is relatively enclosed and the site is already occupied by modern industrial buildings. The site does not impact on the townscape or historic environment. Landscaping would mitigate any of the impact and may improve the landscape.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in an orange zone (danger to most) on the coastal flood hazard maps	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is an existing employment site and its loss would mean less employment in the village and a loss of jobs	X	High	Local	Permanent	Long
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	This site is brownfield land so would help to minimise the take up of greenfield land if it was brought forward.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	Though the site is not far from services and facilities there will need to be a footway created to link up with the existing footway at the adjacent site. This is possible.	○	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	Though the site is not far from services and facilities there will need to be a footway created to link up with the existing footway at the adjacent site. This is possible.	○	Low	Local	Permanent	Long
10. Ensure that local housing	There is an identified need for future	✓	Low	Local	Permanent	Long

needs are met.	housing growth in the settlement, which is a large village with a range of services and facilities					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Though the site is not far from services and facilities there will need to be a footway created to link up with the existing footway at the adjacent site. This is possible. The site is adjacent to the open countryside which should encourage walking and cycling.	O	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	Though the site is not far from services and facilities there will need to be a footway created to link up with the existing footway at the adjacent site. This is possible. The site is subject to high flood risk.	X	High	Local	Permanent	Long
Summary: The site lies near to services and facilities but there is no footway, it is possible to create one to link into the adjacent footpath on the adjacent development. The site does not impact on the wider landscape and has very little biodiversity any landscaping should enhance biodiversity quality. The site does not impact on the townscape or historic environment. The site lies within an orange zone (danger to most) on the coastal flood hazard maps.						

Site Reference Number: HOG306						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield agricultural site with some boundary hedgerows. Any landscaping scheme will improve quality and biodiversity of the site	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have some impact on the wider landscape, the land rises to the north west slightly so the wider landscape beyond the site is not visible, a landscaping scheme would assist in mitigating any impact.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in a flood zone, except a small portion which is in the green and yellow zones of the coastal hazard maps and therefore acceptable for development.	O	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is	✓	Low	Local	Permanent	Long

	a large village with a range of services and facilities					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot; including recreational facilities. The site is also adjacent to the open countryside with a footpath going through the site into the countryside which should encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot. There is a footpath going through the site and out into the countryside, this should encourage walking and cycling.	✓	Medium	Local	Permanent	Long
Summary: The site lies near to services and facilities, landscaping should enhance biodiversity quality. There will be an impact on the landscape as the site is on the edge of the village in open countryside. However, a landscaping scheme, supplementing the existing landscaping on site, will help to reduce this impact. The site does not impact on the townscape or historic environment. There is a footpath going across the site and out into the open countryside, this will need to be incorporated into the development and will encourage walking. There is a small amount of flood risk on the site but it falls within the green and yellow zones of the flood hazard maps so is acceptable to develop on.						

Site Reference Number: HOG307						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals)	The site is a Greenfield agricultural site with little in the way of boundary treatment. Any landscaping or planting would enhance the quality and distinctiveness of the areas	✓	Low	Local	Permanent	Long

and geodiversity.	biodiversity					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have an impact on the wider landscape. Landscaping would mitigate some of the impact and may improve the landscape in this area. However, the site would still protrude significantly into open countryside. The site does not impact on the townscape or historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in an orange zone (danger to most) on the coastal flood hazard maps, with some parts of the site in the red zone (danger to all).	XX	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. This site is grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not far from services and facilities. At the northern part of the site, Thames Street/ Sea Lane is very narrow. Forming a link here would require access across the neighbouring sites which has trees protected by a tree preservation order along its frontage which may make a continuous footpath link difficult to achieve. However, access to services and facilities could be gained through the southern part of the site, through existing neighbouring development.	✓	Low	Local	Permanent	Long

8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	Though the site is not far from services and facilities a footway would need to be formed to link into the existing footway network. At the northern part of the site, Thames Street/ Sea Lane is very narrow. Forming a link here would require access across the neighbouring sites which has trees protected by a tree preservation order along its frontage which may make a continuous footpath link difficult to achieve. However, access to services and facilities could be gained through the southern part of the site, through existing neighbouring development. The site is in a flood risk area.	X	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Though the site is not far from services and a footway would need to be formed to link into the existing footway network. At the northern part of the site, Thames Street/ Sea Lane is very narrow. Forming a link here would require access across the neighbouring sites which has trees protected by a tree preservation order along its frontage which may make a continuous footpath link difficult to achieve. However, access to services and facilities could be gained through the southern part of the site, through existing neighbouring	✓	Low	Local	Permanent	Long

	development. The site is adjacent to the open countryside which should encourage walking and cycling.					
13. Positively plan for, and minimise the effects of, climate change.	Though the site is not far from services and facilities a footway would need to be formed to link into the existing footway network. At the northern part of the site, Thames Street/ Sea Lane is very narrow. Forming a link here would require access across the neighbouring sites which has trees protected by a tree preservation order along its frontage which may make a continuous footpath link difficult to achieve. However, access to services and facilities could be gained through the southern part of the site, through existing neighbouring development. The site is subject to high flood risk.	X	High	Local	Permanent	Long
<p>Summary: The site lies near to services and facilities, a footway would need to be formed to link to the existing footway network and this could be achieved for the southern part of the site, linking to existing neighbouring development. The site does impact on the wider landscape, part of the site could be acceptable for development, this part lies within the context of the existing settlement so a landscaping scheme could mitigate against any impact. There is very little biodiversity any landscaping should enhance biodiversity quality. The site does not impact on the townscape or historic environment. The majority of the site lies within an orange zone (danger to most) on the coastal flood hazard maps, and some of the site is within the red zone (danger to all).</p>						

Site Reference Number: HOG308						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield site, its previous use is unknown but it is overgrown. There appears to be trees and hedgerows forming the boundary treatment. There may be biodiversity interest on the site due to the fact that it has been unused for so long, but this has not been determined. Any	✓	Low	Local	Permanent	Long

	landscaping or planting would enhance the quality and distinctiveness of the areas biodiversity					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have no impact on the landscape, townscape or historic environment, it is enclosed and can not be seen from the road.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is partly in an orange zone (danger to most) on the coastal flood hazard maps but this area could be used for open space or a suds scheme	○	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. This site is now Greenfield but its previous use is unknown	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not far from services and facilities a footway can be formed to link into the existing footway network, if access can be achieved.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	There is no access to the site without the demolition of a property. If that could be achieved then the site is well connected to	✓	Low	Local	Permanent	Long

	services and facilities.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	There is no access to the site without the demolition of a property. If that could be achieved then the site is well connected to services and facilities, including recreational facilities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	There is no access to the site without the demolition of a property. If that could be achieved then the site is well connected to services and facilities.	✗	High	Local	Permanent	Long
Summary: The site lies close to services and facilities but it has no access without the demolition of a property. The site is well enclosed and would not impact on the wider landscape, townscape or historic environment. It is unknown if there is any biodiversity interest in the site, as can occur with sites that have been left vacant for some time. Any landscaping scheme would enhance biodiversity.						

Site Reference Number: HOG309						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a Greenfield agricultural site with some boundary hedgerows. There are tree preservation order trees on the eastern boundary and one tree within the site. Any landscaping scheme will improve quality and biodiversity of the site	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site would have limited impact on the wider landscape as the site is relatively enclosed. The site does not impact on the townscape or historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in a flood zone, except a small portion at the rear which is in the orange (danger for most) zone on the coastal flood hazard maps, this could be used for open space or a suds scheme	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	Permanent	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is	✓	Low	Local	Permanent	Long

	a large village with a range of services and facilities					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot; including recreation facilities. The site is also adjacent to the open countryside which should encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is connected to the village by a footway on the roadside side of the site and services and facilities can be accessed by foot, this should encourage walking and cycling.	✓	Low	Local	Permanent	Long
<p>Summary: The site lies near to services and facilities and is connected to them by a footway, landscaping should enhance biodiversity quality. The site does not impact on the townscape or historic environment. There is a small amount of flood risk on the site to the rear which could be used for a suds scheme or landscaping.</p>						

HOLTON LE CLAY

Site Reference Number: HLC42

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a flat playing field with boundaries of mature hedging. Alongside the site is the former railway line which acts as a wildlife corridor and there may be some opportunity for development to enhance some biodiversity on the site through gardens and open space, linking to the former railway line.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a flat playing field with boundaries of mature hedging. The site is reasonably enclosed by its boundaries, there is a public footpath running down the east side but this is enclosed by mature hedging and trees, so there would be limited impact on the landscape. A footpath also runs through the northern part of the site and this would have to be appropriately accommodated. There would be no impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities	The site is a playing field and therefore does not result in the loss of any employment.	○	Low	Local	Permanent	Long

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a playing field and therefore greenfield.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance from the village centre with an access onto Beech Grove which has a footpath. Development of the site would however involve the loss of a playing field which is a key community facility.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance from the village centre with an access onto Beech Grove which has a footpath. Development of the site would however involve the loss of a playing field which is a key community facility.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance from the village centre with an access onto Beech Grove which has a footpath. Development of the site would however involve the loss of a playing field which is a key community facility and could impact on healthy lifestyles.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	The site is within walking distance from the village centre with an access onto Beech	X	High	Local	Permanent	Long

climate change.	Grove which has a footpath. Development of the site would however involve the loss of a playing field which is a key community facility. There is a public footpath which runs from the village out into the open countryside and this could improve access to the wider countryside.					
<p>Summary; The site is not in flood risk. The site is a flat playing field with boundaries of mature hedging. Development may enhance some biodiversity on the site. The site is reasonably enclosed by its boundaries, there is a public footpath running down the east side but this is enclosed by mature hedging and trees, so there would be limited impact on the landscape. There would be no impact on the townscape or historic environment. The site is within walking distance from the village centre with an access onto Beech Grove which has a footpath. Development of the site would however involve the loss of a playing field which is a key community facility and could impact on healthy lifestyles. There is a public footpath which runs from the village out into the open countryside and this could improve access</p>						

Site Reference Number: HLC43						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a flat playing field with boundaries of mature hedging. The site is quite small so there are limited opportunities for development to enhance biodiversity on the site.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a flat playing field with boundaries of mature hedging. The site is reasonably enclosed by its boundaries, so there would be limited impact on the landscape. There would be no impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk	✓	Low	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	The site is a playing field and therefore does not result in the loss of any employment	O	Low	Local	Permanent	Long
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a playing field and therefore greenfield.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance from the village centre with an access onto Garthway, but it is only a narrow road without a footpath. Development of the site would however involve the loss of a playing field which is a key community facility.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance from the village centre with an access onto Garthway, but it is only a narrow road without a footpath. Development of the site would however involve the loss of a playing field which is a key community facility.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None

12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance from the village centre with an access onto Garthway, but it is only a narrow road without a footpath. Development of the site would however involve the loss of a playing field which is a key community facility and could impact on healthy lifestyles.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance from the village centre with an access onto Garthway, but it is only a narrow road without a footpath. Development of the site would however involve the loss of a playing field which is a key community facility.	X	High	Local	Permanent	Long
Summary: The site is not in flood risk. The site is a flat playing field with boundaries of mature hedging. The site is quite small so there are limited opportunities for development to enhance biodiversity on the site. The site is reasonably enclosed by its boundaries, so there would be limited impact on the landscape. There would be no impact on the townscape or historic environment. The site is within walking distance from the village centre with an access onto Garthway but this is quite narrow and without a footpath. Development of the site would however involve the loss of a playing field which is a key community facility and could impact on healthy lifestyles.						

Site Reference Number: HLC206						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a flat former scrapyard. There appears to be little in the way of biodiversity on the site with hard boundaries of fencing. There are few storage buildings to the front but the rest of the site is cleared. Although development would improve biodiversity, the site is small so these opportunities would be limited.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a flat former scrapyard. The site would not impact on the landscape as it is well enclosed with fencing and existing development. There would be a positive impact on the townscape by developing a redundant brownfield site, though because of the sites enclosed nature this would be limited. There would be no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is a former scrapyard, now closed down, and therefore there would be a nil impact on economic growth.	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance from the village centre with an access onto Louth Road, which has a footpath connection into the village. The site is close to employment opportunities and medical services. To the west is a small light industrial estate but the site could be planted to provide a buffer against this. The access does have to go past an existing house, which is part of the whole site, this could be retained or demolished to widen the access as required. Due to its size, the site is unlikely to provide green infrastructure.	✓	Low	Local	Permanent	Long

8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance from the village centre with an access onto Louth Road, which has a footpath connection into the village. To the west is a small light industrial estate but the site could be planted to provide a buffer against this. The access does have to go past an existing house, which is part of the whole site, this could be retained or demolished to widen the access as required. There may be contamination to be addressed from its former use.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance from the village centre with an access onto Louth Road, which has a footpath connection into the village. To the west is a small light industrial estate but the site could be planted to provide a buffer against this. The access does have to go past an existing house, which is part of the whole site, this could be retained or demolished to widen the access as required. The closest recreation facilities are approximately 750 metres from the site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance from the village centre with an access onto Louth Road, which as a footpath connection into the village. The site is also close to	✓	Low	Local	Permanent	Long

	employment opportunities and medical services. Although development would improve biodiversity, the site is small so these opportunities would be limited.					
<p>Summary: The site is not in flood risk. The site is a flat former scrapyard. There appears to be little in the way of biodiversity on the site with hard boundaries of fencing, there are few storage buildings to the front but the rest of the site is cleared. Although development would improve biodiversity, the site is small so these opportunities would be limited. The site would not impact on the landscape as it is well enclosed. There would be a positive impact on the townscape by developing a redundant brownfield site, though because of the sites enclosed nature this would be limited. There would be no impact on the historic environment. The site is a brownfield site. It is within walking distance from the village centre with an access onto Louth Road, which as a footpath connection into the village. The site is also close to employment opportunities and medical facilities. To the west is a small light industrial estate but the site could be planted to provide a buffer against this. The access does have to go past an existing house, which is part of the whole site, this could be retained or demolished to widen the access as required.</p>						

Site Reference Number: HLC301						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with a drainage ditch and public footpath cutting through it. The boundaries are made up of intermittent hedgerows with an area to the west divided up as a separate parcel, which still contains some of the hard standing from the former RAF base. There are trees dividing this part of the site off from the rest. Development could make some improvements to biodiversity through gardens and open space and landscaping which will be required as part of any future development.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with a drainage ditch and public footpath cutting through it. The boundaries are made up of intermittent hedgerows with an area to the west divided up as a separate parcel, which still contains some of the hard standing from the former RAF base. There are trees	X	Medium	Local	Permanent	Long

	cutting this part of the site off from the rest. The site is very open on the northern boundary and this leads to views across the site to the south and east, development would impact on these views. Views into the site from the south and west are limited due to landscaping along the A16, although development would be more prominent if it was allowed to come too close to this boundary. The site would be a natural extension to the village, there would be minimal impact on the townscape. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	The site involves the loss of 17.7ha of grade 3 agricultural land, however, the majority of sites around Holton le Clay will result in the loss of agricultural land.	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact.	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is greenfield.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance from the village centre and is close to employment opportunities and medial facilities. An access can be formed onto Louth Road. There is also an access into that part of the site on the western side which is separate from the main body of the site. Louth Road already has a footpath connection to the centre of the village. A site of this size	✓	Low	Local	Permanent	Long

	would be required to provide a range of green infrastructure. It would also be required to appropriately incorporate public right of way which crosses the site.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance from the village centre and is close to employment opportunities and medial facilities. An access can be formed onto Louth Road. There is also an access into that part of the site on the western side which is separate from the main body of the site. Louth Road already has a footpath connection to the centre of the village. The site is close to one of the village playing fields and the local school. A site of this size would also be required to provide a range of green infrastructure.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance from the village centre and is close to employment opportunities and medial facilities. Louth Road already has a footpath connection to the centre of the village. There is a public footpath which runs through the site into the open countryside this could encourage walking and cycling, and the site is close to existing recreational facilities. A site of this size would also be required to provide a range of green infrastructure which will	✓	Low	Local	Permanent	Long

	include those to support active lifestyles.					
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance from the village centre and is close to employment opportunities and medical facilities. Louth Road already has a footpath connection to the centre of the village and there is a public footpath which runs through the site into the open countryside this could encourage walking and cycling. The site will be required to provide a range of green infrastructure. This will help assist biodiversity, linking to existing features around the site and supporting species migration.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is an agricultural field with a drainage ditch and public footpath cutting through it. The boundaries are made up of intermittent hedgerows. There is an area to the west divided up as a separate parcel, which still contains some of the hard standing from the former RAF base, with trees dividing this part of the site off from the rest. Development could make some improvements to biodiversity through gardens and open space and landscaping which will be required as part of any future development. A site of this size will be required to provide a range of green infrastructure which will support residents and biodiversity. The site is very open on the northern boundary and this leads to views across the site to the south and east, development would impact on these views. Views into the site from the south and west are limited due to landscaping along the A16, although development would be more prominent if it was allowed to come too close to this boundary. The site lies near the village centre and would be a natural extension to the village. There would be minimal impact on the townscape and there is no impact on the historic environment. The site is within walking distance from the village centre and close to employment opportunities and medical facilities. An access can be formed onto Louth Road and there is an access into that part of the site on the western side which is separate from the main body of the site. Louth Road already has a footpath connection to the centre of the village. There is a public footpath which runs through the site into the open countryside this could encourage walking and cycling. The site is close to one of the village playing fields and the local school.

Site Reference Number: HLC302

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with a public footpath running through it. The boundary treatments are mature hedging with the Parish Gardens (allotments) located to the north and the disused railway line to the	X	Medium	Local	Permanent	Long

	east, which is a wildlife corridor. Development here would cause some detriment to the biodiversity.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with a public footpath running through it. The boundary treatments are mature hedging with the Parish Gardens (allotments) located to the north and the disused railway line to the east, which is a wildlife corridor. The site is quite well enclosed and so there would be no impact on the wider landscape, it lies comfortably within the settlement and there is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact.	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is greenfield.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance from the village centre, an access can be formed onto Church Lane and there are footpaths to the services and facilities.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None

9. Support inclusive, safe and vibrant communities.	The site is within walking distance from the village centre and adjacent to the primary school, an access can be formed onto Church Lane and there are footpaths to the services and facilities.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance from the village centre, an access can be formed onto Church Lane and there are footpaths to the services and facilities. There is a public footpath going across the site which leads to the open countryside and could promote walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance from the village centre, an access can be formed onto Church Lane and there are footpaths to the services and facilities.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a grassed field with a public footpath running through it. The boundary treatments are mature hedging with the Parish Gardens(allotments) located to the north and the disused railway line to the east, which is a wildlife corridor. Development would cause some detriment to the biodiversity. The site is quite well enclosed and so there would be no impact on the wider landscape, it lies comfortably within the settlement and there is no impact on the historic environment. The site is within walking distance from the village centre, and adjacent to the primary school, an access can be formed onto Church Lane and there are footpaths to the services and facilities. There is a public footpath going across the site which leads to the open countryside and could promote walking and cycling.</p>						

Site Reference Number: HLC303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is grassed fields running to the east of Louth Road and Clay Lane. The boundary treatments are mature hedging and trees with the disused railway line to the east which is a wildlife corridor. There is a drainage ditch running through the site. Development would cause some detriment to the biodiversity, but given the size of the site (15.3ha) there would be opportunities to offset this through the required open space and landscaping.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed fields. The boundary treatments are mature hedging and trees, although these are kept low in places giving views across the site. The disused railway line runs along the eastern boundary and this has strong hedge boundaries and is a wildlife corridor. The site though large is quite well enclosed and is not highly visible in public views into the village. The site is prominent in views out of the village from Louth Road and so careful landscaping of this part of the site would be needed to minimise the impact on the landscape. It forms an end to the northern part of Holton le Clay, mirroring development on the western side of Louth Road. There is no impact on the historic environment	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	Development of the site will result in the loss of 15ha of grade 3 agricultural land, however, the majority of sites around Holton le Clay will result in the loss of agricultural land.	○	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk	✓	Low	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is greenfield.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance from the village centre, an access can be formed onto Louth Road and there are footpaths to the services and facilities on the opposite side of Louth Road and space to provide them within the development. No access should be formed onto Clay Lane this is too narrow and unmade. A site of this size would be required to provide comprehensive green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance from the village an access can be formed onto Louth Road and there are footpaths to the services and facilities on the opposite side of Louth Road and space to provide them within the development.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance from the village centre, an access can be formed onto Louth Road and there are footpaths to the services and facilities on the opposite side of Louth Road and space to provide them within the development. There is a public footpath running along Clay Lane which the site could access and this could promote walking and cycling. A site of this size would be required to provide a range of green infrastructure which could help support healthy lifestyles.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance from the village centre, an access can be formed onto Louth Road and there are footpaths to the services and facilities on the opposite side of Louth Road and space to provide them within the development. A site of this size would be required to provide a range of green infrastructure. This will help assist biodiversity, linking to existing features around the site and supporting species migration.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is grassed fields running to the east of Louth Road and Clay Lane. The boundary treatments are mature hedging and trees although these are kept low in places giving views across the site. The disused railway line to the east, which is a wildlife corridor. There is a drainage ditch running through the site. Development would cause some detriment to the biodiversity but given the size of the site (15.3ha) there would be opportunities to offset this through the required open space and landscaping. The site though fairly large is quite well enclosed is not highly visible in public views into the village. The site is prominent in views out of the village from Louth Road and so careful landscaping of this part of the site would be needed to minimise the impact on the landscape. It forms an extension to the northern part of Holton le Clay mirroring development on the western side of Louth Road; there is no impact on the historic environment. The site is within walking distance from the village centre, an access can be formed onto Louth Road and there are footpaths to the services and facilities on the opposite side of Louth Road and space to provide them within the development. No access should be formed onto Clay Lane this is too narrow and unmade. There is a public footpath running along Clay Lane which the site could access and this could promote walking and cycling. A site of this size would be required to provide a range of green infrastructure which could help support healthy lifestyles and will help assist biodiversity, linking to existing features around the site and supporting species migration.</p>						

Site Reference Number: HLC304

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field at the rear of Tetney Lane. The boundary treatments are mature hedging and trees with an open rear boundary. Development would cause some detriment to the biodiversity.	X	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field at the rear of Tetney Lane. The boundary treatments are mature hedging and trees with an open rear boundary. The site is shielded from public view by houses along the Lane and therefore has a minimum impact on the wider landscape. The site does not impact on the townscape and has no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is greenfield.	X	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance from the village centre, an access can be formed onto Tetney Lane and there are footpaths to the services and facilities	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance from the village centre, an access can be formed onto Tetney Lane and there are footpaths to the services and facilities.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance from the village centre, an access can be formed onto Tetney Lane and there are footpaths to the services and facilities	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance from the village centre, an access can be formed onto Tetney Lane and there are footpaths to the services and facilities.	✓	Low	Local	Permanent	Long
Summary: The site is not in flood risk. The site is a grassed field at the rear of Tetney Lane. The boundary treatments are mature hedging and trees with an open rear boundary. Development would cause some detriment to the biodiversity. The site is shielded from public view by houses along the Lane and therefore has a minimum impact on the wider landscape. The site does not impact on the townscape and has no impact on the historic environment. The site is within walking distance from the village centre, an access can be formed onto Tetney Lane and there are footpaths to the services and facilities.						

Site Reference Number: HLC305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field. The boundary treatments are mature hedging and trees with drainage ditches running along the south and north boundaries. Development would cause some detriment to the biodiversity, however, at 4.77ha, there will be opportunities through open space and landscaping to offset this.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field. The boundary treatments are mature hedging and trees with drainage ditches running along the south and north boundaries. The site lies on a prominent corner and though the boundaries shield it from impact on the wider views there will be some impact on the landscape because of the sites prominent location. The site will be visible in views from the A16 as boundary treatments are not strong along the western boundary. The site does not impact on the townscape and has no impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and	No impact.	0	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is greenfield.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance from the village centre. Forming an access onto Louth Road will be difficult. At the western end of the site are traffic lights, the eastern end of the site is close to an adverse bend and the proximity of the junction with Carmen Crescent will present issues in the central part of the frontage. There is an access onto the A16 which is quite a distance from the traffic lights on the junction of the A16 and Louth Road but this may be dangerous for vehicles leaving the site. There is a footpath running along Louth Road on the opposite side from the site, any development would have to form a footpath on the same side as the site. The site would be required to provide green infrastructure to serve the site.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance from the village centre. Forming an access onto Louth Road will be difficult. At the western end of the site are traffic lights, the eastern end of the site is close to an adverse bend and the proximity of the junction with Carmen Crescent will present issues in the central part of the frontage. There is an access onto the A16 which is quite a distance from the traffic lights on the junction of the A16 and Louth Road but this may be dangerous for vehicles leaving the	✓	Low	Local	Permanent	Long

	site. There is a footpath running along Louth Road on the opposite side from the site, any development would have to form a footpath on the same side as the site.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance from the village centre. There is a footpath running along Louth Road on the opposite side from the site, any development would have to form a footpath on the same side as the site. The site will be required to provide green infrastructure to serve the site and this may include space to encourage healthy lifestyles.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance from the village centre. There is a footpath running along Louth Road on the opposite side from the site, any development would have to form a footpath on the same side as the site. The site will have to provide green infrastructure which may help offset any harm to biodiversity caused by development.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a grassed field. The boundary treatments are mature hedging and trees with drainage ditches running along the south and north boundaries. Development would cause some detriment to the biodiversity, however, at 4.77ha, there will be opportunities through open space and landscaping to offset this. The site lies on a prominent corner and though the boundaries shield it from impact on the wider views there will be some impact on the landscape because of the sites prominent location. The site will be visible in views from the A16 as boundary treatments are not strong along the western boundary. The site does not impact on the townscape and has no impact on the historic environment. The site is within walking distance from the village centre. Forming an access onto Louth Road will be difficult. At the western end of the site are traffic lights, the eastern end of the site is close to an adverse bend and the proximity of the junction with Carmen Crescent will present issues in the central part of the frontage. There is an access onto the A16 which is quite a distance from the traffic lights on the junction of the A16 and Louth Road but this may be dangerous for vehicles leaving the site. There is a footpath running along Louth Road on

the opposite side from the site, any development would have to form a footpath on the same side as the site. Overall the difficulty with the accesses would preclude development of this site. This site has subsequently been granted planning permission.

Site Reference Number: HLC308

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a much larger grassed field. There are hedges to some of the boundaries, however, some are quite open. A drainage ditch runs along the western boundary and to the east lies the disused railway line which is a wildlife corridor. Development would cause some detriment to the biodiversity, however, at 4ha there may be opportunities through open space and landscaping to offset this.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a much larger grassed field. There are hedges to some boundaries, however, some are quite open, especially the boundary onto the remainder of the field to the south. A public right of way runs along the eastern boundary however, this well screened with hedges. The site is would be visible in views across the countryside from Louth Road, as the western boundary is not landscaped. The site does not impact on the townscape and has no impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully	The site is not in flood risk	✓	Low	Local	Permanent	Long

mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is greenfield.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance from the village centre. However, though there is an access it is quite narrow for the size of the site, it would be better if access could be obtained from the site to the west. The site would be required to provide green infrastructure to serve the site.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance from the village centre. The site is adjacent to the primary school and sport and recreation facilities. However, though there is an access it is quite narrow for the size of the site, it would be better if access could be obtained from the site to the west. The site would be required to provide green infrastructure to serve the site.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance from the village centre. The site is adjacent to the primary school and sport and recreation facilities. However, though there is an access it is quite narrow for the size of the site, it would be better if access could be obtained from the site to the west. The site will also be required to provide green infrastructure to serve the site and this may include space to encourage healthy lifestyles.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance from the village centre. The site is adjacent to the primary school and sport and recreation facilities. However, though there is an access it is quite narrow for the size of the site, it would be better if access could be obtained from the site to the west. The site will have to provide green infrastructure which may help offset any harm to biodiversity caused by development.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a grassed field. The site is part of a much larger grassed field. There are hedges to some of the boundaries; however, some are quite open. A drainage ditch runs along the western boundary and to the east lies the disused railway line which is a wildlife corridor. Development would cause some detriment to the biodiversity, however, at 4ha, there may be opportunities through open space and landscaping to offset this. There are hedges to some boundaries, however, some are quite open, especially the boundary onto the remainder of the field to the south. A public right of way runs along the eastern boundary however, this well screened with hedges. The site is would be visible in views across the countryside from Louth Road, as the western boundary is not landscaped. The site does not impact on the townscape and has no impact on the historic environment. The site is within walking distance from the village centre. The site is adjacent to the primary school and sport and recreation facilities. However, However, though there is an access it is quite narrow for the size of the site, it would be better if access could be obtained from the site to the west. The site would be required to provide green infrastructure to serve the site.</p>						

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Site Reference Number: HOR050						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a mixture of old animal pens, rough hard standing used for car parking and grass. While landscaping would enhance opportunities for biodiversity, the site is not large so this would not be significant.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a mixture of old animal pens, rough hard standing used for car parking and grass; development would not impact on the wider landscape because the site is surrounded by development. The site forms a natural infill in the built environment being near the centre of the town. There are some buildings of historic interest around the site, and abuts the Conservation Area, but good design should mitigate any impact on them.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-	The District does not have very much	✓	Low	Local	Permanent	Long

use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is near the main town centre with footpath access. It is also located within walking distance of Stanhope Community Hall and the nearby sports facilities.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is near the main town centre with footpath access. It is also located within walking distance of Stanhope Community Hall and the nearby sports facilities. There are a few possibilities with regard to a vehicle access into the site. There would be the loss of car parking but some could be designed into any redevelopment of the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is near the main town centre with footpath access. It is also located within walking distance of Stanhope Community Hall and the nearby sports facilities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is near the main town centre with footpath access. It is also located within walking distance of Stanhope Community Hall and the nearby sports facilities.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk The site is a mixture of old animal pens, rough hard standing used for car parking and grass; development would not impact on the wider landscape because the site is surrounded by development. The site forms a natural infill in the built environment being near the centre of the town. There are some buildings of historic interest around the site, and it abuts the conservation area, but good design should mitigate any impact on them. The site is near the main town centre with footpath access. It is also located within walking distance of Stanhope Community Hall and the nearby sports facilities. There are a few possibilities with regard to a vehicle access into the site. There would be the loss of car parking but some could be designed into any redevelopment of the site.

Site Reference Number: HOR063

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a mixture of rough grass at the front and old buildings, there are some trees at the rear and hedging to the north western boundary. Due to the size of the site, landscaping is unlikely to significantly would enhance biodiversity on the site.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a mixture of rough grass at the front and old buildings, there are some trees at the rear and hedging to the north western boundary; development would not impact on the wider landscape because the site is surrounded by development. The site forms a natural infill in the built environment being near the centre of the town. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is not in flood risk	✓	Low	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities. There is already a vehicle access into the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	The site is near the main town centre with footpath access. It is also located within	✓	Low	Local	Permanent	Long

climate change.	walking distance of nearby sports facilities. There is already a vehicle access into the site.					
<p>Summary: The site is not in flood risk. The site is a mixture of rough grass at the front and old buildings, there are some trees at the rear and hedging to the north western boundary; development would not impact on the wider landscape because the site is surrounded by development. The site forms a natural infill in the built environment being near the centre of the town. There is no impact on the historic environment. The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities. There is already a vehicle access into the site.</p>						

Site Reference Number: HOR206						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a disused granary building set in a small landscaped area. Demolition of the building would be detrimental to biodiversity the building could house bats and other wildlife, careful conversion would mitigate against any harm.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a disused granary building set in a small landscaped area; development would not impact on the wider landscape because the site is surrounded by development. The site forms a natural infill in the built environment being near the centre of the town. Though not listed, the building is historically interesting, a careful conversion would not harm the historic environment, demolition would.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts	The site is not in flood risk	✓	Low	Local	Permanent	Long

of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities. There is already a vehicle access into the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	The site is near the main town centre with footpath access. It is also located within	✓	Low	Local	Permanent	Long

climate change.	walking distance of nearby sports facilities. There is already a vehicle access into the site.					
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Summary: The site is not in flood risk. The site is a disused granary building set in a small landscaped area. Demolition of the building would be detrimental to biodiversity the building could house bats and other wildlife, careful conversion would mitigate against any harm. Development would not impact on the wider landscape because the site is surrounded by development. The site forms a natural infill in the built environment being near the centre of the town. Though not listed, the building is historically interesting, a careful conversion would not harm the historic environment, demolition would. The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities. There is already a vehicle access into the site.

Site Reference Number: HOR301

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is the growing area for a nursery so has a mixture of trees in it with well planted boundary treatments and lines of mature trees acting as wind breaks cutting the site. Careful design and layout could enhance biodiversity providing the mature trees were not lost from the site. However, as the site has been given over to growing a wide range of plants for many years, there is already potential for biodiversity on site. The level and nature of the biodiversity would need to be established before the impact of development could be assessed.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is the growing area for a nursery so has a mixture of trees in it with well planted boundary treatments and lines of mature trees acting as wind breaks cutting the site. The site is located on a slope so the upper parts which can be viewed from lower down in the town should be left undeveloped to mitigate against impact on the wider landscape. The site to the south, which contains a number of trees covered	?	Low	Local	Permanent	Long

	by tree preservation orders, has not been put forward so there would be a green swathe in between this site and the start of the town which enhances the street scene and helps to retain a rural characteristic to this part of Horncastle. There is strong boundary treatment along the A158, but the boundary to Elmhurst Road is very open in places. The nature of the landscaping scheme and the layout of any scheme will be important in establishing the impact from this direction. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land and a Greenfield site.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably near (approx 1km) the town centre with footpath access. A site of this size would be required to provide a comprehensive range of green infrastructure and facilitate pedestrian access to the town centre.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None

9. Support inclusive, safe and vibrant communities.	The site is reasonably near (approx 1km) the town centre with footpath access. There is already a vehicle access into the site. A site of this size would be required to provide necessary community and infrastructure to support the scheme and support vibrant communities.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	A range of sport and recreation facilities already exist in Horncastle and can be accessed on foot. Given the size of this site would be required to provide a range of green infrastructure and open space, including that for sport and recreations, and improving connectivity to the open countryside.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is near the town centre with footpath access.	✓	Low	Local	Permanent	Long
<p>Summary; The site is not in flood risk. The site is the growing area for a nursery so has a mixture of trees in it with well planted boundary treatments and lines of mature trees acting as wind breaks cutting the site. The site has been given over to growing a wide range of plants for many years, there is already potential for biodiversity on site. The level and nature of the biodiversity would need to be established before the impact of development could be assessed. Careful design and layout could enhance biodiversity providing the mature trees were not lost from the site. The site is located on a slope so the upper parts which can be viewed from lower down in the town should be left undeveloped to mitigate against impact on the wider landscape. The site forms a natural extension to the built environment, the site to the south has not been put forward so there would be a green pasture in between this site and the start of the town but this enhances the street scene and helps to retain a rural characteristic to this part of Horncastle. There is strong boundary treatment along the A158, but the boundary to Elmhurst Road is very open in places. The nature of the landscaping scheme and the layout of any scheme will be important in establishing the impact from this direction. There is no impact on the historic environment. The site is reasonably near (approx 1km) the town centre with footpath access. There is already a vehicle access into the site. Given the size of this site it would be required to provide a comprehensive range of green infrastructure and open space including improving connectivity to the open countryside.</p>						

Site Reference Number: HOR302

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with mature hedges for boundary treatments and the rear of properties in Willow Close. Landscaping could enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with mature hedges for boundary treatments and the rear of properties in Willow Close. The site is enclosed so there is no impact on the wider landscape, and forms a natural extension to the built environment. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land and a Greenfield site.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities	The site is reasonably near the town centre with footpath access.	✓	Low	Local	Permanent	Long

amenities and green infrastructure including the promotion of sustainable modes of access.						
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably near the town centre with footpath access. However, the access is shown as through a property in Willow Close which will have to be demolished, the property has no historical value but they are close together and the creation of an access could be detrimental to the amenities of adjacent properties.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably near the town centre with footpath access. Horncastle has a wide range of sport and recreation facilities which can be accessed on foot.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably near the main town centre with footpath access. However, the access is shown as through a property in Willow Close which will have to be demolished, the property has no historical value but they are close together and the creation of an access could be detrimental to the amenities of adjacent properties.	X	Medium	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a grassed field with mature hedges for boundary treatments and the rear of properties in Willow Close. The site is enclosed so there is no impact on the wider landscape. The site forms a natural extension to the built environment. There is no impact on the historic environment. The site is reasonably near the town centre with footpath access. However, the access is shown as through a property in Willow Close which will have to be demolished, the property has no historical value but they are close together and the creation of an access could be detrimental to the amenities of adjacent properties.

Site Reference Number: HOR303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a wood yard with its accompanying storage area and outbuildings. Boundary treatment is hedges and some trees. Although not a large site, there may be opportunities for landscaping could enhance biodiversity	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a wood yard with its accompanying storage area and outbuildings. Boundary treatment is hedges and some trees. The site is enclosed so there is no impact on the wider landscape. The site forms a natural extension to the built environment. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The rear portion of the site is in flood zone 3 with the front section and a portion in the middle out of flood risk.	X	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth	The site is a working wood yard employing people and its loss would involve the loss of	X	High	Local	None	None

that supports communities within the district.	jobs.					
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably near the town centre with footpath access. Given the flood risk on the site any development in this area would be more difficult and it could provide some green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is near the town centre with footpath access. There is already a satisfactory vehicle access into the site . However, approximately half of the site is in flood risk.	✗	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Horncastle has a good range of sport and recreation facilities which are within walking distance of the site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is near the town centre with footpath access. The site is alongside the River Bain and is in flood risk as a result. Climate change may impact on this, however, a flood alleviation scheme is	✓	Low	Local	Permanent	Long

	planned for the River Bain and this will alleviate this situation.					
<p>Summary: The rear portion of the site is in flood zone 3 with the front section and a portion in the middle out of flood risk; meaning approximately half the site is in flood risk. The site is a wood yard with its accompanying storage area and outbuildings. Boundary treatment is hedges and some trees. The site is enclosed so there is no impact on the wider landscape. The site forms a natural extension to the built environment. There is no impact on the historic environment. As the site is a working wood yard employing people, its loss would involve the loss of jobs. The site is near the town centre with footpath access. There is already a satisfactory vehicle access into the site.</p>						

Site Reference Number: HOR306						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field. Boundary treatment is hedges and some mature trees. Landscaping could enhance biodiversity, provided these features were retained.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field. Boundary treatment is hedges and some mature trees. The site slopes up away from the town and would therefore have an impact on views from the town out into the open countryside. The site lies on the edge of the built environment and does not relate well to the existing pattern of development, this is not helped by the upward slope of the site which makes it appear disconnected from the rest of the town. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully	The site is not in flood risk	✓	Low	Local	Permanent	Long

mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably near the town centre with footpath access along the opposite side of the Woodhall Road and Langton Hill. A site of this size would be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably near the town centre with footpath access along the opposite side of Langton Hill and Woodhall Road. A vehicle access could be provided onto Woodhall Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably near sport and recreation facilities, with footpath access along the opposite side of Woodhall Road and Langton Hill.	✓	Low	Local	Permanent	Long

13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably near the town centre and other services with footpath access along the opposite side of Woodhall Road and Langton Hill.	✓	Low	Local	Permanent	Long
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Summary: The site is not in flood risk. The site is an agricultural field with boundary treatment of hedges and some mature trees. It slopes up away from the town and would therefore have an impact on views from the town out into the open countryside. The site lies on the edge of the built environment and does not relate well to the existing pattern of development, this is not helped by the slope upwards of the site which makes it appear disconnected from the rest of the town. There is no impact on the historic environment. The site is reasonably near the town centre and other services with footpath access along Woodhall Road on the opposite side of the road. A vehicle access could be provided onto Woodhall Road.

Site Reference Number: HOR307						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field. Boundary treatment is hedges and some trees. Landscaping could enhance biodiversity	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field. Boundary treatment is hedges and some trees. The site slopes down to the town and would therefore have an impact on views from the town out into the open countryside; also the views from Woodhall Road across the town into the wider landscape beyond would be compromised. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk	✓	Low	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably near the main town centre with footpath access along Woodhall Road. A site of this size would be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably near the town centre with footpath access along Woodhall Road. A vehicle access could be formed onto Woodhall Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably near sport and recreation facilities with footpath access along Woodhall Road.	✓	Low	Local	Permanent	Long

13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably near the town centre and other services, with footpath access along Woodhall Road. A vehicle access could be formed onto Woodhall Road.	✓	Low	Local	Permanent	Long
Summary: The site is not in flood risk. The site is an agricultural field with boundary treatment of hedges and some trees. The site slopes down to the town and would therefore have an impact on views from the town out into the open countryside; also the views from Woodhall Road across the town into the wider landscape beyond would be compromised. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is reasonably near the town centre with footpath access along Woodhall Road. A vehicle access could be formed onto Woodhall Road.						

Site Reference Number: HOR308						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a rough grassland field. Boundary treatment is hedges and trees, there is a particularly strong band of trees along the northern boundary which provides a settling for a public right of way and will be a wildlife corridor. There is also a small pond in the south eastern corner of the site. Landscaping could enhance biodiversity but the site would have to be developed carefully to maximise opportunities.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a rough grassland field. Boundary treatment is hedges and trees. The site is enclosed by its boundary treatment and development and would not impact on the wider landscape. However, there are public rights of way along the northern and eastern boundaries of the site and views from these would be affected. They would have to be accommodated in a way that did not affect their rural setting. The site lies on the edge of the built	✓	Low	Local	Permanent	Long

	environment and does relate to the existing pattern of development. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably near the town centre with a footpath from the Sidings. The site will be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably near the town centre with a footpath from the Sidings. Access can be facilitated off The Sidings.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is with easy walking distance of sport and recreation facilities with a footpath from the Sidings. There are public footpaths running along the north western and eastern boundaries of the site which could encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably near the town centre with a footpath from the Sidings.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a rough grassland field with boundary treatment is hedges and trees. The site is enclosed by its boundary treatment and development and would not impact on the wider landscape. However, there are public rights of way along the northern and eastern boundaries of the site and views from these would be affected. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is reasonably near the town centre and other services with a footpath from the Sidings. There are public footpaths running along the north western and eastern boundaries of the site which could encourage walking. A vehicle access can be formed from the Sidings.

Site Reference Number: HOR312

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field and industrial buildings. Boundary treatment is hedges and trees. Landscaping could enhance biodiversity.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a field and industrial buildings. Boundary treatment is hedges and trees. The site is enclosed by its boundary treatment and development and would not impact on the wider landscape. The site lies on the edge of the built environment with the industrial estate to the south and residential development to the west and does relate to the existing pattern of development. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site promoted includes a number of industrial buildings on the edge of the town's industrial estate. The loss of these buildings would lead to a loss of jobs, unless they could be relocated elsewhere on the industrial estate. The industrial estate is well developed and an extension will be required over the plan period. The loss of this site to residential use would put further pressure on the existing industrial estate and may require a larger extension to make up for this shortfall.	X	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature. Half the site is previously used and half is grade 3 agricultural land.	X/✓	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green	The site is just over a kilometre from the town centre, although close to employment and one of the town's secondary schools.	✓	Low	Local	Permanent	Long

infrastructure including the promotion of sustainable modes of access.	There is a footpath on the opposite the side of the road, there is also a footpath and cycleway adjacent to the site leading to the industrial estate. The site will be required to provide green infrastructure. A good sized buffer would be required to mitigate against any noise from the industrial estate this could provide green space on the site.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably near the town centre with a footpath on the opposite the side of the road, there is also a footpath and cycleway adjacent to the site leading to the industrial estate. A good sized buffer would be required to mitigate against any noise from both the factory and the industrial estate this could provide green space on the site. A vehicle access could be provided onto Mareham Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	There are good sport and recreation facilities in Horncastle, which are accessible on foot, with a footpath on the opposite the side of the road, there is also a footpath and cycleway adjacent to the site leading to the industrial estate. A good sized buffer would be required to mitigate against any noise from both the factory and the industrial estate this could provide green space on the site.	✓	Low	Local	Permanent	Long

13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably near the town centre with a footpath on the opposite the side of the road, there is also a footpath and cycleway adjacent to the site leading to the industrial estate. A good sized buffer would be required to mitigate against any noise from both the factory and the industrial estate this could provide green space on the site and link to the adjacent cycle way which would also act as a wildlife corridor to assist the migration of species.	✓	Low	Local	Permanent	Long
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Summary: The site is not in flood risk. The site is a field and industrial buildings with boundary treatment is hedges and trees. The site is enclosed by its boundary treatment and development and would not impact on the wider landscape. The site lies on the edge of the built environment with the industrial estate to the south and housing to the west and does relate to the existing pattern of development. There is no impact on the historic environment. The site promoted includes a number of industrial buildings on the edge of the town's industrial estate. The loss of these buildings would lead to a loss of jobs, unless they could be relocated elsewhere on the industrial estate. The industrial estate is well developed and an extension will be required over the plan period. The loss of this site to residential use would put further pressure on the existing industrial estate and may require a larger extension to make up for this shortfall. The site is reasonably near the town centre and other services, with a footpath on the opposite the side of the road, there is also a footpath and cycleway adjacent to the site leading to the industrial estate. A good sized buffer would be required to mitigate against any noise from both the industrial estate this could provide green space on the site. A vehicle access could be provided onto Mareham Road.

Site Reference Number: HOR314						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an open field with some hedges and trees for boundary treatment. The Thunker Drain runs through the middle of the site. The site is large and open but with some features that could support biodiversity, so landscaping could enhance biodiversity; the drain should be protected because it will contain wildlife. A linear feature was made of Thunker Drain in the adjacent site and this could be continued through into this site for the benefit of	✓	Low	Local	Permanent	Long

	wildlife.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an open field with some hedges and trees for boundary treatment. The Thunker Drain runs through the middle of the site. The site is reasonably enclosed by its boundary treatment and development and would not impact on the wider landscape. The site lies on the edge of the built environment and is frequently viewed against existing development. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk apart from the strip of land just around the drain. When the adjacent site was developed, Thunker Drain was incorporated as an open feature that would allow for flood water, an early form of SUDS; this approach could be continued through this site.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably near the town centre with footpaths from the three access points, Winceby Gardens, Bannovallum Gardens and Wesley Way. The site will be required to provide a range of green infrastructure and this could include the area around the Thunker Drain which should be protected and could provide a green walkway through the site and a wildlife corridor.	✓	Low	Local	Permanent	Long

8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably near the town centre with footpaths from the three access points, Winceby Gardens, Bannovallum Gardens and Wesley Way. The area around the Thunker Drain should be protected and could provide a green walkway through the site and a wildlife corridor. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Horncastle has a range of sport and recreation facilities which can be access on foot, with footpaths from the three access points, Winceby Gardens, Bannovallum Gardens and Wesley Way. The site will be required to provide a range of green infrastructure and this could include the area around the Thunker Drain which should be protected and could provide a green walkway through the site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably near the town centre and other services, with footpaths from the three access points, Winceby Gardens, Bannovallum Gardens and Wesley Way. The site will be required to provide a range of green infrastructure and this could include	✓	Low	Local	Permanent	Long

	<p>and the area around the Thunker Drain which should be protected and could provide a green walkway through the site and provide a wildlife corridor to assist species migration. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues and cut down journey times for those wishing to leave the town.</p>					
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Summary: The site is not in flood risk apart from the strip of land just around Thunker Drain. When the adjacent site was developed, Thunker Drain was incorporated as a open feature that would allow for flood water, an early form of SUDS; this approach could be continued through this site.. The site is an open field, with boundary treatment of hedges and trees, with the Thunker Drain running through the middle of the site. Landscaping could enhance biodiversity; the drain should be protected because it will contain wildlife. The site is reasonably enclosed by its boundary treatment and development and would not impact on the wider landscape. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is reasonably near the town centre with footpaths from the three access points, Winceby Gardens, Banovallum Gardens and Wesley Way. The site will be required to provide a range of green infrastructure and this could include the area around the Thunker Drain which should be protected and could provide a green walkway through the site and provide a wildlife corridor to assist species migration. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues.

Site Reference Number: HOR315						
Any Assumptions: <ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field with boundary treatment of hedges and trees. There could be opportunities for landscaping to enhance biodiversity.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a field with boundary treatment of hedges and trees. The site is reasonably enclosed by its boundary treatment and development, it slopes gently down to the south and would not impact on the wider landscape. The majority of the site lies on the edge of the built environment and begins to extend development further to the east. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is 1.25km from the town centre with footpaths on both side of the road leading into the town. Some green infrastructure would be provided as part of any development.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 1.25km from the town centre with footpaths on both side of the road leading into the town. Along with HOR313,	✓	Low	Local	Permanent	Long

	HOR314 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Horncastle has a range of sport and recreation facilities. Although these lie 1.5km away from the site, they can be accessed by footpaths on both side of the road leading into the town.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is 1.25km from the town centre with footpaths on both side of the road leading into the town. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues and cut down journey times for those wishing to leave the town.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a field with boundary treatment of hedges and trees. The site is reasonably enclosed by its boundary treatment and development, it slopes gently down to the south and would not impact on the wider landscape. The majority of the site lies on the edge of the built environment and does relate to the existing pattern of development although the site begins to extend development further to the east. There is no impact on the historic environment. The site is 1.25km from the town centre with footpaths on both side of the road leading into the town. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues and cut down journey times for those wishing to leave the town.</p>						

Site Reference Number: HOR316

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field. Boundary treatment is hedges and trees and there is a mature tree within the site. The site has not been farmed intensively and it is not known what biodiversity is on site. Given this and the size and shape of the site opportunities for landscaping to enhance biodiversity will not be significant.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a field. Boundary treatment is hedges and trees and there is a mature tree within the site. The site is reasonably enclosed by development and would not impact on the wider landscape. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed	The District does not have very much brownfield land on which to develop	✗	High	Local	Permanent	Long

land and minimise the loss of the best agricultural land and greenfield sites.	because it is predominately rural in nature; this site is grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably near the town centre with footpaths on both side of the road leading into the town.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably near the town centre with footpaths on both side of the road leading into the town. There is no obvious vehicle access into the site and the owner of Malvern has not stated that the property is to be demolished, therefore the site is landlocked.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Horncastle has a good range of sport and recreation facilities. There are footpaths on both side of the road leading into the town.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably near the town centre and other services with footpaths on both side of the road leading into the town. There is no obvious vehicle access into the site and the owner of Malvern has not stated that the property is to be demolished, therefore the site is	✗	High	Local	Permanent	Long

landlocked.					
<p>Summary: The site is not in flood risk. The site is a field. Boundary treatment is hedges and trees. The site is reasonably enclosed by development and would not impact on the wider landscape. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is reasonably near the town centre with footpaths on both side of the road leading into the town. There is no obvious vehicle access into the site and the owner of Malvern has not stated that the property is to be demolished, therefore the site is landlocked.</p>					

Site Reference Number: HOR318						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a farm house and a number of fields. Boundary treatment is hedges and trees and there are tree and hedge lines within the site between the fields. The river Bain runs along the eastern boundary of the site and there is a drainage ditch through the site. Careful development of the site could protect some of the existing qualities and through the landscaping could enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a farm house and a number of fields. The site is reasonably enclosed by development and would not impact on the wider landscape. The site may be visible from Bain Valley Park on the other side of the River Bain, although there is a good hedge line along the river. The site lies on the edge of the built environment but does relate to the existing pattern of development. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable	No impact	○	Low	Local	None	None

losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is wholly in flood zone 3 except the access.	X	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the town centre with a footpath on the right side of the road leading into the town. The access to the site is in adequate being a narrow track between two bungalows, using this access would be detrimental to the occupiers of those dwellings. The site would be required to provide a range of green infrastructure.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the town centre with a footpath on the right side of the road leading into the town. The access to the site is in adequate being a narrow track between two bungalows, using this access would be detrimental to the occupiers of those dwellings. The site is also in flood risk.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the town centre and within walking distance of sport and recreation facilities with a footpath on the right side of the road leading into the town. The access to the site is in adequate being a narrow track between two bungalows, using this access would be detrimental to the occupiers of those dwellings.	X	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the town centre with a footpath on the right side of the road leading into the town. The access to the site is in adequate being a narrow track between two bungalows, using this access would be detrimental to the occupiers of those dwellings. The site is in flood risk area so and although plans are in place for a flood alleviation scheme on the River Bain, the extent to which this will remove the flood risk from the site is not yet known.	X	High	Local	Permanent	Long
<p>Summary: The site is wholly in flood zone 3 except the access and although plans are in place for a flood alleviation scheme on the River Bain, the extent to which this will remove the flood risk from the site is not yet known. The site is a farm house and a number of fields. The site is reasonably enclosed by development and would not impact on the wider landscape. The site may be visible from Bain Valley Park on the other side of the River Bain, although there is a good hedge line along the river. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is close to the town centre with a footpath on the right side of the road leading into the town. The access to the site is in adequate being a narrow track between two bungalows, using this access would be detrimental to the occupiers of those dwellings.</p>						

Site Reference Number: HOR320

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an in use highway depot, with trees down the southern and eastern boundaries and hard standing over most of the site. Landscaping could enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an in use highway depot, with trees down the southern and eastern boundaries and hard standing over most of the site. The site is reasonably enclosed by development and would not impact on the wider landscape. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably near the town centre with a footpath on the right side of the road leading into the town. There is already a vehicle access.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably near the town centre with a footpath on the right side of the road leading into the town. There is already a vehicle access.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably near the town centre and within walking distance of sport and recreation facilities with a footpath on the right side of the road leading into the town. There is already a vehicle access.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably near the town centre with a footpath on the right side of the road leading into the town. There is already a vehicle access.	✓	Low	Local	Permanent	Long
Summary: The site is not in flood risk. The site is an in use highway depot, with trees down the southern and eastern boundaries and hard standing over most of the site. The site is reasonably enclosed by development and would not impact on the wider landscape. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is reasonably near the main town centre with a footpath on the right side of the road leading into the town. There is already a vehicle access.						

Site Reference Number: HOR323

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a larger agricultural field with mature hedging down the eastern boundary, which also runs alongside the river Bain; and less prominent hedging to the north and west. The boundary to the south is open as the site forms part of a larger site. There may be opportunities for landscaping to enhance biodiversity but linking to existing wildlife corridors such as the river and landscaped pedestrian corridors.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a larger agricultural field with mature hedging down the eastern boundary, which also runs alongside the river Bain; and less prominent hedging to the north and west. The boundary to the south is open as the site forms part of a larger site. The site is isolated from the built environment and unrelated to the existing pattern of development and is effectively in the open countryside, it is landlocked. There would be distant public views over the site from Woodhall Road. A public right of way crosses the sites and development could impact on this. Public rights of way run along both banks of the river Bain and Bannovallum Carr Woodland Trust site also lies to the east of the river Bain, distant views of the site would be visible from these areas. There is no impact on the historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and	No impact	○	Low	Local	None	None

pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is just under 1km from the town centre and closer to one of the town's schools and recreation facilities, however, it is landlocked with no obvious vehicle or pedestrian access except through HOR308 which is unacceptable given the size of the access from the road network into that site. The site would be required to provide green infrastructure.	✗	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is landlocked with no obvious vehicle or pedestrian access except through HOR308 which is unacceptable given the size of the access from the road network into that site.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to sport and recreation facilities and public rights of way that enable access to the wider countryside, however, it is landlocked with no obvious vehicle or pedestrian access except through HOR308 which is unacceptable given the size of the access from the road network into that site.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities in the town, however, it is landlocked with no obvious vehicle or pedestrian access except through HOR308 which is unacceptable given the size of the access from the road network into that site. There would be opportunities to improve landscaping and created links to neighbouring wildlife corridors.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is an agricultural field with mature hedging down the eastern boundary which also runs alongside the river Bain; and less prominent hedging to the north and west. The boundary to the south is open as the site forms part of a larger site. There may be opportunities for landscaping to enhance biodiversity but linking to existing wildlife corridors such as the river and landscaped pedestrian corridors. The site is isolated from the built environment and unrelated to the existing pattern of development and is effectively in the open countryside. There would be distant public views over the site from Woodhall Road. A public right of way crosses the sites and development could impact on this. Public rights of way run along both banks of the river Bain and Bannovallum Carr Woodland Trust site also lies to the east of the river Bain, distant views of the site would be visible from these areas. There is no impact on the historic environment. Although the site is reasonably close to service and facilities in the town, the site is landlocked with no obvious vehicle or pedestrian access except through HOR308 which is unacceptable given the size of the access from the road network into that site.</p>						

Site Reference Number: HOR324

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a small field with hedges and trees for its boundary treatment and containing a few ornamental trees. The site is not large, so there are limited opportunities for landscaping to significantly enhance biodiversity, but the existing hedges should be retained.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a small field with hedges and trees for its boundary treatment. The site is blocked from views by development and hedges so would not impact on the wider landscape. The site relates to the existing pattern of development. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land	✗	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is landlocked with no obvious vehicle or pedestrian access except through HOR327. If the site can be accessed via HOR327 then there is a footpath connection to the town centre which is just under a kilometre away and near enough to access it easily.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is landlocked with no obvious vehicle or pedestrian access except through HOR327 which it is strongly believed is in the same ownership. If the site can be accessed via HOR327 then there is a footpath connection to the town centre which is just under a kilometre away and near enough to access it easily.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is landlocked with no obvious vehicle or pedestrian access except through HOR327 which it is strongly believed is in the same ownership. If the site can be accessed via HOR327 then there is a footpath connection which enables easy access to sport and recreation facilities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is landlocked with no obvious vehicle or pedestrian access except through HOR327 which it is strongly believed is in the same ownership. If the site can be accessed via HOR327 then there is a footpath connection which will enable	✓	Low	Local	Permanent	Long

	access to services and facilities in the town.				
<p>Summary: The site is not in flood risk. The site is a small field with hedges and trees for its boundary treatment. The site is blocked from views by development so would not impact on the wider landscape. The site relates to the existing pattern of development. There is no impact on the historic environment. The site is landlocked with no obvious vehicle or pedestrian access except through HOR327 which it is strongly believed is in the same ownership. If the site can be accessed via HOR327 then there is a footpath connection which will enable access to services and facilities in the town.</p>					

Site Reference Number: HOR326						
Any Assumptions:						
<ul style="list-style-type: none"> 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land and paddocks with mature boundary treatment including mature trees along the frontage of Spilsby Road and within the site. The river Waring meanders through the site. These fields have not been intensively farmed and have a number of features which could support biodiversity around and within the site, the species within the sites and how this could be accommodated in any development would need to be understood further. These features would have to be retained and enhanced if development were to take place.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land and paddocks with mature boundary treatment including mature trees along the frontage of Spilsby Road and within the site. The river Waring runs across the site. The boundary treatment and the landscaping within the site provides a good screen for development, but development would still be glimpsed in views from Bowl Alley Lane. The site does not relate to the existing pattern of development. If any of the trees	0	Low	Local	Permanent	Long

	are lost on the frontage of Spilsby Road through the widening of the access then this will be detrimental to the street scene. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in flood zone 3 across its middle where it is cut by the river Waring. This effectively blocks development on the northern side without the creation of a bridge or culverting the river which would be unacceptable.	X	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	None	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is easily accessed and there is a footpath connection to the town centre which is approximately 700m away. Other services, including the primary school are closer. The site would be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and has an access onto Spilsby Road and there is a footpath to the town centre.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is	✓	Low	Local	Permanent	Long

	a town with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Horncastle has a good range of sport and recreation facilities and the site has an access onto Spilsby Road and there is a footpath to the town beyond.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and has an access onto Spilsby Road and there is a footpath to the town centre 700m away.	✓	Low	Local	Permanent	Long

Summary: A swathe of flood zone 3 crosses the middle of the site where it is cut by the river Waring. This effectively blocks development on the northern side without the creation of a bridge or culverting the river which would be unacceptable. The site is agricultural land and paddocks with mature boundary treatment including mature trees along the frontage of Spilsby Road and within the site. The river Waring meanders through the site. These fields have not been intensively farmed and have a number of features which could support biodiversity around and within the site, the species within the sites and how this could be accommodated in any development would need to be understood further. These features would have to be retained and enhanced if development were to take place. The boundary treatment provides a good screen for development, but development would still be glimpsed in views from Bowl Alley Lane. The site does not relate to the existing pattern of development and if any of the trees are lost on the frontage of Spilsby Road through the widening of the access then this will be detrimental to the street scene. There is no impact on the historic environment. The site is reasonably close to services and facilities and has an access onto Spilsby Road and there is a footpath to the town centre and other services and facilities beyond.

Site Reference Number: HOR327

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a garage. The site is only small and opportunities to provide for biodiversity are limited. However, as the site is prominently hardened surfaces, the provision of gardens for the houses would	✓	Low	Local	Permanent	Long

	bring some benefits.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a garage and is blocked from views by development so would not impact on the wider landscape. The site relates to the existing pattern of development. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is a garage and car wash and its development would lead to a loss of jobs.	✗	High	Local	Permanent	Long
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is easily accessed and there is a footpath connection to the town and the site is near enough to access it easily.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is easily accessed and there is a footpath connection to the town and the site is near enough to access it easily.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and	✓	Low	Local	Permanent	Long

	facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is easily accessed and there is a footpath connection to enable sport and recreation facilities to be accessed easily.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is easily accessed and there is a footpath connection to the town and the site is near enough to access it easily.	✓	Low	Local	Permanent	Long
Summary: The site is not in flood risk. The site is a garage and is blocked from views by development so would not impact on the wider landscape. The site relates to the existing pattern of development. There is no impact on the historic environment. The site is easily accessed and there is a footpath connection to the town and the site is near enough to access it easily. However, the site is currently a garage and car wash and its development would lead to a loss of jobs.						

Site Reference Number: HOR328						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land used as grassland with limited boundary treatment except to the rear and very open along Spilsby Road. There may be opportunities for landscaping could enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land used as grassland with limited boundary treatment except to the rear and very open along Spilsby Road. The site is very open and slopes gently downwards away from Spilsby Road this reveals wider landscape views to the north, development would impact on	X	High	Local	Permanent	Long

	these views. The site lies at the edge of the built environment and as an extension to the town relates to the existing pattern of development. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	None	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is easily accessed and there is a footpath connection to the town. The town centre is 1.2km from the site, although there are services and facilities closer. The site would be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 1.2km from the town centre, although there are services and facilities closer and has an access onto Spilsby Road where there is a footpath leading to the town centre.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is	✓	Low	Local	Permanent	Long

	a town with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Horncastle has a good range of sport and recreation facilities and there is an access onto Spilsby Road and with a footpath to the town.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is 1.2km from the town centre, although other services and facilities are closer. The site has an access onto Spilsby Road and there is a footpath into the town.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is agricultural land used as grassland with limited boundary treatment except to the rear and very open along Spilsby Road. The site is very open and slopes gently downwards away from Spilsby Road this reveals wider landscape views to the north, development would impact on these views. The site lies at the edge of the built environment and as an extension to the town relates to the existing pattern of development. There is no impact on the historic environment. The site is 1.3km from the town centres, although other services and facilities are closer, and has an access onto Spilsby Road where there is a footpath to the town.

Site Reference Number: HOR329						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is rough grassland and woodland adjacent to the river Waring. Development of the site would harm biodiversity.	✘	High	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is rough grassland and woodland adjacent to the river Waring. The site is effectively landlocked and not seen from public views, therefore there is little impact on the wider landscape. The site protrudes out into the countryside along the river and does not relate to the existing pattern of development. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The front portion of the site is in flood zone 3 along with a sliver along the eastern boundary.	X	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	None	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is landlocked there is a narrow track from Bowling Alley Lane leading to it but it is unlikely the track could be improved to provide access without significantly harming the rural character of the area.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is landlocked there is a narrow track from Bowling Alley Lane leading to it but it is unlikely the track could be improved to provide access without	X	High	Local	Permanent	Long

	significantly harming the rural character of the area.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is landlocked there is a narrow track from Bowling Alley Lane leading to it but it is unlikely the track could be improved to provide access without significantly harming the rural character of the area.	✗	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is landlocked there is a narrow track from Bowling Alley Lane leading to it but it is unlikely the track could be improved to provide access without significantly harming the rural character of the area.	✗	High	Local	Permanent	Long
Summary: The front portion of the site is in flood zone 3 along with a sliver along the eastern boundary. The site is rough grassland and woodland adjacent to the river Waring. Development of the site would harm biodiversity. The site is effectively landlocked and not seen from public views; therefore there is little impact on the wider landscape. The site protrudes out into the countryside along the river and does not relate to the existing pattern of development. There is no impact on the historic environment. The site is landlocked there is a narrow track from Bowling Alley Lane leading to it but it is unlikely the track could be improved to provide access without significantly harming the rural character of the area.						

Site Reference Number: HOR330						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity	The site is three field parcels. Boundary treatment is of sparse hedges and trees. The Thunker Drain runs through the middle	✓	Low	Local	Permanent	Long

(native plants and animals) and geodiversity.	of the site and along part of the eastern boundary. Landscaping could enhance biodiversity; the drain should be protected because it will contain wildlife.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is three field parcels. Boundary treatment is sparse hedges and trees. The Thunker Drain runs through the middle of the site. Although the site is reasonably enclosed by its boundary treatment, development would be glimpsed in views from Mareham Road, there are also views to the wider landscape from Mareham Road because the site slopes gently downwards toward the road. The site lies outside the built environment and does not relate to the existing pattern of development. It would only be acceptable if HOR315 and HOR314 were developed. If that were the case then this site is a natural extension for the built environment. There is no impact on the historic environment.	✓	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk apart from the strip of land just around the drain.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to	The site is approx 1.5km from the town	✓	Low	Local	Permanent	Long

key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	centre with a footpath along Mareham Road. The site would be required to provide a comprehensive range of green infrastructure and the area around the Thunker Drain should be protected and could provide a green walkway through the site as part of this provision.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 1.5km from the town centre with a footpath on Mareham Road. The area around the Thunker Drain should be protected and could provide a green walkway through the site. Along with HOR313, HOR315 and HOR314 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Horncastle has a good range of sport and recreation facilities, the largest cluster of which lie 1.75km from the site. A footpath on Mareham Road leads into the town and its services and facilities. The area around the Thunker Drain should be protected and could provide a green walkway through the site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is 1.5km from the town centre with a footpath on Mareham Road leading to the town. The area around the Thunker Drain	✓	Low	Local	Permanent	Long

	<p>should be protected and could provide a green walkway through the site and enhance biodiversity. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues and cut down journey times for those wishing to leave the town.</p>					
<p>Summary: The site is not in flood risk apart from the strip of land along the Thunker Drain which runs through the middle of the site. The site is three field parcels. Boundary treatment is sparse hedges and trees. Landscaping could enhance biodiversity; the drain should be protected because it will contain wildlife. Although the site is reasonably enclosed by its boundary treatment, development be glimpsed in views from Mareham Road and there are views to the wider landscape from Mareham Road because the site slopes gently downwards toward the road. The site lies outside the built environment and does not relate to the existing pattern of development, it would only be acceptable if HOR315 and HOR314 were developed, if that were the case then this site is a natural extension for the built environment. There is no impact on the historic environment. The site is reasonably near the main town centre with a footpath on Mareham Road. The site would be required to provide a comprehensive range of green infrastructure and the area around the Thunker Drain should be protected and could provide a green walkway through the site as part of this provision. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues and cut down journey times for those wishing to leave the town.</p>						

<p>Site Reference Number: HOR333</p>						
<p>Any Assumptions:</p> <ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
<p>1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.</p>	<p>The site is rough grassland with minimal boundary treatment. The Old River Bain runs along the western boundary of the site, so this will provide a habitat for biodiversity. To the west of the site is Bannovallum Carr woodland. The layout and landscaping of the site should respect the river and utilise opportunities to link to the adjacent woodland. Landscaping would enhance biodiversity.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is rough grassland with minimal boundary treatment. To the west of the sites lies Bannovallum Carr which is a Woodland Trust woodland open to the public. The site is immediately adjacent to the river on the opposite bank and the site would be highly visible from this public asset due to the sparse boundary treatment. The site does relate to the existing pattern of development because the site to the north has been developed. There is no impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk except the edge where it skirts the flood plain	X	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	None	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is landlocked with the only available access through existing development to the north, the owners of existing social housing have indicated that it is available. In the granted planning permission to the north is the creation of an area for leisure, this should be mirrored for the rest of the site so it provides a green space adjacent to the flood plain. The site is	✓	Low	Local	Permanent	Long

	approximately 1km from the town centre and closer to sport and recreation facilities and one of the town's secondary schools.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is landlocked with the only available access through existing development to the north, the owners of existing social housing have indicated that it is available. In the granted planning permission to the north is the creation of an area for leisure, this should be mirrored for the rest of the site so it provides a green space adjacent to the flood plain. The site is approximately 1km from the town centre and closer to sport and recreation facilities and one of the town's secondary schools.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	In the granted planning permission to the north is the creation of an area for leisure, this should be mirrored for the rest of the site so it provides a green space adjacent to the flood plain. The site is also within walking distance of existing sport and recreation facilities and adjacent to the town's allotments	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is landlocked with the only available access through existing development to the north, the owners of existing social housing have indicated that it is available. In the granted planning	✓	Low	Local	Permanent	Long

	<p>permission to the north is the creation of an area for leisure, this should be mirrored for the rest of the site so it provides a green space adjacent to the flood plain. The site is adjacent to the Old River Bain and opposite Bannovallum Carr Woodland, an appropriate landscaping scheme, would strengthen opportunities for biodiversity including species migration and adaptation.</p>					
<p>Summary: The site is not in flood risk except the edge where it skirts the flood plain. The site is rough grassland with minimal boundary treatment. The Old River Bain runs along the western boundary of the site, so this will provide a habitat for biodiversity. To the west of the site is Bannovallum Carr woodland. The layout and landscaping of the site should respect the river and utilise opportunities to link to the adjacent woodland. Bannovallum Carr, which is a Woodland Trust woodland open to the public, is immediately adjacent to the river on the opposite bank and the site would be highly visible from this public asset due to the sparse boundary treatment. The site does relate to the existing pattern of development because the site to the north has been developed. There is no impact on the historic environment. The site is landlocked with the only available access through existing development to the north; the owners of existing social housing have indicated that it is available. In the granted planning permission to the north is the creation of an area for leisure, this should be mirrored for the rest of the site so it provides a green space adjacent to the flood plain.</p>						

Site Reference Number: Horncastle Employment Land

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas biodiversity (native plants and animals) and geodiversity.	The land to the south of Boston Road Industrial Estate is agricultural land in arable production. There are some drainage ditches within the site and the eastern boundary has a hedge line. To the south west of the site is the Horncastle Community Woodland. There may be opportunities here for field margins to be used for biodiversity, however there are unlikely to be significant effects.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The land to the south of Boston Road Industrial Estate is quite open along its boundaries. As development moves south from the current sites, it will move further into open countryside and be visible in views from the A153 and B1183. With little in the way of existing landscaping or intervening features landscaping will need to be provided with the development to soften its impact, especially as this is the entrance to the town. There is a public rights of way that cross the site and these will be affected by development and will need incorporating into any development.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	Part of the site is on grade 3 agricultural land and part is grade 2, there are no other impacts on natural resources.	X	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in a flood risk area	✓	Low	Local	None	None

5. Promote viable and diverse economic growth that supports communities within the district.	The site would provide increased opportunities for investment in the town. The site will provide for new businesses and allow expansion of existing ones, and allow opportunity for networks of businesses to develop.	✓	Medium	Local	Permanent	Long
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature. This site is a combination of Grade 2 and 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is located on the southern edge of Horncastle. As an employment site, it is unlikely to provide, or be required to provide, additional green infrastructure. The extension to the current industrial estate would be over 1.5km from the town centres and, although it is closer to some housing areas, it is further from areas to the north and west of the town. The site is not served by a bus route that passes by at a time convenient for normal working hours. It is possible to walk or cycle to the industrial estate. However, currently, the only dedicated cycle path does not follow a direct route from the majority of the town; this may change if the proposals in the Horncastle Neighbourhood Plan come to fruition.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	There is safe access to the site, being off an existing serviced industrial estate with footways and footway lighting. In providing the opportunity for additional jobs, this also helps towards creating a vibrant community.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	The site makes no contribution to housing need, being an industrial development.	X	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site does not contribute to healthy lifestyles. People may walk or cycle to work but this is a bi-product of the sites’ location rather than a positive aim of the proposal.	X	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is located on the southern edge of Horncastle. Although it is possible to walk and cycle to the site, it is some distance from the northern and western parts of the town. There are no dedicated pedestrian routes, aside from roadside footways, or cycle routes (other than the one on the eastern side of the industrial estate). There are no buses that pass the site at a time convenient for normal working hours.	X	Low	Local	Permanent	Long

Summary: An additional area of between 5.5 and 9ha of additional employment land has been identified as being needed over the plan period. There are no options available in the town that would enable brownfield land to come forward to fulfil this need; their being little available brownfield land in the town. This means that the only options available to the Council will be edge of settlement locations on greenfield land. In narrowing down the options further, it is important that the site chosen has readily available and safe access to the Strategic Road Network to enable the movement of goods whilst causing minimum disturbance to residential areas of the town and avoiding, as far as is possible given the geography of Horncastle, the narrow historic streets in the town centre. As Horncastle sits around a cross roads of Strategic roads, this means that options for future employment growth could be located in any of the four directions radiating from the town; north, south, east or northwest. All would be on greenfield land. Any sites immediately to the north and east of the town would be on grade 3 agricultural land, whereas any sites to the west would be on grade 2 land. Land immediately west of the town is quite well landscaped, but would still be likely to have a negative impact on the landscape, given the nature of employment development which tends to be tall and utilitarian in design. The sites to the north and east are more open with less intervening landscaping and they would be visible in views on entering the town. There is also less of a commercial presence in these areas to soften the impact of the development. All of the sites would be on the edge of the town and, although close to some residential areas, would be disconnected from others at the opposite side of the town; but this would be true of any site, given their peripheral nature. To the north of the town, there is no bus service. Land to the east and west is on the route of the Inter Connect 6 bus which has a regular service, and to the south there is a less frequent service but neither of these enable arrival or departure at a time convenient for normal working hours. The site for additional land has been chosen to the south of Horncastle, extending the existing Boston Road Industrial Estate to accommodate additional demand. The scores above show that there are a number of potentially negative outcomes from this choice, which largely relate to its location on greenfield land and its distance from some areas of the town; particularly to the north and west. There are no more advantageous options for additional employment land emerging through the site selection process. Also, the ability for an extension of the existing industrial land to help provide synergy between businesses potentially strengthens the economic outcomes from the development. It is therefore considered that this provides the most suitable site for further employment development at Horncastle.

HUTTOFT

Site Reference Number: HUT206						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site already has trees and hedgerows as its boundary features, some of the trees on the northern and part of the eastern boundaries are protected by a tree preservation order. Any landscaping scheme will enhance the biodiversity of the site	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will not impact on the wider views of the landscape because it is enclosed already by planting. The site will not impact on the townscape or historic environment.	○	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be	✗	Medium	Local	Permanent	Long

	on Greenfield land. The site is grade 3 agricultural land					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities and there is a footpath link on the opposite side of the road. There is a footpath adjacent to the site to the local church, which then links into the wider footway network.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities' and there is a footpath link on the opposite side of the road. There is a footpath adjacent to the site to the local church, which then links into the wider footway network.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities' and there is a footpath link on the opposite side of the road. There is a footpath adjacent to the site to the local church, which then links into the wider footway network.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including a shop.	✓	Medium	Local	Permanent	Long
Summary: The site is within walking distance of services and facilities with a footpath link on the opposite side of the road. There is also a footpath adjacent to the site leading to the church and the wider footpath network. It is enclosed by planting including trees and hedgerows. There are tree preservation orders on the northern and part of the eastern boundary, this will not affect access to the site and any landscaping scheme would enhance biodiversity. The site would not impact on the wider landscape, townscape or historic environment.						

Site Reference Number: HUT301

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The rear of the site has hedgerow as the boundary treatment, the front half is used for vehicle storage and may be contaminated. Any clearance and landscaping scheme would enhance the quality of biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will not impact on the wider views of the landscape because it is enclosed already by planting. It will however protrude into the open countryside and be out of character with the linear character of this part of the settlement. The site will impact on the townscape but not on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	Part of the site is used for the storage of vehicles, it is not clear if anyone works from the site or its connected to the garage across the road.	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large	X	Medium	Local	Permanent	Long

and greenfield sites.	proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land at the rear though the front half is brownfield					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities' and there is a footpath link.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities' and there is a footpath link.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities' and there is a footpath link.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including a shop.	✓	Medium	Local	Permanent	Long
Summary: The site is within walking distance of services and facilities with a footpath link. The rear of the site has boundary hedging but the front of the site is brownfield land and any landscaping scheme would enhance biodiversity. The site would not impact on the wider landscape but would protrude into the open countryside and be out of character with the linear pattern of this part of the village, so the site would impact on the townscape. The site would not impact on the historic environment.						

Site Reference Number: HUT302

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with hedgerow boundaries and trees along the rear of the houses on Mumby Road. There are historic buildings on part of the site which may have potential for biodiversity but this could be addressed through design and mitigation if development was to proceed. Any landscaping scheme would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	There is no obvious access to this site the only possible one would bypass the listed Huttoft Mill and could have a significant impact on the setting of this group of buildings, which are listed. Development would protrude into the open countryside and be out of character with the linear pattern of the settlement. A landscaping scheme would not mitigate the impact on the listed buildings.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	O	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	There appears to be a business on this site which would have to cease to accommodate housing, this would lead to a loss of employment in the village.	X	High	Local	Permanent	Long
6. Prioritise appropriate re-	The District does not have very much	X	Medium	Local	Permanent	Long

use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land and is part brownfield, part greenfield					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities with a footpath link. Part of the site, as submitted, includes the village playing field which would be lost if developed.	✓/X	Low	Local	None	None
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities' with a footpath link	✓	Low	Local	None	None
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities with a footpath link. However, the site, as promoted, includes the village playing field which would be lost if developed.	✓/X	Low	Local	None	None
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities with a footpath link	✓	Low	Local	None	None

Summary: There is no obvious access to this site the only possible one would bypass the listed Huttoft Mill and could have a significant impact on the setting of this group of listed buildings. Development would protrude into the open countryside and be out of character with the linear pattern of the settlement. A landscaping scheme would not mitigate the impact on the listed buildings. A landscaping scheme would enhance biodiversity. The site is near to services and facilities with a footpath link, although part of the site, as submitted, also include the village playing field which would be lost if the site was developed.

Site Reference Number: HUT304

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with hedgerow boundaries. Any landscaping scheme would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The front part of the site is mounded and elevated above the Alford Road frontage. The northern part of the site slopes down to the north and west. There are views out across the western part of the site and open countryside. The site forms part of the countryside setting to the village meaning development would be particularly intrusive and would not relate well to the existing pattern of development.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth	No impact	○	Low	Local	None	None

that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities' but Alford Road is a narrow lane with no footpath link and no opportunity to create one.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities' but Alford Road is a narrow lane with no footpath link and no opportunity to create one.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities' but Alford Road is a narrow lane with no footpath link and no opportunity to create one. The site is adjacent to the countryside so could encourage walking and cycling	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including a shop. There is no	X	Medium	Local	Permanent	Long

	footpath link along Alford Road					
<p>Summary: The front part of the site is mounded and elevated above the Alford Road frontage. The northern part of the site slopes down to the north and west. There are views out across the western part of the site and open countryside. The site forms part of the countryside setting to the village meaning development would be particularly intrusive and would not relate well to the existing pattern of development. Biodiversity could be enhanced by a landscape scheme. Whilst the site is close to services and facilities' there is no footpath link and no opportunity to provide one.</p>						

Site Reference Number: HUT306						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site already has trees and hedgerows as its boundary features, some of the trees on the northern have tree preservation orders on them. Any landscaping scheme will enhance the biodiversity of the site	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will not impact on the wider views of the landscape because it is enclosed already by planting. The site will not impact on the townscape or historic environment.	○	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss	The District does not have very much brownfield land on which to develop because it is predominately rural in nature;	✗	Medium	Local	Permanent	Long

of the best agricultural land and greenfield sites.	it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities' and there is a footpath link. There is a footpath adjacent to the site to the local church, which then links into the wider footway network.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities' and there is a footpath link. There is a footpath adjacent to the site to the local church, which then links into the wider footway network.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities' and there is a footpath link. There is a footpath adjacent to the site to the local church, which then links into the wider footway network.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of the core of the village, which has services and facilities including a shop.	✓	Medium	Local	Permanent	Long
Summary: The site is within walking distance of services and facilities with a footpath link. There is also a footpath adjacent to the site leading to the church and the wider footpath network. It is enclosed by planting including trees and hedgerows. There are tree preservation orders on the northern boundary, and any landscaping scheme would enhance biodiversity. The site would not impact on the wider landscape, townscape or historic environment.						

LEGBOURNE

Site Reference Number: LEG001						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has very good boundary features of mature hedging, in the site it is overgrown, and quite wild having been left abandoned for a long period of time, there are also some empty buildings, development could be detrimental to any biodiversity on the site.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The boundary treatment provides an effective screen to the site and it is therefore well screened from the road and wider landscape. There would be no impact on the townscape or historic environment.	O	Low	Local	Permanent	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	About 5% of the site is within flood zone 3.	O	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site was in commercial use at some point in the past but it was a long time ago	X	Medium	Local	Permanent	Long

	and it is very overgrown and wild now.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is disconnected from the main body of the village with the nearest footpath 160m from the site on the other side of the main road.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is disconnected from the main body of the village with the nearest footpath 160m from the site on the other side of the main road.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is disconnected from the main body of the village with the nearest footpath 160m from the site on the other side of the main road. Whilst the site is in the open countryside there are no public footpaths near the site and connection to the countryside for walking and cycling would be along the main road.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is disconnected from the main body of the village with the nearest footpath 160m from the site on the other side of the main road.	X	Medium	Local	Permanent	Long

Summary: The site is well screened from the road by mature hedgerows it is separated from the main body of the village and lies effectively within the open countryside. There is no footpath connection to the village for 160m and then only on the other side of the road. Part of site was allocated for industrial development in the 1995 local plan, part identified as open space, it however never came forward and there has been no contact or interest from the owner who is unknown. The site is now very overgrown and with the mature hedgerows and old buildings any development may have an impact on the biodiversity on the site. Part of the site is in flood zone 3 but it is only 5%.

Site Reference Number: LEG009

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has no biodiversity on it, it is a disused commercial site with no boundary treatments, any landscaping of the site would enhance the quality of the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a disused commercial site with an abandoned building on it, there is no boundary treatment and its development, with landscaping would improve the townscape and street scene.	✓	Low	Local	Permanent	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed	The District does not have very much brownfield land on which to develop	✓	Low	Local	Permanent	Long

land and minimise the loss of the best agricultural land and greenfield sites.	because it is predominately rural in nature; this site was in commercial use and is therefore brownfield land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is well connected to the main services and facilities being very near to the centre of the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is well connected to the main services and facilities being very near to the centre of the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is well connected to the main services and facilities being very near to the centre of the village so will encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is disconnected from the main body of the village with the nearest footpath 160m from the site on the other side of the main road.	✓	Low	Local	Permanent	Long
Summary: The site is a brownfield site well connected to the services and facilities in the centre of the village. It has no biodiversity on it with no boundary treatment so any redevelopment of the site would not only enhance the biodiversity quality of the area but also improve the townscape and streetscene.						

Site Reference Number: LEG302

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary features of hedgerows with some trees, there are also some trees within the site. Any development of the site even with landscaping would be detrimental to the existing biodiversity.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site lies within a very well landscaped setting, though there are modern bungalows to the east, the large garden with its hedges and trees enhance the quality and distinctiveness of this part of the village. Development of the site would have a detrimental effect on this townscape and the street scene. The existing property is old and has character and its loss would impact on the historic environment of the village.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	O	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed	The District does not have very much brownfield land on which to develop	✓	Low	Local	Permanent	Long

land and minimise the loss of the best agricultural land and greenfield sites.	because it is predominately rural in nature; this site has an existing house on it and is therefore brownfield land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is well connected to the main services and facilities being very near to the centre of the village. However, there is no footpath immediately adjacent to the site. One could be provided to join up with existing footpaths but this would impact on boundary trees and hedges.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is well connected to the main services and facilities being very near to the centre of the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is well connected to the main services and facilities being very near to the centre of the village so will encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is well connected to the main services and facilities being very near to the centre of the village so will encourage walking and cycling.	✓	Low	Local	Permanent	Long
<p>Summary: The site is a brownfield site well connected to the services and facilities in the centre of the village. The site lies within a very well landscaped setting, though there are modern bungalows to the east, the large garden with its hedges and trees enhance the quality and distinctiveness of this part of the village. Development of the site would have a detrimental effect on this townscape, street scene and even with landscaping impact on the biodiversity quality. A footpath would need to be provided to link in with the existing footpaths along Mill Road and this would further impact on trees and mature hedges along the site's boundary. The existing property is old and has character and its loss would impact on the historic environment of the village.</p>						

Site Reference Number: LEG303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary features of hedgerows with some trees; it is relatively flat with very little other biodiversity features. Any landscaping would enhance the quality of the areas biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site lies within a very well landscaped setting with good boundary features, it is relatively flat and would not impact on the wider landscape, townscape or historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Greenfield site	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green	The site is well connected to the main services and facilities being very near to the centre of the village.	✓	Low	Local	Permanent	Long

infrastructure including the promotion of sustainable modes of access.						
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is well connected to the main services and facilities being very near to the centre of the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is well connected to the main services and facilities being very near to the centre of the village so will encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is well connected to the main services and facilities being very near to the centre of the village so will encourage walking and cycling.	✓	Low	Local	Permanent	Long
Summary: The site is relatively flat with mature hedging as the boundary treatment. It is well connected to the main services and facilities which are within walking distance. Development of the site would not impact on the wider landscape, townscape or historic environment. The site is not in an area of flood risk, though does suffer from surface water flooding, any development of the site would have to mitigate against this.						

Site Reference Number: LEG305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary features of mature hedgerows with some trees; it is relatively flat with a slight slope down from the lane. Any landscaping would enhance the quality of the areas biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site lies within a very well landscaped setting with good boundary features; it is relatively flat but has a slight slope down from the lane which means wider views are seen of the landscape beyond the site. Development of the site would impact on the wider landscape and the rural setting of this part of the village. It would not impact on the townscape or historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Greenfield site	X	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not well connected to the main services and facilities being some distance out of the village. The nearest footpath is at the junction of Manor Park some 324 metres away and Mill Lane is very rural and narrow with no room for a footpath without substantial upgrading.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is not well connected to the main services and facilities being some distance out of the village. The nearest footpath is at the junction of Manor Park some 324 metres away and Mill Lane is very rural and narrow with no room for a footpath without substantial upgrading.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is not well connected to the main services and facilities being some distance out of the village. The nearest footpath is at the junction of Manor Park some 324 metres away and Mill Lane is very rural and narrow with no room for a footpath without substantial upgrading. There is a public footpath running across the site which would connect it to the wider countryside and encourage walking.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is not well connected to the main services and facilities being some distance out of the village. The nearest footpath is at the junction of Manor Park some 324	X	High	Local	Permanent	Long

	metres away and Mill Lane is very rural and narrow with no room for a footpath without substantial upgrading.					
<p>Summary: The site though relatively flat has a slight slope which means the wider landscape is exposed, there is an impact on the views of the wider landscape, and on the character of this part of Mill Lane. The site is some distance from the services and facilities with the nearest footpath being approximately 324m away with little prospect of an upgrade to Mill Lane. The site could encourage walking because there is a well used public footpath running down the middle of it out into the wider countryside, however the footpath would have to be incorporated into the site in a way which did not lose its rural character. The site would not impact on the wider townscape or historic environment.</p>						

Site Reference Number: LEG307						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary treatments of mature trees and hedgerows, in the site it is unkept paddock. Any landscaping would enhance the biodiversity but creating an access would lose some of the boundary treatment.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site lies within a very well landscaped setting with good boundary features; it is relatively flat and would be well screened by the mature trees and hedgerows along the frontage. It would not impact on the townscape or historic environment.	0	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	0	Low	Local	None	None
5. Promote viable and	No impact	0	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Greenfield site	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably well connected to the main services and facilities, it is some distance out of the village but there is a footpath connecting the site to the rest of the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably well connected to the main services and facilities, it is some distance out of the village but there is a footpath connecting the site to the rest of the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably well connected to the main services and facilities, it is some distance out of the village but there is a footpath connecting the site to the rest of the village.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably well connected to the main services and facilities, it is some distance out of the village but there is a	✓	Low	Local	Permanent	Long

	footpath connecting the site to the rest of the village.					
<p>Summary: The site has good boundary treatments of mature trees and hedges, it is relatively flat and well screened from impact on the wider landscape. There will be some loss of biodiversity by the creation of an access but given that the site is just grass any other landscaping would balance this out. The site would not impact on the wider townscape or historic environment. The site is reasonably well connected to the services and facilities in the village and there is a footpath to the rest of the village.</p>						

Site Reference Number: LEG309						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary treatments of mature trees and hedgerows, in the site it is agricultural land. Any landscaping would enhance the biodiversity.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site lies within a very well landscaped setting with good boundary features; it is relatively flat and would be well screened by the mature trees and hedgerows along the frontage. It would not impact on the townscape or historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Greenfield site	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 340m away, any users of the site would most likely have to use their cars to access the village. The site is very large and would be required to provide green infrastructure as part of the proposal. However, this does not affect the overall negative score for this objective.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 340m away, any users of the site would most likely have to use their cars to access the village.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 340m away, any users of the site would most likely have to use their cars to access the village. The site is very large and would be required to provide green	X	High	Local	Permanent	Long

	infrastructure as part of the proposal. However, this does not affect the overall negative score for this objective.					
13. Positively plan for, and minimise the effects of, climate change.	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 340m away, any users of the site would most likely have to use their cars to access the village.	X	High	Local	Permanent	Long
Summary: The site has good boundary treatments of mature trees and hedges; it is relatively flat and well screened from impact on the wider landscape. The site is presently agricultural use and any landscaping would enhance biodiversity. The site would not impact on the wider townscape or historic environment. The site is disconnected from the main body of the village and is in effect out in the open countryside. The site is very large and would be required to provide green infrastructure as part of the proposal. However, all other services and facilities would be located remotely from the site the nearest footpath is approx 340m away, any user of the site would most likely have to use their car to access the village.						

Site Reference Number: LEG310						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has intermittent boundary treatments of mature trees (which are protected by tree preservation orders) and hedgerows, in the site it is agricultural land. Any landscaping would enhance the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site lies within a landscaped setting with intermittent boundary features; it is relatively flat and because of the intermittent nature of the boundary treatment would be open to wider views of the landscape. This could be mitigated against to some degree by landscaping but there would still be an impact. It would not impact on the townscape or historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources	No impact	0	Low	Local	None	None

from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	O	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Greenfield site	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 340m away, any users of the site would most likely have to use their cars to access the village. The site is very large and would be required to provide green infrastructure as part of the proposal. However, this does not affect the overall negative score for this objective.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 340m away, any users of the site would most likely have to use their cars to access the village.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 340m away, any users of the site would most likely have to use their cars to access the village. The site is very large and would be required to provide green infrastructure as part of the proposal. However, this does not affect the overall negative score for this objective.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 340m away, any users of the site would most likely have to use their cars to access the village.	X	High	Local	Permanent	Long
<p>Summary: The site has intermittent boundary treatments of mature trees and hedges; it is relatively flat and intermittently screened from impact on the wider landscape, development of the site would impact on the wider landscape to a degree. The trees along the boundary are protected by tree preservation order and creation of an access may impact on these trees. The site is presently agricultural use and any landscaping would enhance biodiversity. The site would not impact on the wider townscape or historic environment. The site is disconnected from the main body of the village and is in effect out in the open countryside. The site is very large and would be required to provide green infrastructure as part of the proposal. However, all other services and facilities would be located remotely from the site, the nearest footpath is approx 340m away, any user of the site would most likely have to use their car to access the village.</p>						

Site Reference Number: LEG312

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary treatments of mature trees and hedgerows, in the site it is agricultural land. Any landscaping would enhance the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site lies within a well landscaped setting with good boundary features; it is relatively flat and because of the nature of the boundary treatment and the shape of the site would be partially open to wider views of the landscape. This could be mitigated against to some degree by landscaping but there would still be an impact. It would not impact on the townscape or historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Greenfield site	X	High	Local	Permanent	Long

and greenfield sites.						
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 129m away, any users of the site would most likely have to use their cars to access the village.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 129m away, any users of the site would most likely have to use their cars to access the village.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 129m away, any users of the site would most likely have to use their cars to access the village.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is disconnected from the main body of the village and is in effect in the open countryside, the nearest footpath is approx 129m away, any users of the site would most likely have to use their cars to access the village.	X	Medium	Local	Permanent	Long

Summary: The site has good boundary treatments of mature trees and hedges; it is relatively flat and because of the shape of the site development of it will have some impact on the wider landscape. The site is presently agricultural use and any landscaping would enhance biodiversity. The site would not impact on the wider townscape or historic environment. The site is disconnected from the main body of the village and is in effect out in the open countryside, the nearest footpath is approx 129m away, any user of the site would most likely have to use their car to access the village.

Site Reference Number: LEG314						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary treatments of mature trees and hedgerows. There are already opportunities for biodiversity in these features. Any landscaping would enhance the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site lies within a well landscaped setting with good boundary features; it is relatively flat and because of its enclosed nature would not impact on the wider landscape. It would not impact on the townscape or historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	○	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed	The District does not have very much brownfield land on which to develop	✗	High	Local	Permanent	Long

land and minimise the loss of the best agricultural land and greenfield sites.	because it is predominately rural in nature; this site is a Greenfield site					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is connected to the main village and there is a footpath to allow access to services and facilities. The site also lies adjacent to the village public house and close to the school.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is connected to the main village and there is a footpath to allow access to services and facilities, including the school which is close by. The site also lies adjacent to the village public house, which may cause problems for the users of the site because of potential conflict between them and the use of the adjacent public house.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is connected to the main village and there is a footpath to allow access to services and facilities. The site also lies adjacent to the village public house and close to the school.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is connected to the main village and there is a footpath to allow access to services and facilities. The site also lies adjacent to the village public house and close to the school.	✓	Low	Local	Permanent	Long

Summary: The site has good boundary treatments of mature trees and hedges; it is relatively flat and because of its location is screened from any impact on the wider landscape. The site is presently a paddock (it was formerly the beer garden to the public house) and any landscaping would enhance biodiversity. The site would not impact on the wider townscape or historic environment. The site is well connected to the village's services and facilities and is adjacent to the village public house and close to the school. There could be a conflict between the sites use for housing and the public house because they would share the same access leading to a loss of parking at the public house and a potential conflict of the two uses; this could have a detrimental effect on community cohesion.

LOUTH

Site Reference Number: LO002						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site was previously used for offices. There is no green space on the site and as the site a town centre site and is too small to provide appreciable landscaping, there is not likely to be any impact on biodiversity.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site was previously used for offices. There would be no impact on the wider landscape because the site is enclosed. The site is in the conservation area and lies at the rear to two listed buildings and there is another to the west of it. Any development would affect their settings and would have to be well designed to mitigate against any harm.	✓	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The rear of the site is adjacent to the River Lud and is in flood zone 2; the remainder of the site could be redeveloped.	○	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield.	✓	Low	Local	Permanent	Long

and greenfield sites.						
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is very close to services and facilities/town centre and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is very close to services and facilities/town centre and there are footpath connections to the town centre. The site however cannot be accessed safely, the potential vehicle access is very narrow and between two listed buildings, so there is no room for widening, there is also no room to provide a separate pedestrian access.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is very close to services and facilities/town centre, including opportunities for recreation, and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is very close to services and facilities/town centre and there are footpath connections to the town centre. The majority of services and facilities can be accessed on foot and Louth is a public transport hub.	✓	Low	Local	Permanent	Long

Summary; The site is outside flood risk. The site was previously used for offices. There would be no impact on the wider landscape because the site is enclosed. The site lies at the rear to two listed buildings and there is another to the west of it, any development would affect their settings and would have to be well designed to mitigate against any harm. It is very close to services and facilities/town centre and there are footpath connections to the town centre. The site however cannot be accessed safely, the potential vehicle access is very narrow and between two listed buildings, so there is no room for widening, there is also no room to provide a separate pedestrian access.

Site Reference Number: LO044

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of the garden to a large detached house. The boundary treatments are mature trees and hedges and there are mature trees dotted all over the site. The site is also adjacent to St Mary's Old Cemetery which will host wildlife and link to the mature trees on the site. Without careful design any development, including the creation of an access, would harm biodiversity.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of the garden to a large detached house. The boundary treatments are mature trees and hedges, they are so large that the whole site is obscured from the road so there would be no impact on the wider landscape. The boundaries of the site form a green corridor in the street scene in this part of the town and any loss of them would be detrimental. There is a listed building on the other side of Grimsby Road but development of the site would not impact on its setting providing the boundary treatment of the site was left intact.	✓	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	O	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a garden and is therefore greenfield.	✗	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is very close to services and facilities/town centre and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is very close to services and facilities/town centre and there are footpath connections to the town centre. An access can be created onto St Marys Lane	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide	It is very close to services and	✓	Low	Local	Permanent	Long

the facilities and infrastructure for "healthy lifestyles"	facilities/town centre, including those for recreation, and there are footpath connections to the town centre.					
13. Positively plan for, and minimise the effects of, climate change.	It is very close to services and facilities/town centre and there are footpath connections to the town centre. The majority of services and facilities can be accessed on foot and Louth is a public transport hub.	✓	Low	Local	Permanent	Long
<p>Summary: The site is outside flood risk. The site is part of the garden to a large detached house. The boundary treatments are mature trees and hedges, they are so large that the whole site is obscured from the road so there would be no impact on the wider landscape. The boundaries of the site form a green corridor in the street scene in this part of the town and any loss of them would be detrimental. The site is also adjacent to St Mary's Old Cemetery which will host wildlife. Without careful design any development would harm biodiversity, including the creation of an access. There is a listed building on the other side of Grimsby Road but development of the site would not impact on its setting providing the boundary treatment of the site was left intact. It is very close to services and facilities/town centre and there are footpath connections to the town centre. An access can be created onto St Marys Lane.</p>						

Site Reference Number: L0096						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a private car park surrounded by buildings with no green boundary treatment. The creation of gardens for housing would enhance biodiversity, although as a town centre site, gardens may not be provided.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a private car park surrounded by buildings with no green boundary treatment. There is no impact on the wider landscape. There will be an impact on townscape as the site fronts onto Kidgate, but development can be designed to enhance the streetscene. The site does lie within the Conservation Area but good design could enhance this as at the present the site is just a car park.	✓	Low	Local	Permanent	Long

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a car park	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is very close to services and facilities/town centre and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is very close to services and facilities/town centre and there are footpath connections to the town centre. Two accesses already exists onto Kidgate, though the design of existing houses around the site are predominantly terrace and this would most likely mean any acceptable development reflecting the Conservation Area would have no frontage off road parking. A small parking court to the rear could accommodate the sites vehicles.	✓	Low	Local	Permanent	Long
10. Ensure that local housing	There is an identified need for future	✓	Low	Local	Permanent	Long

needs are met.	housing growth in the settlement, which is a town with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is very close to services and facilities/town centre, including those for recreation, and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is very close to services and facilities/town centre and there are footpath connections to the town centre. The majority of services and facilities can be accessed on foot and Louth is a public transport hub.	✓	Low	Local	Permanent	Long
<p>Summary; The site is outside flood risk. The site is a private car park surrounded by buildings with no green boundary treatment. There is no impact on the wider landscape. There will be an impact on townscape as the site fronts onto Aswell Street and it does lie within the Conservation Area but good design would enhance this as at the present the site is just a car park. It is very close to services and facilities/town centre and there are footpath connections to the town centre. Two accesses already exists onto Kidgate, though the design of existing houses around the site are predominantly terrace and this would most likely mean any acceptable development reflecting the Conservation Area would have no frontage off road parking. A small parking court to the rear could accommodate the sites vehicles.</p>						

Site Reference Number: LO099						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a private car park at the rear of a public house surrounded by buildings with no green boundary treatment. The creation of gardens for housing would enhance biodiversity, although as a town centre site,	○	Low	Local	Permanent	Long

	gardens may not be provided.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a private car park at the rear of a public house surrounded by buildings with no green boundary treatment. There is no impact on the wider landscape. There will be an impact on townscape as the site fronts onto Kidgate, but development can be designed to enhance the streetscene. The site does lie within the Conservation Area but good design would enhance this as at the present the site is just a car park.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a car park	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is very close to services and facilities/town centre and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is very close to services and facilities/town centre and there are footpath	✓	Low	Local	Permanent	Long

	connections to the town centre. An access already exists onto Kidgate, though the design of existing houses around the site are predominantly terrace and this would most likely mean any acceptable development reflecting the Conservation Area would have no frontage off road parking. A small parking court to the rear could accommodate the sites vehicles.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is very close to services and facilities/town centre, including those for recreation, and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is very close to services and facilities/town centre and there are footpath connections to the town centre. The majority of services and facilities can be accessed on foot and Louth is a public transport hub.	✓	Low	Local	Permanent	Long
<p>Summary; The site is outside flood risk. The site is a private car park surrounded by buildings with no green boundary treatment. There is no impact on the wider landscape. There will be an impact on townscape, as the site fronts onto Kidgate and does lie within the Conservation Area but good design would enhance this as at the present the site is just a car park. It is very close to services and facilities/town centre and there are footpath connections to the town centre. An access already exists onto Kidgate, though the design of existing houses around the site are predominantly terrace and this would most likely mean any acceptable development reflecting the Conservation Area would have no frontage off road parking. A small parking court to the rear could accommodate the sites vehicles.</p>						

Site Reference Number: LO143

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a disused nursery with a bungalow at the front facing onto Mount Pleasant, there are disused green houses on the site, it is surrounded by hedges and other green boundary treatment. The creation of gardens for housing would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a disused nursery with a bungalow at the front facing onto Mount Pleasant, there are disused green houses on the site, surrounded by buildings with no green boundary treatment. There is no impact on the wider landscape, townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is disused nursery.	✓	Low	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities/town centre and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities/town centre and there are footpath connections to the town centre. An access already exists onto Mount Pleasant.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is very close to services and facilities/town centre and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is very close to services and facilities/town centre and there are footpath connections to the town centre.	✓	Low	Local	Permanent	Long
Summary; The site is outside flood risk. The site is a disused nursery with a bungalow at the front facing onto Mount Pleasant, there are disused green houses on the site, it is surrounded by hedges and other green boundary treatment. The creation of gardens for housing would enhance biodiversity. There is no impact on the wider landscape, townscape or historic environment. It is close to services and facilities/town centre and there are footpath connections to the town centre. An access already exists onto Mount Pleasant.						

Site Reference Number: LO150

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a disused railway line with trees and hedgerows. It provides a green wildlife corridor in this part of Louth. Any development would affect biodiversity.	X	High	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a disused railway line with trees and hedgerows. There is no impact on the wider landscape because the site is so enclosed. This will be limited impact on townscape and the historic environment; the southern end of the site is adjacent to the former signal box which is a grade II listed building.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is disused railway line.	✓	Medium	Local	Permanent	Long
7. Improve accessibility to	It is close to services and facilities/town	X	High	Local	Permanent	Long

key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	centre but the site is effectively land locked unless the front portion adjoining Keddington Road is developed with access through, this is unlikely to happen because planning permission was granted in 2013 for housing showing no access or future access through.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities/town centre but the site is effectively land locked unless the front portion adjoining Keddington Road is developed with access through, this is unlikely to happen because planning permission was granted in 2013 for housing showing no access or future access through.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities/town centre but the site is effectively land locked unless the front portion adjoining Keddington Road is developed with access through, this is unlikely to happen because planning permission was granted in 2013 for housing showing no access or future access through.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities/town centre but the site is effectively land locked unless the front portion adjoining Keddington Road is developed with access through, this is unlikely to happen because	X	High	Local	Permanent	Long

	planning permission was granted in 2013 for housing showing no access or future access through.					
<p>Summary; The site is outside flood risk. The site is a disused railway line with trees and hedgerows it provides a green wildlife corridor in this part of Louth, any development would harm biodiversity. There is no impact on the wider landscape because the site is so enclosed. There would be limited impact on townscape and the historic environment as the former signal box at the southern end of the site. It is close to services and facilities/town centre but the site is effectively land locked unless the front portion adjoining Keddington Road is developed with access through, this is unlikely to happen because planning permission was granted in 2013 for housing showing no access or future access through.</p>						

Site Reference Number: LO154						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an area of former garden with trees and hedgerows at the rear of houses on Eastfield Road running alongside the canal. The canal and adjacent footpath form a wildlife corridor and, as the site is immediately adjacent, development would on balance cause some impact to biodiversity because of its proximity to the canal and the site is quite mature in terms of its fauna.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an area of former garden with trees and hedgerows at the rear of houses on Eastfield Road running alongside the canal. There is no impact on the wider landscape because the site is so enclosed. There may be some impact in views from the public right of way along the canal or from the opposite side of the canal, but development would be read against existing building so this would be minimal. There is no access to this site except via LO154 and that would entail the demolition of 119 Eastfield Road to gain access but this would not impact on the townscape or historic	✓	Low	Local	Permanent	Long

	environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk except a small portion to the rear which is in flood zone 3.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a green area, most likely former gardens so Greenfield.	✗	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities/town centre, access would be through 119 Eastfield Road, the owner has confirmed that they own the house and are willing to demolish and go in with this site.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities/town centre, access would be through 119 Eastfield Road, the owner has confirmed that they own the house and are willing to demolish.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities/town centre, including those for recreation. There is a public footpath running to the rear of the site along the canal which could encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities/town centre, access would be through 119 Eastfield Road, the owner has confirmed that they own the house and are willing to demolish. The majority of services and facilities can be accessed on foot and Louth is a public transport hub.	✓	Low	Local	Permanent	Long

Summary; The site is not in flood risk apart from a small area to the rear. The site is an area of former garden with trees and hedgerows at the rear of houses on Eastfield Road running alongside the canal. There is no impact on the wider landscape because the site is so enclosed. This site has no access, this would entail the demolition of 119 Eastfield Road to gain access but this would not impact on the townscape or historic environment. Development would on balance cause some impact to biodiversity because the site is quite mature in terms of its fauna and adjacent to the canal which is a wildlife corridor. It is close to services and facilities/town centre, with pedestrian routes to the town centre and other facilities. There is a public footpath running to the rear of the site along the canal which could encourage walking.

Site Reference Number: LO155

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an area of former garden with trees and hedgerows at the rear of houses on Eastfield Road running alongside the canal. The canal and adjacent footpath form a wildlife corridor and, as the site is immediately adjacent, development would, on balance, cause some impact to	X	Medium	Local	Permanent	Long

	biodiversity because of its proximity to the canal and the site is quite mature in terms of its fauna.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an area of former garden with trees and hedgerows at the rear of houses on Eastfield Road running alongside the canal. There is no impact on the wider landscape because the site is so enclosed. There may be some impact in views from the public right of way along the canal or from the opposite side of the canal, but development would be read against existing building so this would be minimal. There would have to be demolition of 119 Eastfield Road to gain access but this would not impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a green area, most likely former gardens so Greenfield.	✗	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable	It is close to services and facilities/town centre, access would be through 119 Eastfield Road, the owner has confirmed that they own the house and are willing to demolish.	✓	Low	Local	Permanent	Long

modes of access.						
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities/town centre, access would be through 119 Eastfield Road, the owner has confirmed that they own the house and are willing to demolish.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities/town centre, including those for recreation. There is a public footpath running to the rear of the site along the canal which could encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities/town centre, access would be through 119 Eastfield Road, the owner has confirmed that they own the house and are willing to demolish. The majority of services and facilities can be accessed on foot and Louth is a public transport hub.	✓	Low	Local	Permanent	Long
<p>Summary; The site is not in flood risk. The site is an area of former garden with trees and hedgerows at the rear of houses on Eastfield Road running alongside the canal. There is no impact on the wider landscape because the site is so enclosed. There would have to be demolition of 119 Eastfield Road to gain access but this would not impact on the townscape or historic environment. Development would on balance cause some impact to biodiversity because the site is quite mature in terms of its fauna and adjacent to the canal which is a wildlife corridor. It is close to services and facilities/town centre, with pedestrian routes to the town centre and other facilities. There is a public footpath running to the rear of the site along the canal which could encourage walking.</p>						

Site Reference Number: LO301

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with mature boundary treatments of hedges and trees along the A16 and Fanthorpe Lane. Landscaping within the site could add opportunities for biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with mature boundary treatments of hedges and trees. The site slopes down from the A16 to the houses along Grimsby Road, it is well screened from Grimsby Road by development and from the A16 by its boundary treatment, so there would not be an impact on the wider landscape. There would be no impact on the townscape or historic environment. Historic England has queried potential medieval remains on the site as part of the June 2016 consultation. There is no further information and this will have to be dealt with as more information come to light. The degree of impact as been changed to a uncertain to reflect this.	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities	No impact	○	Low	Local	None	None

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land but also falls within the urban zone.	X	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities/town centre; being 1km from the town centre and close to employment, secondary school and hospital. Access would be via Fanthorpe Lane which would need upgrading, this is possible but hedges would have to be replaced. The close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space linked into the footpath which runs out onto the A16.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities/town centre; being 1km from the town centre and close to employment, secondary school and hospital. Access would be via Fanthorpe Lane which would need upgrading, this is possible but hedges would have to be replaced. The close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space linked into the footpath which runs out onto the A16.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None

12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities/town centre, including recreation opportunities. The close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space linked into the footpath which runs out onto the A16.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities/town centre; being 1km from the town centre and close to employment, secondary school and hospital. Access would be via Fanthorpe Lane which would need upgrading, this is possible but hedges would have to be replaced. The close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space linked into the footpath which runs out onto the A16.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is an agricultural field with mature boundary treatments of hedges and trees. The site slopes down from the A16 to the houses along Grimsby Road, it is well screened from Grimsby Road by development and from the A16 by its boundary treatment, so there would not be an impact on the wider landscape. There would be no impact on the townscape or historic environment. It is close to services and facilities/town centre, access would be via Fanthorpe Lane which would need upgrading, this is possible but hedges would have to be replaced. The close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space linked into the footpath which runs out onto the A16. Historic England has queried potential medieval remains on the site as part of the June 2016 consultation. There is no further information and this will have to be dealt with as more information come to light. The degree of impact as been changed to an uncertain to reflect this.

Site Reference Number: LO302						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the area's biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with mature boundary treatments of hedges and trees along the A16 and Fanthorpe Lane. Landscaping within the site could add opportunities for biodiversity.	✓	Low	Local	Permanent	Long

<p>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</p>	<p>The site is an agricultural field with mature boundary treatments of hedges and trees along the A16 and Fanthorpe Lane. The site slopes down from the A16 to the houses along Grimsby Road. It is well screened from Grimsby Road by development and from the A16 by its boundary treatment. The north western The Lincolnshire Wolds Area of Outstanding Natural Beauty abuts the western boundary of the site and there is not a strong landscape boundary in this area. The land starts to plateau in this area so may be more visible in views from the A16 and so how the site is developed and landscaped will be an important part of developing this site. Natural England queried the impact on the Lincolnshire Wolds Area of Outstanding Natural Beauty, which is referred to above in terms of the uncertainty over impact at this stage as much will depend on the design and layout. The site has been approved (pending signing of a section 106 agreement) and these issues would have been considered at the application stage. There would be no impact on the townscape or historic environment. Historic England queried potential medieval remains on the site in the June 2016 consultation. However, in response to the planning application on the site Lincolnshire County Council's Historic Environment Officer indicated that the nearest known archaeology consists of areas of ridge and furrow, including an area within the application site itself which has since been ploughed away, and that there seems to be quite limited potential for the proposal to impact on archaeology across the site.</p>	<p>?</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>3. Protect natural resources from avoidable losses and</p>	<p>No impact</p>	<p>0</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>

pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is half in grade 3 agricultural land but also half falls within the urban zone.	X	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities/town centre; being 1km from the town centre and close to employment, secondary school and hospital. Access would be via Grimsby Road. The site would be required to provide green infrastructure and the close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space to serve the development.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities/town centre; being 1km from the town centre and close to employment, secondary school and hospital. Access would be via Grimsby Road. The close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space to serve the development.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities/town centre, including recreation opportunities. The site would be required to provide green infrastructure and the close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space to serve the development.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities/town centre; being 1km from the town centre and close to employment, secondary school and hospital. The site will be required to provide green infrastructure which will help to provide for biodiversity.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is an agricultural field with mature boundary treatments of hedges and trees along the A16 and Fanthorpe Lane. The site slopes down from the A16 to the houses along Grimsby Road. It is well screened from Grimsby Road by development and from the A16 by its boundary treatment. The north western The Lincolnshire Wolds Area of Outstanding Natural Beauty abuts the western boundary of the site and there is not a strong landscape boundary in this area. The land starts to plateau in this area so may be more visible in views from the A16 and so how the site is developed and landscaped will be an important part of developing this site. Natural England queried the impact on the Lincolnshire Wolds Area of Outstanding Natural Beauty, which is referred to above in terms of the uncertainty over impact at this stage as much will depend on the design and layout. The site has been approved (pending signing of a section 106 agreement) and these issues would have been considered at the application stage. There would be no impact on the townscape or historic environment. Historic England queried potential medieval remains on the site in the June 2016 consultation. However, further investigation indicates that this is not likely to be an issue. It is close to services and facilities/town centre; being 1km from the town centre and close to employment, secondary school and hospital. Access would be via Grimsby Road. The site will be required to provide green infrastructure and the close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space to serve the development and will help to provide for biodiversity.

Site Reference Number: LO303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed area on the west side of the Louth Hospital in the grounds. It is very open with little screening. Any landscaping within the site would improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed area on the west side of the Louth Hospital in the grounds. It is very open with little screening. There would be no impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a flat grassed area in the grounds of the hospital so a brownfield site.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the	It is close to services and facilities and 1.75km to the town centre. Access would be via Badminton Way which has footpath connections. There would have to be a	✓	Low	Local	Permanent	Long

promotion of sustainable modes of access.	buffer zone between any development and the hospital because both uses, residential and hospital could impact on each other, this could be green space.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities and 1.75km to the town centre. Access would be via Badminton Way which has footpath connections. There would have to be a buffer zone between any development and the hospital because both uses, residential and hospital could impact on each other, this could be green space.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities and 1.75km from the town centre. The site is close to a number of leisure and recreation facilities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities and 1.75km from the town centre. Access would be via Badminton Way which has footpath connections. There would have to be a buffer zone between any development and the hospital because both uses, residential and hospital could impact on each other, this could be green space.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a grassed area on the west side of the Louth Hospital within the grounds. It is very open with little screening. There would be no impact on the townscape or historic environment. It is close to services and facilities and 1.75km from the town centre, access would be via Badminton Way which has footpath connections. There would have to be a buffer zone between any development and the hospital because both uses, residential and hospital could impact on each other, this could be green space.

Site Reference Number: LO305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with low hedges for boundaries. Any landscaping within the site would improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with low hedges for boundaries. The site will be visible in views from Brackenborough Road, and it slopes up slightly towards the east which will elevate development in these views. There would be some impact on wider views. There would be no impact on the townscape and no impact on the historic environment.	✗	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities	No impact	○	Low	Local	None	None

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is reasonably close to local services and facilities and 1.5km from the town centre. There is a footpath leading to the town. A site of this size would be expected to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is reasonably close to local services and facilities and is 1.5km from the town centre. There is a footpath leading to the town. A site of this size would be expected to provide green infrastructure. Access can be created onto Brackenborough Road	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is reasonably close to local services and facilities, including those for sport and recreation. A site if this size would be expected to provide green infrastructure which can add to the activity space in the community. There is a footpath leading to the town.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	It is reasonably close to local services and facilities and is 1.5km from the town	✓	Low	Local	Permanent	Long

climate change.	centre. There is a footpath leading to the town.					
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Summary; The site is not in flood risk. The site is an agricultural field with low hedges for boundaries. The site is screened to a degree from views from Brackenborough Road, though it slopes up slightly towards the east elevating development in views. There would be some impact on wider views. There would be no impact on the townscape and no impact on the historic environment. It is reasonably close to local services and facilities and 1.5km from the town centre. There is a footpath leading to the town. Access can be created onto Brackenborough Road.

Site Reference Number: LO306						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site comprises 3 field parcels divided by hedgerows. Site boundaries are also partially defined by hedgerows including a mature hedgerow and established belt along part of the eastern boundary. The rest of the site is very open, especially the largest parcel of land to the south. There are drainage ditches around and through the site. There are opportunities here to provide landscaping which would improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site comprises 3 field parcels divided by hedgerows. Site boundaries are also partially defined by hedgerows including a mature hedgerow and established belt along part of the eastern boundary. The rest of the site is very open, especially the largest parcel of land to the south. This site, with its open flat views out to the wider countryside, would impact on the landscape. The site does not sit within the townscape very comfortably and does not form a natural extension to the town moving it closer to Keddington. There is no impact on the historic environment.	X	High	Local	Permanent	Long

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to local services and facilities, including employment opportunities on the industrial estate. The southern half of the site is 1.5km from the town centre. There is a footway leading to the town on the other side of Keddington Road. The northern half of the site is starting to move out into the countryside and is approximately 2km from the town centre with no footway links for 225m. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to local services and facilities, including employment opportunities on the industrial estate. The southern half of the site is 1.5km from the town centre. There is a footway leading to the town on the other side of Keddington	✓	Medium	Local	Permanent	Long

	Road. The northern half is starting to move out into the countryside and is approximately 2km from the town centre with no footway links for 225m. Vehicle access would be more appropriate onto Keddington Road because it is nearer the built environment and there is a footpath link. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to local services and facilities, although, there are few opportunities for recreation in this part of the town. However, a site of this size would be required to include a comprehensive green infrastructure provision, including recreation space.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to local services and facilities, including employment opportunities on the industrial estate. The southern half of the site is 1.5km from the town centre. There is a footway leading to the town on the other side of Keddington Road. The northern half is starting to move out into the countryside and is approximately 2km from the town centre with no footway links for 225m. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space and	✓	Medium	Local	Permanent	Long

	opportunities for biodiversity and species adaptation and migration.					
<p>Summary: The site is not in flood risk. The site comprises 3 field parcels divided by hedgerows. Site boundaries are also partially defined by hedgerows including a mature hedgerow and established belt along part of the eastern boundary. The rest of the site is very open, especially the large field to the south of the site. There are drainage ditches around and through the site and there are opportunities here to provide landscaping which would improve biodiversity. However, the site, with its open flat views out to the wider countryside, would impact on the landscape. The site does not sit within the townscape very comfortably and moves built development closer to Keddington. There is no impact on the historic environment. The site is reasonably close to local services and facilities, including employment opportunities on the industrial estate. The southern half of the site is 1.5km from the town centre. There is a footway leading to the town on the other side of Keddington Road. The northern half is starting to move out into the countryside and is approximately 2km from the town centre with no footway links for 225m. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space and opportunities for biodiversity and species adaptation and migration.</p>						

Site Reference Number: LO307						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site was a signage business. It has a strong hedge and tree line along its western boundary and along the eastern boundary around the adjacent pond. This pond is likely to have biodiversity interest. Landscaping elsewhere in the site is weak and opportunities could be taken to improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site was a signage business and would be no impact on the wider landscape because the site is enclosed at present with buildings. The frontage building is historically interesting but not listed. The site is adjacent to the conservation area so the impact on the townscape or historic environment will depend on the treatment along the frontage of the site; otherwise the site would not impact on these factors.	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and	No impact	0	Low	Local	None	None

pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to the services and facilities/town centre with footpath links.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to the services and facilities/town centre with footpath links. A vehicle access is already in place	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide	The site is reasonably close to the services	✓	Low	Local	Permanent	Long

the facilities and infrastructure for “healthy lifestyles”	and facilities/town centre, including those for recreation, with footpath links already in place.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to the services and facilities/town centre with footpath links already in place.	✓	Medium	Local	Permanent	Long
Summary: The site is not in flood risk. The site was a signage business and is a brownfield site. There would be no impact on the wider landscape because the site is enclosed at present with buildings. The frontage building is historically interesting but not listed, the site is on the edge of the conservation areas so the impact on townscape and historic environment will depend on the treatment along the frontage of the site; otherwise the site would not impact on these factors on. The site is reasonably close to the services and facilities’/town centre with footpath links.						

Site Reference Number: LO308						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	The site is used for caravan storage with a house at the front and a couple of building near the house, the rest of the site is a field. Boundary treatment is hedges. The shape and size of the site is such that it is unlikely that significant planting could be added within the site, so there is unlikely to be an impact on biodiversity.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area’s landscapes, townscapes and historic environment.	The site is used for caravan storage with a house at the front and a couple of building near the house, the rest of the site is a field. It does not impact on the surrounding landscape. Boundary treatment is hedges. The frontage building is not of historic interest, the site would not impact on the townscape or historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None

4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to the services and facilities/town centre with footpath links.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to the services and facilities/town centre with footpath links. A vehicle access is already in place.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to the services and facilities/town centre with footpath links, including sport and recreation facilities.	✓	Low	Local	Permanent	Long

13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to the services and facilities/town centre with footpath links enabling access on foot and bicycle.	✓	Medium	Local	Permanent	Long
Summary; The site is not in flood risk. The site is used for caravan storage with a house at the front and a couple of building near the house, the rest of the site is a field. Boundary treatment is hedges. The frontage building is not historically interesting, the site would not impact on the wider landscape, townscape or historic environment. The site is reasonably close to the services and facilities/town centre with footpath links.						

Site Reference Number: LO311						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field. Boundary treatment is hedges. Monks Dyke also runs along the southern boundary of the site. There are opportunities here to introduce landscaping that would improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field. Boundary treatment is hedges. The site, though large, is enclosed by development on two sides and there are no public views into or out of the site. Therefore, it would not impact on the wider landscape. The site would not impact on the townscape, two properties will be demolished to gain access but they are not of historic interest. Historic England queried potential medieval remains on the site. The Historic Environment Record suggests presence of ridge and furrow on the site but the site has been intensively farmed for many years and it is not clear how much of that has been ploughed up. The degree of impact has been changed to uncertain to reflect this.	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and	No impact	0	Low	Local	None	None

pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to the services and facilities/town centre. The access is going to be off Chestnut Drive with the demolition of two properties and through the adjacent development site, there are footpath links to the centre. The site will be required to provide green infrastructure	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to the services and facilities/town centre. The access is going to be off Chestnut Drive with the demolition of two properties and through the adjacent development site, there are footpath links to the centre.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to the services and facilities including those for sport and recreation, and the town centre. The access is going to be off Chestnut Drive with the demolition of two properties and through the adjacent development site, there are footpath links to the centre.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to the services and facilities/town centre. The access is going to be off Chestnut Drive with the demolition of two properties and through the adjacent development site, there are footpath links to the centre.	✓	Medium	Local	Permanent	Long
Summary; The site is not in flood risk. The site is an agricultural field. Boundary treatment is hedges. The site though large is enclosed by development on two sides and there are no public views into or out of the site. Therefore, it would not impact on the wider landscape, and the site would not impact on the townscape. Two properties will be demolished to gain access but they are not of historic interest. Historic England queried potential medieval remains on the site. The Historic Environment Record suggests presence of ridge and furrow on the site but the site has been intensively farmed for many years and it is not clear how much of that has been ploughed up. The degree of impact has been changed to uncertain to reflect this. The site is reasonably close to the services and facilities/town centre and sport and recreation facilities. The access is going to be off Chestnut Drive with the demolition of two properties and through the adjacent development site, there are footpath links to the centre.						

Site Reference Number: L0312						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a disused county council building and surrounding land. The site could only be a redevelopment on the same, or similar footprint, so there are few opportunities to enhance biodiversity.	○	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a disused county council building and surrounding land. The site is fairly enclosed though it can be seen from the adjacent playing field; development of the site would tidy it up and improve the townscape.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to the services and facilities/town centre. The access is going to be onto Birch Road, there are footpath links to the centre. The site is also adjacent to a playing field and a number of other leisure facilities including the leisure centre.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to the services and facilities/town centre the access is going to be onto Birch Road, there are footpath links to the centre. The site is also adjacent to a playing field and a number of other leisure facilities including the leisure	✓	Low	Local	Permanent	Long

	centre.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to the services and facilities/town centre the access is going to be onto Birch Road, there are footpath links to the centre. The site is also adjacent to a playing field and a number of other leisure facilities including the leisure centre.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to the services and facilities/town centre the access is going to be onto Birch Road, there are footpath links to the centre. The site is also adjacent to a playing field and a number of other leisure facilities including the leisure centre.	✓	Low	Local	Permanent	Long
Summary; The site is not in flood risk. The site is a disused county council building and surrounding land. The site is fairly enclosed though it can be seen from the adjacent playing field; development of the site would tidy it up and improve the townscape. The site is reasonably close to the services and facilities/town centre the access is going to be onto Birch Road, there are footpath links to the centre. The site is also adjacent to a playing field and a number of leisure facilities including the leisure centre.						

Site Reference Number: L0313						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity	The site is agricultural land contained and divided by hedgerows except the western boundary which has an open frontage. The	✓	Low	Local	Permanent	Long

(native plants and animals) and geodiversity.	size of the site is such that there will be opportunities to provide landscaping which would improve biodiversity. The public footpath along the eastern boundary of the site should also be suitably incorporated to enable its use as a wildlife corridor.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land contained and divided by hedgerows except the western boundary which has an open frontage. The site offers wide views to the north east and east but there are boundary treatments which soften the impact. There would be an impact on the landscape as there are views from Legbourne Road across the majority of the site. The site would also be visible in views from the top of Kenwick hill which gives sweeping view, especially of the southern part of the town, across towards the sea. There is also a public right of way along the eastern edge of the site and the site will be visible to users of this footpath. There would not be an impact on the townscape. There is no impact on the historic environment. Historic England has queried potential medieval remains on the site as part of the June 2016 consultation. A planning application (including part of this site) was refused on appeal in 2015, on grounds not pertaining to archaeology. An archaeological report was submitted with the application and Lincolnshire County Council's Historic Environment Officer responded to the effect that the heritage interest in the site could be adequately safe-guarded by a programme of further archaeological investigation and recording carried out prior to development, secured by an appropriately worded planning condition. Including fieldwalking of areas within the site (where appropriate) and trial trenching leading to an agreed scheme of	X	Medium	Local	Permanent	Long

	final mitigation. The degree of impact is already indicated as negative so no change is needed.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk apart from about 10% at the rear which is in flood zone 3.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to the services and facilities and is approximately 1.5km from the town centre. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one and an opportunity to bring a pedestrian link onto Legbourne Road further to the north where they are already in place. A site of this size would be required to provide a range of green space and open space provision. There is a public right of way along the eastern side of the site which will need to be suitably incorporated into the layout of the site.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	0	Low	Local	None	None

9. Support inclusive, safe and vibrant communities.	The site is reasonably close to the services and facilities and is approximately 1.5km from the town centre. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one and there an opportunity to bring a separate pedestrian link onto Legbourne Road further to the north where they are already in place. A site of this size would be required to provide a range of green space, open space and recreation facilities.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to the services and facilities and 1.5km from the town centre. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one and an opportunity to bring a separate pedestrian link onto Legbourne Road further to the north where they are already in place. A site of this size would be required to provide a range of green space, open space and recreation. There is a public footpath which runs at the rear of the site, which could encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to the services and facilities and 1.5km from town centre. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one and an	✓	Low	Local	Permanent	Long

	<p>opportunity to bring a separate pedestrian link onto Legbourne Road further to the north where they are already in place. A site of this size would be required to provide a range of green space and open space which could help deliver positive outcomes for biodiversity, species migration and adaptation.</p>					
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Summary: The site is not in flood risk apart from the rear 10%. The site is agricultural land contained and divided by hedgerows except the western boundary which has an open frontage. The site offers wider views to the north east and east but there are boundary treatments which soften the impact. However, there would be an impact on the landscape as there are views from Legbourne Road across the majority of the site. The site would also be visible in views from the top of Kenwick hill which gives sweeping view, especially of the southern part of the town, across towards the sea. There is also a public right of way along the eastern edge of the site and the site will be visible to users of this footpath. There would not be an impact on the townscape or on the historic environment. Historic England has queried potential medieval remains on the site as part of the June 2016 consultation. A planning application (including part of this site) was refused on appeal in 2015, on grounds not pertaining to archaeology. An archaeological report was submitted with the application and Lincolnshire County Council's Historic Environment Officer responded to the effect that the heritage interest in the site could be adequately safe-guarded by a programme of further archaeological investigation and recording carried out prior to development, secured by an appropriately worded planning condition. Including fieldwalking of areas within the site (where appropriate) and trial trenching leading to an agreed scheme of final mitigation. The site is reasonably close to the services and facilities and 1.5km from town centre. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one and there an opportunity to bring a separate pedestrian link onto Legbourne Road further to the north where they are already in place. A site of this size would be required to provide a range of green space, open space and recreation. This could not only support the community, but provide positive benefits from biodiversity, species migration and adaptation. There is a public footpath which runs at the rear of the site, which could encourage walking and provide a wildlife corridor.

Site Reference Number: L0318						
Any Assumptions: <ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land with mature trees and hedges for boundary treatment, that feed into a network of hedgerows in this part of Louth. There would be some opportunities to improve biodiversity through landscaping within the site.	✓	Medium	Local	Permanent	Long

<p>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</p>	<p>The site is agricultural land with mature trees and hedges for boundary treatment. The southern part of the site is within the Lincolnshire Wolds Area of outstanding Natural Beauty (AONB). The site falls to the south away from Horncastle Road and forms part of the landscape setting to both the town and the AONB. Development would affect the wider landscape. There is, what appears to be, a well used footpath, close to the site and development would be prominent in views from here. The site is disconnected from the existing pattern of development and is in the open countryside. There is no impact on the historical environment.</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.</p>	<p>No impact</p>	<p>O</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.</p>	<p>The site is not in flood risk</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>5. Promote viable and diverse economic growth that supports communities within the district.</p>	<p>No impact</p>	<p>O</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.</p>	<p>The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is mainly Grade 3 agricultural land.</p>	<p>X</p>	<p>Medium</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.</p>	<p>The site is reasonably close to services and facilities and just under 1km from the town centre but it is landlocked unless LO335 is allocated and this site is not suitable. So there is no access. There is no suitable access of Julian Bower without an upgrade</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

	and this would significantly harm its rural character.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and just under 1km from the town centre but it is landlocked unless LO335 is allocated and this site is not suitable. So there is no access. There is no suitable access of Julian Bower without an upgrade and this would significantly harm its rural character.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, especially sport and recreation facilities, and 1km and town centre. However, it is landlocked unless LO335 is allocated and this site is not suitable. So there is no access. There is no suitable access of Julian Bower without an upgrade and this would significantly harm its rural character.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and 1km and town centre but it is landlocked unless LO335 is allocated and this site is not suitable. So there is no access. There is no suitable access of Julian Bower without an upgrade and this would significantly harm its rural character.	X	High	Local	Permanent	Long

Summary; The site is not in flood risk. The site is agricultural land with mature trees and hedges for boundary treatment. The site falls to the south away from Horncastle Road, the southern part of the site is within the Lincolnshire Wolds Area of outstanding Natural Beauty (AONB) and forms part of the landscape setting to both the town and the AONB. Development would affect the wider landscape. The site is disconnected from the existing pattern of development and is in the open countryside. There is no impact on the historical environment. The site is reasonably close to services and facilities and 1km from the town centre but it is landlocked unless LO335 is allocated and this site is not suitable. So there is no access. There is no suitable access of Julian Bower without an upgrade and this would significantly harm its rural character.

Site Reference Number: LO321

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land with mature hedges for boundaries. Additional landscaping within the site may improve opportunities for biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land with mature hedges for boundaries. Although the site will be visible from neighbouring properties, the hedges tend to screen the site in views from the wider landscape. There is no impact on the townscape or historic environment.	○	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities	No impact	○	Low	Local	None	None

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is well located for recreation facilities and schools; however it is starting to move away from the town centre. It is adjacent to Railway Walk which helps promote sustainable modes of access. There is no access into the site and appears to be no way of achieving one except if properties are demolished.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is well located for recreation facilities and schools, however, it is starting to move away from the town centre. There is no access into the site and appears to be no way of achieving one except if properties are demolished.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is well located for recreation facilities and is adjacent to railway walk which links to them and facilitates access into the centre of Louth. However, there is no access into the site and appears to be no way of achieving one except if properties are demolished.	X	High	Local	Permanent	Long

13. Positively plan for, and minimise the effects of, climate change.	The site is well located for recreation facilities and schools; however, it is starting to move away from the town centre. It lies adjacent to Railway walk which helps to facilitate sustainable forms of access to local services and into the centre of Louth There is no access into the site and appears to be no way of achieving one except if properties are demolished.	X	High	Local	Permanent	Long
Summary; The site is not in flood risk. The site is agricultural land with mature hedges for boundaries. Although the site would be visible to immediate neighbours, there is not impact on the wider landscape or on the townscape or historic environment. The site is well located for recreation facilities and schools, but is starting to move away from the town centre. There is no access into the site and appears to be no way of achieving one except if properties are demolished.						

Site Reference Number: LO325						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with mature hedges and trees for boundaries. There is a pond located to the north in a garden. However, it is unlikely that, when the site is developed, any landscaping is going to add significantly to biodiversity in this area.	O	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with mature hedges and trees for boundaries. The land is quite flat and enclosed by its boundary treatments, and by development to the south and west, so would not have an impact on the wider landscape. There is no impact on the townscape this is a natural extension to the built environment, no impact on the historic environment.	O	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable	No impact	O	Low	Local	None	None

losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of some services and facilities and is 1.7km from the town centre. There is a footpath connection via Shearwater Close.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of some services and facilities and is 1.7km from the town centre. There is a footpath connection via Shearwater Close and a vehicle access can be also be formed via Shearwater Close. There is also the potential for pedestrian access from Amanda Close and Willow Drive.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is approximately 800m from the playing fields at Kedington Road and there is a footpath connection via Shearwater Close. The site is also within walking distance of other local services and facilities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of some services and facilities and is 1.7km from the town centre; there is a footpath connection via Shearwater Close.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a grassed field with mature hedges and trees for boundaries. The land is quite flat and enclosed by its boundary treatments so would not have an impact on the wider landscape. There is no impact on the townscape this is a natural extension to the built environment, no impact on the historic environment. The site is within walking distance of some services and facilities and 1.7km from the town centre; there is a footpath connection via Shearwater Close. A vehicle access can be formed via Shearwater Close, there is also the potential for pedestrian access from Amanda Close and Willow Drive.

Site Reference Number: L0326

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land with mature hedges and trees for boundaries apart from the south west where the boundary with houses along Park Row is less defined. There are opportunities for additional landscaping to improve enhance the scope for biodiversity.	✓	Low	Local	Permanent	Long

<p>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</p>	<p>The site is agricultural land with mature hedges and trees for boundaries apart from the south west where there are houses along Park Row. The land rises up from Eastfield Road and would be quite visible in views from here. Further into the site, it is quite flat, is enclosed by its boundary treatments and not visible in views from the public realm, so would not have an impact on the wider landscape. There is no impact on the townscape this is a natural extension to the built environment, no impact on the historic environment. The impact will depend on the treatment of the site where it meets Eastfield Road.</p>	<p>?</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.</p>	<p>No impact</p>	<p>0</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.</p>	<p>The site is not in flood risk.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>5. Promote viable and diverse economic growth that supports communities within the district.</p>	<p>No impact</p>	<p>0</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.</p>	<p>The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.</p>	<p>The site is 1.5km from the town centre but it is starting to move out into the open countryside; there is a footpath connection along Eastfield Road. The site will be required to provide green infrastructure. A vehicle access can be formed via Eastfield Road.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 1.5km from the town centre but it is starting to move out into the open countryside; there is a footpath connection along Eastfield Road. A vehicle access can be formed via Eastfield Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to recreation facilities There is a public footpath on the opposite side of the road linking into riverhead and Louth Canal and a wider footpath network which could encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site 1.5km from the town centre but it is starting to move out into the open countryside; there is a footpath connection along Eastfield Road.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries apart from the south west where there are houses along Park Row. The land rises up from Eastfield Road, but is quite flat further into the site and enclosed by its boundary treatments. The impact on the wider landscape will depend on the treatment to the Eastfield Road frontage. There is no impact on the townscape or on the historic environment. The site is 1.5km from the town centre but it is starting to move out into the open countryside, there is a footpath connection along Eastfield Road. A vehicle access can be formed via Eastfield Road. There is a public footpath on the opposite side of the road linking into a wider footpath network which could encourage walking.</p>						

Site Reference Number: LO327

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land with mature hedges and trees for boundaries and as a band within the site. Monks Dyke also runs along the northern boundary of the site, and there is also a drainage ditch within the site; there will be biodiversity in these. Landscaping would improve biodiversity but the proposed access could involve the loss of the drainage ditch because the area of land is so narrow and this would impact on biodiversity.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land with mature hedges and trees for boundaries. Monks Dyke runs along the northern boundary. The land is quite flat and enclosed by its boundary treatments so would not have an impact on the wider landscape. However, there are public rights of way through the site and these would have to be accommodated in a way that reflected their edge of settlement character. There would be an impact on the townscape this site protrudes into the open countryside. Even when you cumulatively look at the adjoining site LO337, do they sit within the built environment comfortably; no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk.	✓	Low	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to local services and facilities and is 1.3km from the town centre. There is a footpath link. The site would be required to include comprehensive green infrastructure provision.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to local services and facilities and is 1.3km from the town centre; there is a footpath link. A vehicle access can be formed via Monks Dyke Road but its width would be constrained because of the drainage channel, under a SUDs scheme it is likely this channel would need to be retained. This would push the access close to the properties to the west of the access to the site. The gardens to these houses are very small and an access road would be detrimental their residential amenities; particularly the end house. The other access shown off Virginia Drive is inadequate but could be a footpath link. There is no impact on the historic environment.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is	✓	Low	Local	Permanent	Long

	a town with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to local recreation facilities to which there is a footpath link and green infrastructure would be required as part of any development. There is a public footpath running through the site linking into a wider footpath network which could encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to local services and facilities and 1.3km from the town centre; there is a footpath link. There is a public footpath running through the site linking into a wider footpath network which could encourage walking and green infrastructure would be required to provide for biodiversity and species migration.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries; there is also a hedge line through the site. Monks Dyke runs along the northern boundary and there will be biodiversity in this. Landscaping would improve biodiversity but the proposed access could involve the loss of the drainage ditch because the area of land is so narrow and this would impact on biodiversity. The land is quite flat and enclosed by its boundary treatments so would not have an impact on the wider landscape; although there are public rights of way through the site which would need to be retained in a way that reflected their edge of settlement character. There would be an impact on the townscape as the site protrudes into the open countryside, even when you cumulatively look at the adjoining site LO337, they do not sit within the built environment comfortably, no impact on the historic environment. The site is close to local services and facilities and is 1.3km from the town centre; there is a footpath link. A vehicle access can be formed via Monks Dyke Road but its width would be constrained because of the drainage channel, under a SUDs scheme it is likely this channel would need to be retained. This would push the access close to the properties to the west, the gardens to these houses are very small and an access road would be detrimental their residential amenities; particularly the end house. The other access shown off Virginia Drive is inadequate but could be a footpath link. The site would be required to include comprehensive green infrastructure provisions, adding to opportunities for recreation, healthy lifestyles and biodiversity. There is a public footpath running through the site linking into a wider footpath network which could encourage walking.</p>						

Site Reference Number: LO328

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with mature trees for boundary treatment along St Marys Lane and the western boundary; these are subject to tree preservation orders. There may be opportunities for landscaping within the site to add to biodiversity, providing the trees were retained.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with mature trees for boundary treatment along St Marys Lane and the west boundary. The site lies on the edge of the AONB. It is well screened from St Marys Lane because the trees are set along an embankment, the land rises up from the lane but down from the Louth Bypass. Landscaping treatment along Louth bypass does provide screening by hedging. However, there are gaps in this treatment that means views of the site can be glimpsed from the bypass, particularly as the site rises up towards the bypass. The site may also be visible in views of the spire of St James's Church, which is a particularly important aspect of views into the town. Additional landscaping would be needed to minimise the impact of development on the site. The site lies on the edge of the built environment and providing an access could be found that meant the trees were protected there would be no impact on the townscape. The frontage of the site lies within the Conservation Area, however, good design should protect its setting. There is potential impact on the views of St	X	Medium	Local	Permanent	Long

	James's Spire.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to recreational facilities and is 800m from the town centre; there are footpath links. The site has no access shown other than straight out onto St Marys Lane this would mean loss of protected trees which would significantly harm the character of the area.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to recreational facilities and 800m from the town centre. The site has no access shown other than straight out onto St Marys Lane, this would mean loss of protected trees which would significantly harm the character of the area. Visibility to the west is restricted for vehicles emerging from the access.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and	✓	Low	Local	Permanent	Long

	facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to recreational facilities at Westgate Fields and Hubbards Hills, and there are public rights of way close to the site providing opportunities to access the wider countryside.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to recreational facilities and is 800m from the town centre. However, the site has no access shown other than straight out onto St Marys Lane this would mean loss of protected trees which would significantly harm the character of the area and impact on biodiversity.	X	High	Local	Permanent	Long
<p>Summary: The site is outside flood risk. The site is a grassed field with mature trees for boundary treatment along St Marys Lane and the west boundary; these are subject to tree preservation orders. There may be opportunities for landscaping within the site that would improve biodiversity, providing the trees were retained. The site lies on the edge of the AONB. It is well screened from St Marys Lane because the trees are set along an embankment. The land rises up from the St Mary's Lane towards the Louth Bypass. There is screening along the bypass by hedging. However, there are gaps in this treatment that means views of the site can be glimpsed from the bypass, particularly as the site rises up towards the bypass. The site may also be visible in views of the spire of St James's Church, which is a particularly important aspect of views into the town. Additional landscaping would minimise the impact of development on the site. The site lies on the edge of the built environment and providing an access could be found that meant the trees were protected there would be no impact on the townscape. The site lies on the edge of the Conservation, good design should protect its setting, however there may be impacts on wider view towards St James's Church. The site is close to recreational facilities and 800m from the town centre but the site has no access shown other than straight out onto St Marys Lane; this would mean loss of protected trees which would significantly harm the character of the area.</p>						

Site Reference Number: LO329

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land surrounded by hedgerows and trees. There will be a limited opportunity to protect and enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land surrounded by hedgerows and trees but with an open boundary to the Legbourne Road frontage. There will be limited impact on the wider landscape as the line of hedgerow will break up views of the site when approaching Louth. There is no impact on the historic environment. Historic England has queried potential medieval remains on the site as part of the June 2016 consultation. A planning application (including part of this site) was refused on appeal in 2015, on grounds not pertaining to archaeology. An archaeological report was submitted with the application and Lincolnshire County Council's Historic Environment Officer responded to the effect that the heritage interest in the site could be adequately safe-guarded by a programme of further archaeological investigation and recording carried out prior to development, secured by an appropriately worded planning condition. Including fieldwalking of areas within the site (where appropriate) and trial trenching leading to an agreed scheme of final mitigation. The degree of impact is already indicated as negative so no change is	○	Medium	Local	Permanent	Long

	needed.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is approximately 1.75km from the town centre, although there are local services and facilities closer to the site. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one. There are limited opportunities to provide green infrastructure on site or link in to surrounding.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is approximately 1.75km from the town centre, although there are local services and facilities closer to the site. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing	There is an identified need for future	✓	Low	Local	Permanent	Long

needs are met.	housing growth in the settlement, which is a town with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is 1.5km from the nearest sport and recreation facilities.	○	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is approximately 1.75km from the town centre, although there are local services and facilities closer to the site. The access is going to be onto Legbourne Road, there are no footpath links until you get to the built up section of Legbourne Road but there is room to create one.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is agricultural land, divided into a number of field parcels by managed hedgerows; there is also an intermittent mature hedgerow along Kenwick Rd frontage and a number of drainage ditches crossing the site. The site is unlikely to provide landscaping to significantly add to biodiversity. There is no impact on the historic environment. Historic England has queried potential medieval remains on the site as part of the June 2016 consultation. A planning application (including part of this site) was refused on appeal in 2015, on grounds not pertaining to archaeology. An archaeological report was submitted with the application and Lincolnshire County Council's Historic Environment Officer responded to the effect that the heritage interest in the site could be adequately safe-guarded by a programme of further archaeological investigation and recording carried out prior to development, secured by an appropriately worded planning condition. Including fieldwalking of areas within the site (where appropriate) and trial trenching leading to an agreed scheme of final mitigation. The degree of impact is already indicated as negative so no change is needed. There would not be an impact on the wider landscape as the site has sufficient boundary treatment to break up the development. The site is approximately 1.75km from the town centre, although there are local services and facilities closer to the site. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one.</p>						

Site Reference Number: L0330

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land, divided into a number of field parcels by managed hedgerows; there is also an intermittent mature hedgerow along Kenwick Rd frontage and a number of drainage ditches crossing the site. Given the size of the site, development should be able to occur without affecting the drainage ditches. The size of site also offers the opportunity to provide landscaping within the site that could improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land, divided into a number of field parcels by managed hedgerows. The land falls from west to east. The boundary of the Lincolnshire Wolds AONB lies to the west and the flat coastal plain to the east. There would be an impact on the wider landscape as the land rises toward Kenwick Road, a wide buffer zone of landscaping would mitigate against this. However, the site would still be highly visible in views across Louth from Kenwick Hill. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is not in flood risk.	✓	Low	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is approximately 1.75km from the town centre, although there are local services and facilities closer to the site. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one. The site will be required to provide a comprehensive range of green infrastructure, including sport and recreation provision as well as amenity space, footways and that for biodiversity; as well as other services and facilities.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is approximately 1.75km from the town centre, although there are local services and facilities closer to the site. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one. A site of this size should be able to support a varied range of community facilities.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site will be required to provide a comprehensive range of green infrastructure, including sport and recreation provision as well as amenity space, footways and that for biodiversity.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is approximately 1.75km from the town centre. The access is going to be onto Legbourne Road, there are no footpath links until you get to the built up section of Legbourne Road but there is room to create one. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space and opportunities for biodiversity and species adaptation and migration.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is agricultural land, divided into a number of field parcels by managed hedgerows; there is also an intermittent mature hedgerow along Kenwick Rd frontage and a number of drainage ditches crossing the site. Given the size of the site, development should be able to occur without affecting the drainage ditches and there are opportunities to provide landscaping that could improve biodiversity. There is no impact on the historic environment. The land falls from west to east and the boundary of the Lincolnshire Wolds AONB lies to the west and the flat coastal plain to the east. There would be an impact on the wider landscape as the land rises toward Kenwick Road, a wide buffer zone of landscaping would mitigate against this. However, the site would still be highly visible in views across Louth from Kenwick Hill. The site is approximately 1.75km from the town centre, although there are local services and facilities closer to the site. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space and opportunities for biodiversity and species adaptation and migration and should be able to support community facilities including open space.</p>						

Site Reference Number: LO332

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land. There is a mature hedge around the majority of the site, which links in to a network of hedgerows across a large area of this part of Louth. Layout would have to retain these hedges and any additional landscaping could improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land. The site is in the Lincolnshire Wolds AONB. The site rises from the south and development near the hillcrest on the northern part of the site may also be visible on the skyline when viewed from the AONB to the south. Development on the site would impact on outward views across the AONB from Horncastle Road and from the public right of way that runs to the south. The site is effectively in the open countryside, detached from the built environment and therefore sits out of context with the existing pattern of development. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and	No impact	0	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is landlocked with no access shown. It is detached from the main body of the town. If access were to be found, the site is close to a school and recreation facilities; it is 1.3km from the town centre. Green infrastructure provision would be required.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is landlocked with no access shown. It is detached from the main body of the town.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is landlocked with no access shown. It is detached from the main body of the town, although it is close to local recreation facilities.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is landlocked with no access shown. It is detached from the main body of the town. If access were to be found, the site is close to a school and recreation facilities; it is 1.3km from the town centre.	X	High	Local	Permanent	Long

	Green infrastructure provision would be required.					
<p>Summary: The site is not in flood risk. The site is agricultural land within the Lincolnshire Wolds AONB. Development near the hillcrest on the northern part of the site may also be visible on the skyline when viewed from the AONB to the south and from the public right of way that runs to the south. Development on the site would impact on outward views across the AONB from Horncastle Road. The site is effectively in the open countryside, detached from the built environment and therefore sits out of context with the existing pattern of development. There is no impact on the historic environment. The site is landlocked with no access shown and it is detached from the main body of the town.</p>						

Site Reference Number: LO333						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land with mature TPO trees for boundary treatment along Horncastle Road and hedges and trees elsewhere around and within the site that feed into a network of hedgerows in this area of the town. The layout would need to incorporate and protect these features landscaping would improve biodiversity.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land with mature TPO trees for boundary treatment along Horncastle Road and hedges and trees elsewhere around and within the site that feed into a network of hedgerows in this area of the town The site falls to the south away from Horncastle Road and forms part of the landscape setting to both the town and the AONB. Development would affect the wider landscape. The site is disconnected from the existing pattern of development and is in the open countryside. There is no impact on the historical environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	0	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is mainly Grade 3 agricultural land.	✗	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities/town centre there is a footpath on the opposite side of the road. To create one on the side of the road of the site would mean removing TPO trees and it would harm the character of the area.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to a school and recreation facilities and is 1km from the town centre; there is a footpath on the opposite side of the road. To create one on the same side of the road of the site would mean removing TPO trees and it would harm the character of the area. The creation of a vehicle access would also mean the removal of TPO trees and cause harm to the woodland character of this part of Louth.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to recreation facilities with a link via public right of way further along Horncastle Road. There is a footpath on the opposite side of the road. To create one on the side of the road of the site would mean removing TPO trees and it would harm the character of the area. The creation of a vehicle access would also mean the removal of TPO trees and cause harm to the woodland character of this part of Louth.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to a school and recreation facilities and 1km from the town centre there is a footpath on the opposite side of the road. To create one on the side of the road of the site would mean removing TPO trees and it would harm the character of the area. The creation of a vehicle access would also mean the removal of TPO trees and cause harm to the woodland character of this part of Louth.	X	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is agricultural land with mature TPO trees for boundary treatment along Horncastle Road and hedges and trees within and surrounding the site. The site falls to the south away from Horncastle Road and forms part of the landscape setting to both the town and the AONB. Development would affect the wider landscape. The site is disconnected from the existing pattern of development and is in the open countryside. There is no impact on the historical environment. The site is reasonably close to a school and recreational facilities and is 1km from the town centre; there is a footpath on the opposite side of the road. To create one on the side of the road of the site would mean removing TPO trees and it would harm the character of the area. The creation of a vehicle access would also mean the removal of TPO trees and cause harm to the woodland character of this part of Louth.</p>						

Site Reference Number: LO334

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land with mature trees for boundary treatment and hedges which links in to a network of hedgerows across a large area of this part of Louth. There may be limited opportunity for landscaping to improve biodiversity if it links to these features.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land with mature trees for boundary treatment and hedges, which links in to a network of hedgerows across a large area of this part of Louth. The site falls to the south away from Horncastle Road and forms part of the landscape setting to both the town and the AONB. Development would affect the wider landscape. The site is disconnected from the existing pattern of development and is in the open countryside. There is no impact on the historical environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is mainly Grade 3 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to a school and recreation facilities and is 1km from the town centre but it is landlocked unless LO333 is allocated and this site is not suitable. So there is no access.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to a school and recreation facilities and is 1km from the town centre but it is landlocked unless LO333 is allocated and this site is not suitable. So there is no access.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably recreation facilities and is linked by a public right of way further up Horncastle Road, However, it is landlocked unless LO333 is allocated and this site is not suitable. So there is no access.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to a school and recreation facilities and is 1km from the town centre but it is landlocked unless LO333 is allocated and this site is not suitable. So there is no access.	X	High	Local	Permanent	Long

Summary: The site is not in flood risk. The site is agricultural land with mature trees for boundary treatment and hedges which links in to a network of hedgerows across a large area of this part of Louth. The site falls to the south away from Horncastle Road and forms part of the landscape setting to both the town and the AONB. Development would affect the wider landscape. The site is disconnected from the existing pattern of development and is in the open countryside. There is no impact on the historical environment. The site is reasonably close to a school and recreation facilities and is 1km from the town centre but it is landlocked unless LO333 is allocated and this site is not suitable. So there is no access.

Site Reference Number: LO337

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land, there are some hedges but most of the boundaries are open. A drainage ditch also runs along the boundary of the site. There would be opportunities for landscaping to improve biodiversity.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land with some hedges but most of the boundaries are open. The land is quite flat and is not very visible in wider public views, so would not have an impact on the wider landscape. There would be an impact on the townscape as it protrudes into the open countryside; even when looked at cumulatively with the adjoining site LO327, they do not sit within the built environment comfortably, no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is not in flood risk.	✓	Low	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to local services and facilities and is 1.75km from the town centre. There is a footpath link. A site of this size would be expected to provide a range of green infrastructure to serve the development.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to local services and facilities and is 1.75km from the town centre. There is a footpath link.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to local services and facilities, including the sports centre and other recreation opportunities. There is a footpath link.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to local services and facilities and is 1.75km from the town centre. There is a footpath link. The site would be required to provide a range of	✓	Low	Local	Permanent	Long

	green infrastructure, to support the local community and biodiversity.					
<p>Summary: The site is not in flood risk. The site is agricultural land with hedges but most boundaries are open, there would be opportunities for landscaping to improve biodiversity. The land is quite flat is not very visible from wider public view so would not have an impact on the wider landscape. There would be an impact on the townscape as the site protrudes into the open countryside, even when looked at cumulatively with the adjoining site LO327, they do not sit within the built environment comfortably, no impact on the historic environment. The site is reasonably close to local services and facilities and is 1.75km from town centre. There is a footpath link.</p>						

Site Reference Number: LO338						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land, it has some hedges and trees for boundaries, but there are stretches of open boundary; there is also a drainage ditch along the northern boundary of the site. There may be opportunities for additional landscaping to contribute to biodiversity.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land with some hedges and trees for boundaries, but there are stretches of open boundary. The land is quite flat and is not very visible in public views so would not have an impact on the wider landscape. There would be an impact on the townscape as the site protrudes into the open countryside, not even when you cumulatively look at the adjoining site LO327 and LO337, they do not sit within the built environment comfortably, no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None

4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is landlocked and therefore there is no connection to services and facilities and the town centre; which is 2km away. The site would have to be accessed through LO227 which is not suitable.	✗	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is landlocked and therefore there is no connection to services and facilities and the town centre; which is 2km away. The site would have to be accessed through LO227 which is not suitable.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and	The site is landlocked and therefore there is no connection to services and facilities and	✗	High	Local	Permanent	Long

infrastructure for "healthy lifestyles"	the town centre; which is 2km away. The site would have to be accessed through LO227 which is not suitable.					
13. Positively plan for, and minimise the effects of, climate change.	The site is landlocked and therefore there is no connection to services and facilities and the town centre; which is 2km away. The site would have to be accessed through LO227 which is not suitable.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is agricultural land with some hedges and trees for boundaries but there are stretches of open boundary; there is also a drainage ditch along the northern boundary of the site. There may be opportunities for additional landscaping to contribute to biodiversity. The land is quite flat and not very visible from public views so would not have an impact on the wider landscape. There would be an impact on the townscape as the site protrudes into the open countryside, not even when you cumulatively look at the adjoining site LO327 and LO337, they do not sit within the built environment comfortably, no impact on the historic environment. The site is landlocked and therefore there is no connection to services and facilities/town centre. The site would have to be accessed through LO227 which is not suitable.</p>						

Site Reference Number: LO341						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field, surrounded by hedges and was the former playing fields for a local school. The site is too small for their to be a significant improvement to biodiversity.	0	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field and was the former playing field for a local school. The site is surrounded by hedges and there would be no impact on the wider landscape the site is quite enclosed. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk.	✓	Medium	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land and although having had a previous use, has now returned to nature.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and the town centre with footpath links via Bluestone Rise. An access can be formed onto Bluestone Rise for a limited number of dwellings.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and the town centre with footpath links via Bluestone Rise. An access can be formed onto Bluestone Rise for a limited number of dwellings.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and	The site was formerly playing fields for the local school but there is no evidence that	✓	Low	Local	Permanent	Long

infrastructure for "healthy lifestyles"	these were open to use by the wider public and they have been unused for some time. The site is reasonably close to existing recreation facilities with footpath links via Bluestone Rise. An access can be formed onto Bluestone Rise for a limited number of dwellings.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and the town centre with footpath links via Bluestone Rise. An access can be formed onto Bluestone Rise for a limited number of dwellings.	✓	Low	Local	Permanent	Long
Summary: The site is not in flood risk. The site is a grass field and was the former playing field for a local school. There would be no impact on the wider landscape the site is quite enclosed. There is no impact on the historic environment. The site was formerly playing fields for the local school but there is no evidence that these were open to use by the wider public and they have been unused for some time. The site is reasonably close to services and facilities, including recreation facilities, and the town centre with footpath links via Bluestone Rise. An access can be formed onto Bluestone Rise for a limited number of dwellings.						

Site Reference Number: LO344						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a garden centre with its associated buildings and surrounded by hedges. The whole of the site is covered with buildings or surfacing, so there would be opportunities for landscaping to improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a garden centre with its associated buildings. The site is largely enclosed by hedges or other development. There would be no increase in impact on the wider landscape if the site were to be redeveloped from its current use. On its own the site is not suitable because it would in effect be in the open countryside and lie out	✓	Medium	Local	Permanent	Long

	of context with the existing pattern of the built environment. With the surrounding sites it would be part of an extension to the town. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	This site is an operational garden centre employing a number of people, its loss would entail the loss of jobs and there is no indication that they are going to relocate within the District.	X	High	Local	Permanent	Long
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is just under 1km from local services and facilities and just over 2km from the town centre. The footpath connection does not start until the edge of Louth, which is almost 400m away. It is unlikely that a footpath would be provided over the intervening distance as it would be a substantial length to provide. If the site were to be linked to a more extensive development along with neighbouring land, this may be a more positive outcome, as footpaths could be more easily provided and the larger site would be required to provide additional local services. Even in isolation, the site would be required to provide some green infrastructure.	X	Low	Local	Permanent	Long

8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is just under 1km from local services and facilities and just over 2km from the town centre but there is no footpath link until you reach the built up section of Legbourne Road, which is almost 400m away. It is unlikely that a footpath would be provided over the intervening distance as it would be a substantial length to provide. Only by working with the other sites on this side of the road can footpath access be achieved. An access can be formed.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is 1.8km from the nearest sport and recreation facilities but there is no footpath link until you reach the built up section of Legbourne Road. Only by working with the other sites on this side of the road can footpath access be achieved. The site would have to provide some green infrastructure as part of any redevelopment but, due to the size of the site, this is unlikely to contribute greatly to healthy lifestyles.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is just under 1km from local services and facilities and just over 2km from the town centre but there is no footpath link until you reach the built up section of Legbourne Road. Only by working	X	Medium	Local	Permanent	Long

	with the other sites on this side of the road can footpath access be achieved. An access can be formed.					
<p>Summary; The site is not in flood risk. The site is a garden centre with its associated buildings. The site is enclosed by development and hedges and there would be no additional impact on the wider landscape if the site were to be redeveloped. On its own the site is not suitable because it would in effect be in the open countryside and lie out of context with the existing pattern of the built environment. With the surrounding sites it would be part of an extension to the town. There is no impact on the historic environment. This site is an operational garden centre employing a number of people, its loss would entail the loss of jobs and there is no indication that they are going to relocate within the District. The site is just under 1km from local services and facilities and just over 2km from the town centre but there is no footpath link until you reach the built up section of Legbourne Road. Only by working with the other sites on this side of the road can footpath access be achieved. An access can be formed.</p>						

Site Reference Number: LO345						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is predominantly agricultural land, with some low hedgerows surrounding and within the site. There are opportunities here for landscaping to improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is predominantly agricultural land, surrounded by low hedgerows and with another hedgerow within the site. The site offers wider views to the north east and east and is prominent in view as you come along the B1200 towards Louth and down Kenwick Hill. There would be an impact on the wider landscape. On its own there would be an impact on the townscape because this site detached from the main body of the town, in conjunction with LO313 and the sites across the road it forms a extension to the town. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and	No impact	O	Low	Local	None	None

pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is starting to move away from the services and facilities and the town centre. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road which is 660m away, only by working with the other sites on this side of the road can footpath access be achieved. However, a site of this size would be required to provide a comprehensive range of green infrastructure, including sport and recreation as well as amenity space, footways and that for biodiversity; along with other services and facilities.	X/✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is starting to move away from the services and facilities and the town centre. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road which is 660m away, only by working with the other sites on this side of the road	X/✓	Medium	Local	Permanent	Long

	can footpath access be achieved. However, a site of this size would be required to provide a comprehensive range of green infrastructure, including sport and recreation as well as amenity space, footways and that for biodiversity; along with other services and facilities.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is starting to move away from the town and is 2km from the nearest sport and recreation facilities. There are no footpath links until you get to the built up section of Legbourne Road which is 660m away, only by working with the other sites on this side of the road can footpath access be achieved. However, a site of this size would be required to provide a comprehensive range of green infrastructure, including that for sport and recreation, footway etc.	X/✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is starting to move away from the services and facilities and the town centre. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road which is 660m away, only by working with the other sites on this side of the road can footpath access be achieved. A site of this size would be required to provide a comprehensive range of green infrastructure, including sport and recreation as well as amenity space, footways and that for biodiversity; along	X/✓	Medium	Local	Permanent	Long

	with other services and facilities.				
<p>Summary; The site is not in flood risk. The site is predominantly agricultural land surrounded by hedgerows and with a further hedgerow through the centre. The site offers wider views to the north east and east and is prominent in views as you come down the B1200 towards Louth and from Kenwick Hill. There would be an impact on the wider landscape. On its own there would be an impact on the townscape because this site detached from the main body of the town, in conjunction with LO313 and the sites across the road it forms a extension to the town. There is no impact on the historic environment. The site is starting to move away from the services and facilities and town centre There are no footpath links until you get to the built up section of Legbourne Road but which is 660m away, only by working with the other sites on this side of the road can footpath access be achieved. A site of this size would be required to provide a comprehensive range of green infrastructure, including sport and recreation as well as amenity space, footways and that for biodiversity; along with other services and facilities. The impact is identified as negative impact due to the difficulty in accessing existing services and facilities in the town. However, the positive impact comes from the fact that a site of this size will be required to provide a number of these services itself. The access is going to be onto Legbourne Road.</p>					

Site Reference Number: LO372						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is grassed field surrounded by mature hedges which feed into a network of hedges in this part of Louth. There are opportunities here for landscaping to improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed fields surrounded by mature hedges and sits within the Lincolnshire Wolds Area of Outstanding Natural Beauty. The site rises from the south and, although there is strong landscape aspect to this part of Louth, it would be visible from London Road and from the end of Julian Bower; there would be some impact on the wider landscape. The site is detached from the built environment and is out of context with the existing pattern of development, it is in effect in the open countryside. There is no impact on the historic environment. A public footpath crosses the site and this would have to be accommodated in a way	X	High	Local	Permanent	Long

	that retains its rural character.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	None	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is almost 1km from the majority of services and facilities and the town centre, although it is closer to sport and recreation facilities. The access would have to be out onto Julian Bower and this is a very narrow rural lane with no footpaths, upgrading the lane would have a significant impact on its rural character.	✗	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is almost 1km from the majority of services and facilities and the town centre, although it is closer to sport and recreation facilities. The access would have to be out onto Julian Bower and this is a very narrow rural lane with no footpaths, upgrading the lane would have a significant impact on its rural character.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is	✓	Low	Local	Permanent	Long

	a town with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is adjacent to Louth Athletics Club and close to The Pavillion which provide opportunities for active and healthy lifestyles. There is a footpath which runs through the site and could encourage walking; however, this would need to be accommodated in a way which retained its rural character.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is almost 1km from the majority of services and facilities and the town centre; although it is closer to sport and recreation facilities. The access would have to be out onto Julian Bower and this is a very narrow rural lane with no footpaths, upgrading the lane would have a significant impact on its rural character.	X	High	Local	Permanent	Long
<p>Summary; The site is not in flood risk. The site is grassed fields within the Lincolnshire Wolds Area of Outstanding Natural Beauty. The site rises from the south and would be visible from London Road and from the end of Julian Bower; there would be some impact on the wider landscape. The site is detached from the built environment and is out of context with the existing pattern of development, it is in effect in the open countryside. There is no impact on the historic environment. The site is almost 1km from the majority of services and facilities and the town centre; however, it is closer to sport and recreation facilities. The access would have to be out onto Julian Bower and this is a very narrow rural lane with no footpaths, upgrading the lane would have a significant impact on its rural character. There is a footpath which runs through the site and could encourage walking but this would have to be accommodated in a way which retained its rural character.</p>						

Site Reference Number: LO462

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a golf course, with clubhouse and open fairways and associated landscaping. Half of the site is covered by a tree preservation order and trees will add to the space for wildlife. Golf courses provide some opportunities for biodiversity, although they are clearly managed for a different use and the greens and fairways would largely be used for species to migrate rather than habitat. The change to housing, albeit low density and with large gardens, is unlikely to reap any significant improvements for biodiversity.	0	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a golf course, with clubhouse and open fairways and associated landscaping. Although, being a golf course, it is an artificially created landscape, part of the sites is within the AONB and the remainder of the site abuts it boundary and hence contributes to its setting. There are trees which would act as screening to the site, so reducing its impact on the wider landscape. Development in this area is out of context with the existing built environment being in effect in the open countryside. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk.	✓	Medium	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is mainly Grade 3 agricultural land, although there are small elements of brownfield land with the club house and facilities.	X	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and the town centre with footpath links. It is also close to Hubbards Hills and Westgate Fields. Any loss of green infrastructure and sport and recreation facilities would have to be compensated for.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and the town centre with footpath links.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy	The site is currently in sport and recreation use and any loss of facilities would have to be compensated for. There are other	✓	Low	Local	Permanent	Long

lifestyles”	recreation facilities close to the site in the form of Hubbards Hills and Westgate Fields.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and the town centre with footpath links. Any loss of green infrastructure would have to be compensated for as this is already a golf club with open space.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is part of a golf course, with clubhouse and open fairways and associated landscaping. Although the area is to a degree, being a golf course, an artificially created landscape, the site lies partly within and abutting the AONB and forms part of its setting. There are trees providing screening and so reducing any impact on the wider landscape. Development in this location is out of context with the existing built environment being in effect in the open countryside. There is no impact on the historic environment. The site is reasonably close to services and facilities and the town centre with footpath links. It is also close to Hubbards Hills and Westgate Fields Any loss of green infrastructure would have to be compensated for as this is already a golf club with open space. The site is also close to other recreation opportunities.</p>						

Site Reference Number: LO501						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	The site is agricultural land with sparse hedges and trees for boundaries. There is potential for landscaping to improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area’s landscapes, townscapes and historic environment.	The site is agricultural land with sparse hedges and trees for boundaries. The land is quite flat and although not well screened by its boundary treatments, it is not highly visible in public views so would not have an impact on the wider landscape. There would be an impact on the townscape this site protrudes into the open countryside, not even when you cumulatively look at the adjoining site LO327 and LO337, they do not sit within the built environment comfortably. There is no impact on the historic environment.	X	High	Local	Permanent	Long

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is landlocked and therefore there is no connection to services and facilities or the town centre. The site would have to be accessed through LO377 which is not suitable.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is landlocked and therefore there is no connection to services and facilities to the town centre. The site would have to be accessed through LO337 which is not suitable.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is landlocked and therefore there is no connection to services and facilities or the town centre. The site would have to be accessed through LO337 which is not suitable.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is landlocked and therefore there is no connection to services and facilities or town centre. The site would have to be accessed through LO337 which is not suitable.	X	High	Local	Permanent	Long

Summary: The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries. Landscaping could improve biodiversity. The land is quite flat and although it has a sparse boundary treatments, it is not highly visible in public views so would not have an impact on the wider landscape. There would be an impact on the townscape this is not a natural extension to the built environment and protrudes into the open countryside, not even when you cumulatively look at the adjoining site LO327 and LO337, as they do not sit within the built environment comfortably. There is no impact on the historic environment. The site is landlocked and therefore there is no connection to services and facilities or the town centre. The site would have to be accessed through LO337 which is not suitable.

Site Reference Number: LO502						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land with hedges and trees for boundaries. Monk's Dyke runs along the southern boundary of the site. There is potential for biodiversity in these linear features and landscaping within the site could improve biodiversity.	✓	Low	Local	Permanent	Long

<p>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</p>	<p>The site is agricultural land with mature hedges and trees for boundaries. The land is quite flat and enclosed by its boundary treatments so would not have an impact on the wider landscape. A public footpath runs along the eastern boundary and the site will be highly visible from here. The site does not form a natural extension to the built environment, even if the adjacent site to the west were to be developed, this site in its entirety would protrude out into the open countryside south eastwards. Reducing the size of the site so it would in line with LO326 would still not improve the way the site relates to the built environment, development would start to string out along Eastfield Road and become less well related to the town. The boundary treatment along Eastfield Road is intermittent and the site would be visible in views along Eastfield Road. There is no impact on the historic environment.</p>	<p>X</p>	<p>Medium</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.</p>	<p>No impact</p>	<p>O</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.</p>	<p>The site is not in flood risk.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>5. Promote viable and diverse economic growth that supports communities within the district.</p>	<p>No impact</p>	<p>O</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.</p>	<p>The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is 1.7km from the town centre although closer to some local services and facilities, but it is starting to move out into the open countryside, there is a footpath connection along Eastfield Road. A vehicle access can be formed via Eastfield Road. A site of this size would be required to provide a comprehensive range of green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 1.7km from the town centre although closer to some local services and facilities, but it is starting to move out into the open countryside, there is a footpath connection along Eastfield Road. A vehicle access can be formed via Eastfield Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is 1.6km from local sport and recreation facilities and there is a footpath connection along Eastfield Road. There is a public footpath on the opposite side of the road linking into a wider footpath network which could encourage walking. A site of this size would be required to provide a comprehensive range of green infrastructure which will support healthy lifestyles.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is 1.7km from the town centre, although closer to some local services and facilities, but it is starting to move out into	✓	Low	Local	Permanent	Long

	<p>the open countryside, there is a footpath connection along Eastfield Road. A vehicle access can be formed via Eastfield Road. A site of this size would be required to provide a comprehensive range of green infrastructure which will support healthy lifestyles and biodiversity.</p>					
<p>Summary; The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries; Monk's Dyke runs along the southern boundary of the site. The land is quite flat and enclosed by its boundary treatments, so would not have an impact on the wider landscape. However, a public footpath runs along the eastern boundary and the site will be highly visible from here. The site does not form a natural extension to the built environment, even if the adjacent site to the west were to be developed, this site in its entirety would protrude out into the open countryside south eastwards. Reducing the size of the site so it would in line with LO326 would still not improve the way the site relates to the built environment, development would start to string out along Eastfield Road and become less well related to the town. The boundary treatment along Eastfield Road is intermittent and the site would be visible in views along Eastfield Road. There is no impact on the historic environment. The site is 1.7km from the town centre although it is closer to local services and facilities, but it is starting to move out into the open countryside; there is a footpath connection along Eastfield Road. A vehicle access can be formed via Eastfield Road. A site of this size would be required to provide a comprehensive range of green infrastructure which will support healthy lifestyles and biodiversity. There is a public footpath on the opposite side of the road linking into a wider footpath network which could encourage walking.</p>						

<p>Site Reference Number: LO505</p>						
<p>Any Assumptions:</p> <ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
<p>1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.</p>	<p>The site is agricultural land with mature hedges and trees for boundaries except the boundary with Alvingham Road which is open. There is a drainage ditch running along the field boundary with Alvingham Road which may contain biodiversity. There would be opportunities for landscaping to improve biodiversity.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</p>	<p>The site is agricultural land with mature hedges and trees for boundaries except the boundary with Alvingham Road which is open. There is a drainage ditch running along the field boundary with Alvingham Road which may contain biodiversity. The</p>	<p>X</p>	<p>Medium</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

	land is quite flat but does rise slightly to the north. The boundary treatment to the west and east does provide some mitigation for the impact on the wider landscape. However, the site does not form a natural extension to the built environment, even if the adjacent site to the east were to be developed, this site in its entirety would protrude out into the open countryside westwards. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not very close to services and facilities, there is no footpath along Alvingham Road, the nearest one being 225m away on the opposite side of the road. The site would be required to provide a range of green infrastructure.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is not very close to services and facilities, there is no footpath along	X	High	Local	Permanent	Long

	Alvingham Road, the nearest one being 225m away on the opposite side of the road. An access can be formed onto Alvingham Road.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is not very close to services and facilities, there is no footpath along Alvingham Road, the nearest one being 225m away on the opposite side of the road. The site would be required to provide a range of green infrastructure, including that which supports healthy lifestyles.	✗	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is not very close to services and facilities, there is no footpath along Alvingham Road, the nearest one being 225m away on the opposite side of the road.	✗	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries except the boundary with Alvingham Road which is open. There is a drainage ditch running along the field boundary with Alvingham Road which may contain biodiversity and there may be opportunities to enhance biodiversity through the design and layout of the site, including a requirement for green infrastructure. The land is quite flat but does rise slightly to the north. The boundary treatment to the west and east does mitigate the impact on the wider landscape. The site does not form a natural extension to the built environment, even if the adjacent site to the east were to be developed, this site in its entirety would protrude out into the open countryside westwards. There is no impact on the historic environment. The site is not very close to services and facilities, there is no footpath along Alvingham Road, the nearest one being 225m away on the opposite side of the road. An access can be formed onto Alvingham Road.</p>						

Site Reference Number: L0521

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field and disused wooded area. The wooded area is unmanaged and not of a good quality though there may be some biodiversity. The site is alongside Railway Walk which provides a strong linear feature for wildlife. Any landscaping scheme would have to incorporate these features and additional landscaping may improve biodiversity.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a field and disused wooded area. The site is enclosed within the context of the built environment and would not have an impact on the wider landscape or townscape, there are trees along the adjacent Railway Walk and these should be retained. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed	The District does not have very much brownfield land on which to develop	✗	Medium	Local	Permanent	Long

land and minimise the loss of the best agricultural land and greenfield sites.	because it is predominately rural in nature; this site is mainly Grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to local schools and 900m from the town centre with footpath links. The site is within walking distance of the main leisure centre. There is no safe suitable access to this site, the only possible access comes out onto a bend on Monks Dyke Lane, there appears to be no way of overcoming this issue.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close local schools and 900m from the town centre with footpath links. There is no safe suitable access to this site, the only possible access comes out onto a bend on Monks Dyke Lane, there appears to be no way of overcoming this issue.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of the main leisure centre, however, there is no safe suitable access to this site, the only possible access comes out onto a bend on Monks Dyke Lane, there appears to be no way of overcoming this issue.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close local schools and 900m from the town centre with footpath links. The site is within walking distance of the main leisure centre. However, there is no	✓	Low	Local	Permanent	Long

	safe suitable access to this site, the only possible access comes out onto a bend on Monks Dyke Lane, there appears to be no way of overcoming this issue.					
<p>Summary: The site is not in flood risk. The site is a field and disused wooded area. The wooded area is unmanaged and not of a good quality though there may be some biodiversity. The site is also alongside Railway Walk which provides a strong linear feature for wildlife. Any landscaping scheme would have to incorporate these features and additional landscaping may improve biodiversity. The site is enclosed within the context of the built environment and would not have an impact on the wider landscape or townscape, there are trees to Railway Walk and these should be retained. There is no impact on the historic environment. The site is close to local schools and 900m from the town centre with footpath links. There is no safe suitable access to this site, the only possible access comes out onto a bend on Monks Dyke Lane, there appears to be no way of overcoming this issue.</p>						

Site Reference Number: LO523						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land. Some of the boundaries have mature hedges and trees, while others are sparser. There are also water courses along a number of boundaries. These create strong linear features for biodiversity. Landscaping would improve biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land. Some of the boundaries have with mature hedges and trees, while others are sparser. The land is quite flat and largely enclosed by its boundary treatments and is not highly visible in the wider public realm. However, a public footpath crosses the site and the site would impact on this. There would be an impact on the townscape as this is not a natural extension to the built environment and protrudes into the open countryside, there is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	O	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural Land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The frontage of the site is almost 2km from the town centre, the furthest extent of the site is 2.7km. There are some local services and facilities closer. There is no footpath on Stewton Lane, which is a narrow lane moving out into the open countryside. A site of this size would be expected to provide a comprehensive range of green infrastructure.	✗	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The frontage of the site is almost 2km from the town centre, the furthest extent of the site is 2.7km. There are some local services and facilities closer however, there is no footpath on Stewton Lane, which is a narrow lane moving out into the open countryside.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is 950m from local sport and recreation facilities, however, there is no footpath on Stewton Lane, which is a narrow lane moving out into the open countryside. However, the site is close to Railway Walk which aids access to these facilities and there is a public right of way through the site which could encourage walking. A site of this size would be expected to provide a comprehensive range of green infrastructure to add to healthy lifestyles.	✓	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The frontage of the site is almost 2km from the town centre, the furthest extent of the site is 2.7km. There are some local services and facilities closer however, there is no footpath on Stewton Lane, which is a narrow lane moving out into the open countryside. However, the site is close to Railway Walk which aids access to these facilities and there is a public right of way through the site which could encourage walking. A site of this size would be expected to provide a comprehensive range of green infrastructure to add to healthy lifestyles and provide for biodiversity.	X/✓	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is agricultural land; some of the boundaries are with mature hedges and trees while others are sparser. The land is quite flat and enclosed by its boundary treatments and is not highly visible in the wider public realm. However, a public footpath crosses the site and the site would impact on this. There would be an impact on the townscape as the site is not a natural extension to the built environment and protrudes into the open countryside; there is no impact on the historic environment. The site is moving away from services and facilities there is no footpath on Stewton Lane, which is a narrow lane moving out into the open countryside. The frontage of the site is almost 2km from the town centre, the furthest extent of the site is 2.7km. There are some local services and facilities closer, however, the lack of footpath is an issue. The site is close to Railway Walk which aids access to these facilities and there is a public right of way through the site which could encourage walking. A site of this size would be expected to provide a comprehensive range of green infrastructure to add to healthy lifestyles and provide for biodiversity.</p>						

Site Reference Number: LO527

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field next to Louth Canal and with the River Lud flowing through it flanked by a number of trees. The site is likely to contain biodiversity, the River itself will certainly act as a wildlife corridor and this would need to be assessed.	?	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is fields next to the canal and is undulating with views across it in the short distance of trees and gives the appearance of grassed meadowland. It only has low hedgerows along its boundaries with Eastfield Road and Cowslip Lane. Development of the site would impact on these short distance views. The site lies outside the built up environment and is in effect in the open countryside, it forms part of the green entrance into Louth along Eastfield Road and forms a meadowland backdrop to the canal, though disused now it does have some historical context. The site also has a public right of way running through it, alongside the canal and it would be hard to accommodate this in a way that retained its rural character.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is in flood risk, as the River Lud runs through the site.	X	Medium	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is mainly Grade 3 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is approximately 1.75km from the majority of services and facilities and the town centre. There is a footpath on the opposite side of the road. There is a footpath running through the site that aids access to the countryside but this would have to be accommodated in a way that retains its rural character.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is still approximately 1.75km from the majority of services and facilities and the town centre. There is a footpath on the opposite side of the road. An access can be formed onto Eastfield Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is 2km from sport and recreation facilities. There is a public footpath running down the rear of the site and another on the opposite side of the road, this could	✓	Low	Local	Permanent	Long

	encourage walking.					
13. Positively plan for, and minimise the effects of, climate change.	The site is still approximately 1.75km from the majority of services and facilities and the town centre. There is a footpath on the opposite side of the road. An access can be formed onto Eastfield Road. The River Lud runs through the site and it has a meadowland feel to it and it is possible the site may contain biodiversity. The River itself will certainly act as a wildlife corridor.	?	Low	Local	Permanent	Long

Summary: The site is fields next to the canal and the River Lud flows through it; the site is in an area of flood risk. The site is undulating with views across it in the short distance of trees. It only has low hedgerows along Eastfield Road and Cowslip Lane boundaries and gives the appearance of grassed meadowland. Development of the site would impact on these short distance views and on the rural character of this part of Louth. The site lies outside the built up environment and is in effect in the open countryside, it forms part of the green entrance into Louth along Eastfield Road. This site forms a meadowland backdrop to the canal, though disused now it does have some historical context. The site is likely to contain biodiversity and the River Lud will act as a wildlife corridor. The site is approximately 1.75km from the majority of services and facilities and the town centre; with a footpath on the opposite side of the road. An access can be formed onto Eastfield Road. There is a public footpath running down alongside the canal and another on the opposite side of the road, this could encourage walking, although the footpath within the site would have to be accommodated in a way that retained its rural character.

Site Reference Number: LO528						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site was former playing fields for a local school. It is largely surrounded by hedges that feed into a network of hedges in this part of Louth. With the size of the site it is unlikely that landscaping would contribute much to improving biodiversity.	0	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site was former playing fields for a local school. It is largely surrounded by hedges that feed into a network of hedges in this part of Louth. There would be no impact on the wider landscape the site is quite enclosed. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and the town centre. The site links into LO341 but the access onto Bluestone Rise is not wide enough to accommodate any more than the 5 dwellings indicated for LO341. Access onto Julian Bower is not possible, it is a narrow lane and upgrading it would significantly harm its rural character. Therefore this site does not have a satisfactory access and cannot link to services and facilities.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and town centre. The site links into LO341 but the access onto Bluestone Rise is not wide enough to accommodate any more than the 5 dwellings indicated for LO341. Access onto Julian Bower is not possible, it is a narrow lane and upgrading it would significantly harm its rural	X	High	Local	Permanent	Long

	character. Therefore this site does not have a satisfactory access and cannot link to services and facilities.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site was formerly playing fields for the local school but there is no evidence that these were open to use by the wider public and they have been unused for some time. The site is reasonably close to services and facilities/town centre. However, this site does not have a satisfactory access and cannot link to services and facilities.	✗	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and the town centre. The site links into LO341 but the access onto Bluestone Rise is not wide enough to accommodate any more than the 5 dwellings indicated for LO341. Access onto Julian Bower is not possible, it is a narrow lane and upgrading it would significantly harm its rural character. Therefore this site does not have a satisfactory access and cannot link to services and facilities.	✗	High	Local	Permanent	Long
<p>Summary; The site is not in flood risk. The site was former playing fields for a local school. There would be no impact on the wider landscape the site is quite enclosed by hedges and existing development. There is no impact on the historic environment. The site is reasonably close to services and facilities and the town centre. The site links into LO341 but the access onto Bluestone Rise is not wide enough to accommodate any more than the 5 dwellings indicated for LO341. Access onto Julian Bower is not possible, it is a narrow lane and upgrading it would significantly harm its rural character. Therefore this site does not have a satisfactory access and cannot link to services and facilities. This site is former playing fields. There is no evidence that these were open to use by the wider public and they have been unused for some time, however evidence would have to be provided that they had been satisfactorily replaced.</p>						

Site Reference Number: LO530

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a former resource centre with trees along the south east boundary and some green space to the rear. There is a large car park to the front of the building. This site is only small and so there would be little opportunity to enhance biodiversity but retention of the trees should help to retain what is there.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a former resource centre with trees along the south east boundary and some green space to the rear. There is no impact on the wider landscape because the site is enclosed. The site lies within the built up area of the town so there is no impact on the townscape. There is a listed building to the south east of the site but it is some distance away and any impact would be mitigated by design and landscaping.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact – the site is disused at present	○	Low	Local	None	None
6. Prioritise appropriate re-	The District does not have very much	✓	Low	Local	Permanent	Long

use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	brownfield land on which to develop because it is predominately rural in nature; this site is classed as brownfield land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities. There is already a vehicle access but it runs through, and is shared with, the building at the front of the site which belongs to a local theatre group. There may be some conflict with users of this building as performances often run into late evening and there may be disturbance from people leaving the building and from vehicular activity as the theatre car park is closest to site LO530.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other	✓	Low	Local	Permanent	Long

	facilities.					
13. Positively plan for, and minimise the effects of, climate change.	The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a former resource centre with trees along the south east boundary and some green space to the rear. There is no impact on the wider landscape because the site is enclosed. The site lies within the built up area of the town so there is no impact on the townscape. There is a listed building to the south east of the site but it is some distance away and any impact would be mitigated by design and landscaping. The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities. There is already a vehicle access but it runs through and is shared with the building at the front of the site which belongs to a local theatre group. There may be some conflict with users of this building as performances often run into late evening and there may be disturbance from people leaving the building and from vehicular activity as the theatre car park is closest to site LO530.</p>						

Site Reference Number: LO531						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is the site of some county council offices which appear to still be in use, there are trees along the frontage with general landscaping. The site is too small to enable biodiversity to be enhanced, however, retention of the trees would enable that already on site to be retained.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is the site of some county council offices which appear to still be in use, there are trees along the frontage with general landscaping. There is no impact on the wider landscape because the site is enclosed and is already part of the built form. The site lies within the built up area of the town so there is no impact on the townscape. The site is close to a listed building but is unlikely to affect its setting.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and	No impact	0	Low	Local	None	None

pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site appears to be still used for employment by the county council, ceasing its use could reduce the number of jobs within the area, though there is no timetable for this.	X	Low	Local	Permanent	Long
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is classed as brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities. There is already a vehicle access to the site which could be used, however, the access is shared with Louth Fire Station, which has recently been rebuilt and safe means of access for vehicles and pedestrians would ensure if this site were to be redeveloped.	?	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and	✓	Low	Local	Permanent	Long

	facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is the site of some county council offices which appear to still be in use, there are trees along the frontage with general landscaping. The site is too small to enable biodiversity to be enhanced, however, retention of the trees would enable that already on site to be retained. There is no impact on the wider landscape because the site is enclosed. The site lies within the built up area of the town so there is no impact on the townscape. It is reasonably close to services and facilities, there are footpath connections to the main town and other facilities. There is already a vehicle access to the site which could be used. However, the access is shared with Louth Fire Station, which has recently been rebuilt and safe means of access for vehicles and pedestrians would ensure if this site were to be redeveloped. The site appears to be still used for employment by the county council, ceasing its use could reduce the number of jobs within the area, though there is no timetable for this.</p>						

Site Reference Number: L0705						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with hedges and mature trees for its boundary treatment. There are opportunities for landscaping within the site to enhance biodiversity, but this unlikely to be a significant enhancement.	0	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with hedges and mature trees for its boundary treatment. The boundary treatment means the site is enclosed and does not impact on wider views out of Louth. However, the boundary to Alvingham Road is a low hedge and on leaving Louth, the site will be prominent in view. The site is detached from the main town and is in effect in the open countryside. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is detached from the town with no footpath connection along Alvingham Road, which is quite narrow at this point. The site is too detached to adequately create a footpath connection. The site would be required to provide some green infrastructure.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	O	Low	Local	None	None
9. Support inclusive, safe	The site is detached from the town with no	X	High	Local	Permanent	Long

and vibrant communities.	footpath connection along Alvingham Road, which is quite narrow at this point. The site is too detached to adequately create a footpath connection.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is detached from the town with no footpath connection along Alvingham Road, which is quite narrow at this point. The site is too detached to adequately create a footpath connection.	✗	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is detached from the town with no footpath connection along Alvingham Road, which is quite narrow at this point. The site is too detached to adequately create a footpath connection.	✗	High	Local	Permanent	Long
Summary; The site is not in flood risk. The site is an agricultural field with hedges and mature trees for its boundary treatment. The boundary treatment means the site is enclosed and does not impact on wider views, although the low hedges along Alvingham Road mean that it would be highly visible in views on leaving Louth. The site is detached from the main town and is in effect in the open countryside. There is no impact on the historic environment. The site is detached from the town with no footpath connection along Alvingham Road, which is quite narrow at this point. The site is too detached to adequately create a footpath connection.						

Site Reference Number: No Site Number between LO311 and LO326 put forward June 2016 consultation						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity	The site is an agricultural field used for grazing. Boundary treatment is hedges to the south, residential development to the	?	Low	Local	Permanent	Long

(native plants and animals) and geodiversity.	north and west and an open road frontage to the east. The hedges and fact that the land does not appear to have been intensively farmed may currently provide for biodiversity. Development of this site may impact upon this.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscape and historic environment.	The site is an agricultural field used for grazing. Boundary treatment is hedges to the south, residential development to the north and west and an open road frontage to the east. The site rises up to the south but would not impact on the wider landscape as the hedges provide screening to open boundaries. The fact that the land rises to the south may create over looking to properties to the north, although this may be able to be ameliorated through design, layout and landscaping. The Historic Environment Record show the potential for ridge and furrow on the site and as the land has not been intensively farmed, this would require further investigation.	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is 1.5km from services and facilities in the town centre, although closer to neighbourhood facilities including primary school and shops.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impacts	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 1.5km from services and facilities/ in the town centre, although closer to neighbourhood facilities including primary school and shops. The access will be off Park Row, which may limit the scale of development, there are footpath links to the centre.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is 1.5km from services and facilities in the town centre, although closer to neighbourhood facilities including primary school and shops and including those for sport and recreation.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is 1.5km from services and facilities in the town centre, although closer to neighbourhood facilities including primary school and shops.	✓	Medium	Local	Permanent	Long

Summary; The site is an agricultural field used for grazing. Boundary treatment is hedges to the south, residential development to the north and west and an open road frontage to the east. The hedges and fact that the land does not appear to have been intensively farmed may currently provide for biodiversity. Development of this site may impact upon this. Boundary treatment is hedges to the south, residential development to the north and west and an open road frontage to the east. The site rises up to the south but would not impact on the wider landscape as the hedges provide screening to open boundaries. The fact that the land rises to the south may create over looking to properties to the north, although this may be able to be ameliorated through design, layout and landscaping. The Historic Environment Record show the potential for ridge and furrow on the site and as the land has not been intensively farmed, this would require further investigation. The site is not in flood risk and is on grade 3 agricultural land. The site is 1.5km from services and facilities/ in the town centre, although closer to neighbourhood facilities including primary school and shops. The access will be off Park Row, which may limit the scale of development, there are footpath links to the centre.

Site Reference Number: Louth Employment Land – Direction of Growth

Any Assumptions:

- The assessment assumes that any ensuing development will progress from Nottingham Road, where there is an existing access road that can serve the development. Access from another part of the industrial estate may bring forward a different piece of land, however, the overall assessment is unlikely to change significantly.

Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
<p>1. Protect and enhance the quality and distinctiveness of the areas biodiversity (native plants and animals) and geodiversity.</p>	<p>The land to the north of Fairfield Industrial Estate is agricultural land in arable production. These are not likely to be of significant value for biodiversity. However, the land to the north of Nottingham Road has mature hedges to the eastern, western and southern boundaries which may provide wildlife corridors. This field, at approximately 6.6ha, is less than the 8.6ha required, so will mean extending beyond the field boundaries into adjacent fields. To the west of the site is the former railway line which was a Site of Nature Conservation Importance. While the site has lost its local designation, it still provides a strong, well hedged, wildlife corridor and this should be retained in any development. As the development is for employment land, and therefore will not provide gardens and is unlikely to provide open space, there may well be an impact on biodiversity through the development, and potentially, depending on the end users, through its operation.</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</p>	<p>The land to the north of Nottingham Road has mature hedges to the eastern, western and southern boundaries. To the west of the site is the former railway line which provides a strong hedge line and this should be retained in any development. Development here will be screened in the main views. However, this field, at approximately 6.6ha, is less than the 8.6ha</p>	<p>✓</p>	<p>Medium</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

	<p>required and this will mean extending beyond the field boundaries into adjacent fields to the north east; fields in this area are quite open and would extend the development into open countryside and would be visible in views from Brackenborough Road; although these will be at a distance, viewed along with other industrial development and could be mitigated by landscaping and design. To the west lies the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB). The site is 880m from its boundary, a public right of way runs along a lower ridge line of the AONB with views to the east. However, intervening landscaping to would reduce visibility across the site and the trees along the footpath are protected by a Tree Preservation Order (TPO). There is no impact on the historic environment.</p>					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	The site is on grade 3 agricultural land, there are no other impacts on natural resources.	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in a flood risk area	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	The site would provide increased opportunities for investment in the town. The site will provide for new businesses and allow expansion of existing ones, and allow opportunity for networks of businesses to develop.	✓	Medium	Local	Permanent	Long
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is located on the northern edge of Louth. As an employment site, it is unlikely to provide, or be required to provide, additional green infrastructure. For employees working at the industrial estate, or customers wishing to access businesses on it, although a bus routes passed close to the industrial estate, there are no bus stops available. This is something that could be negotiated with the service provider but, despite the current size of the industrial estate, is not already available.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	There is safe access to the site, being off an existing serviced industrial estate with footways and footway lighting. In providing the opportunity for additional jobs, this also helps towards creating a vibrant community.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	The site makes no contribution to housing need, being an industrial development.	X	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site does not contribute to healthy lifestyles. People may walk or cycle to work but this is a bi-product of the sites' location rather than a positive aim of the proposal.	X	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is located on the northern edge of Louth. Although it is possible to walk and cycle to the site, it is some distance from the southern side of the town and there are no dedicated pedestrian routes (beyond roadside footways) or cycle routes. A bus route passes close to the site but there are no convenient bus stops, although this	X	Low	Local	Permanent	Long

	could be negotiated with the bus company.					
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Summary: Land for an additional 8.6ha of employment land will be needed over the plan period. There are no options available in the town that would enable brownfield land to come forward to fulfil this need; there being little available brownfield land in the town. This means that the only options available to the Council will be edge of settlement locations on greenfield land. In narrowing down the options further, it is important that the site chosen has readily available and safe access to the Strategic Road Network to enable the movement of goods whilst causing minimum disturbance to residential areas of the town and avoiding, where possible, the narrow historic streets in the town centre. This would preclude development to the east of Louth. To the west of Louth lies the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) and development further west of the existing built area of the development risks harming this protected landscape or its setting. This leaves two main options for a future direction of growth: extending the town's existing industrial estate on the north of the town; or creating a new area of employment land to the south of the town where there is also convenient access to the A16. The direction of growth for additional land has been chosen to the north of Louth, extending Fairfield Industrial Estate to accommodate additional demand. The scores above show that there are some negative outcomes from this choice, which largely relate to its location on greenfield land and its distance from some areas of the town; particularly to the south. A scoring for the site to the south would receive a similar scoring, with negative and neutral scores as highlighted above. However, in addition, a site to the south would also receive a negative score for landscape impact as, depending on the exact siting, it would be more visible in views from Kenwick Hill and Kenwick Road. There is also less of a commercial presence in this area to soften the impact of the development. Also, the ability for an extension of the existing industrial land to help provide synergy between businesses potentially strengthens the economic outcomes from the development. It is therefore considered that this part of Louth provides the most suitable direction of growth for further employment development.

MANBY AND GRIMOLDBY

Site Reference Number: MAN003

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has mature trees and hedgerows for its boundary treatment and there is a blanket tree preservation order on the site, any development would impact on the biodiversity of this site as it would involve some degradation of what is already there.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed paddock set within mature boundary features which obscure most of the inner site. Development of the site would inevitably open up the site to views of development and involve the small loss of some of the boundary treatment to widen the access the impact would be wider on the townscape rather than views of the landscape. This is a very wooded rural part of the village defined by its treed lined roads and areas of wooded landscape. There is no impact on the historic environment, the setting of the listed church opposite would be unaffected providing the trees remained.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and	No impact	0	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a field of Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, a vehicle access can be provided onto the lane and there is a footpath connection.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, a vehicle access can be provided onto the lane and there is a footpath connection.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village, a vehicle access can be provided onto the lane and there is a footpath connection. This part of the village leads out into the open countryside and this could encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village, a vehicle access can be provided onto the lane and there is a	✓	Low	Local	Permanent	Long

	footpath connection.					
<p>Summary: The site is not in flood risk, it is grassed paddock surrounded by mature trees and hedgerows and covered by a blanket tree preservation order, any development of the site would lead to some loss of trees to widen the access and this would result in detriment to the townscape in this very rural part of the village. There is no impact on the historic environment or wider landscape views. The site is close to services and amenities and there is a footpath connection.</p>						

Site Reference Number: MAN021						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has mature trees and hedgerows for its boundary treatment with a narrow access treed access off Mill Lane, this access would need widening or clearing and it would involve some degradation of what is already there in terms of biodiversity.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed paddock set within mature boundary features back from the lane only accessed by a narrow access which obscures the inner site. There would be no impact on the wider landscape views. There is no impact on the historic or townscape environment	O	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities	No impact	O	Low	Local	None	None

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an area of Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, but Mill Lane is very narrow being a small rural lane and has no footpath connection with the rest of the village until the main road some 147m away, with no possibility of creating one.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, but Mill Lane is very narrow being a small rural lane and has no footpath connection with the rest of the village until the main road some 147m away, with no possibility of creating one. The vehicle access would be difficult, there are no passing places and more vehicles onto the lane could compromise the safety of road users.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village, but Mill Lane is very narrow being a small rural lane and has no footpath connection with the rest of the village until the main road some 147m	X	Medium	Local	Permanent	Long

	away, with no possibility of creating one. There is a countryside public right of way along the southern boundary of the site that links into a good public footpath network around the village.					
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village, but Mill Lane is very narrow being a small rural lane and has no footpath connection with the rest of the village until the main road some 147m away, with no possibility of creating one.	X	Low	Local	Permanent	Long
Summary: The site is not in flood risk, it is grassed paddock surrounded by mature trees and hedgerows with a tree lined access. There is no impact on the historic, townscape environment or wider landscape views. The site is close to services and amenities but there is no footpath connection, the nearest one being some 147m away on the main road, the vehicle access would be difficult and given the narrow rural aspect of the lane could compromise the safety of road users.						

Site Reference Number: MAN030						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has mature trees (two of which are covered by tree preservation orders) and hedgerows for its boundary treatment, access onto Mill Lane would involve clearing some of the mature trees and it would involve some degradation of what is already there in terms of biodiversity.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed paddock set within mature boundary features which to a degree obscure the site. There would be no impact on the wider landscape views. There is no impact on the historic or townscape environment, though the site does back onto the listed church the boundary features to a degree block the views.	✓	Medium	Local	Permanent	Long
3. Protect natural resources	No impact	0	Low	Local	None	None

from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a field of Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, but Mill Lane is very narrow being a small rural lane and has no footpath connection with the rest of the village until the main road some 55m away, with no possibility of creating one.	✗	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, but Mill Lane is very narrow being a small rural lane and has no footpath connection with the rest of the village until the main road some 55m away, with no possibility of creating one. The vehicle access would be difficult, there are no passing places and more vehicles onto the lane could compromise the safety of road users.	✗	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village, but Mill Lane is very narrow being a small rural lane and has no footpath connection with the rest of the village until the main road some 55m away, with no possibility of creating one.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village, but Mill Lane is very narrow being a small rural lane and has no footpath connection with the rest of the village until the main road some 55m away, with no possibility of creating one.	X	Low	Local	Permanent	Long
Summary: The site is not in flood risk. It is grassed paddock surrounded by mature trees and hedgerows. There is no impact on the townscape environment or wider landscape views. There could be a small impact on the views of the listed church but this is somewhat mitigated against by the mature boundary treatments of the site. The site is close to services and amenities but there is no footpath connection, the nearest one being some 55m away on the main road, the vehicle access would be difficult and given the narrow rural aspect of the lane could compromise the safety of road users.						

Site Reference Number: MAN223						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has mature trees and hedgerows for its boundary treatment, it is very open and is used for agricultural and the keeping of intensive livestock. The site was previously less intensively used and had a diversity of wildlife; changes to the use of the site may have had an impact on this. A strong landscaping scheme within the site	?	Low	Local	Permanent	Long

	would enhance the biodiversity of the site.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is very open because of its size even though it does have mature trees and hedges for its boundary treatment, there are gaps which enable views across the sites in places. Development of the site would impact on wider views of the countryside from various locations and impact on the rural setting of the village. The site would not impact on the townscape or historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land. Although the site was a former airfield, the runways have been dug up and only part of the perimeter track remains, so the majority of the site now has no trace of its former brownfield elements.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The closest part of the site is over 500 metres from the services and facilities in the village but as you move out of the village these get further away. A footpath exists as far as the entrance of the site but is on the other side of the road and it would be expected that one should be created on	✓	Low	Local	Permanent	Long

	the same side as the site. Given the size of the site it would be expected to provide significant amounts of green infrastructure.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The closest part of the site is over 500 metres from the services and facilities in the village but as you move out of the village these get further away. A footpath exists as far as the entrance of the site but is on the other side of the road and it would be expected that one should be created on the same side as the site. Given the size of the site it would be expected to provide significant amounts of green infrastructure and include some additional community benefits.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The closest part of the site is over 500 metres from the services and facilities in the village but as you move out of the village these get further away. A footpath is on the other side of the road and it would be expected that one should be created on the same side as the site. Given the size of the site it would be expected to provide significant amounts of green infrastructure and some community benefits. There is a public bridleway within the site, and this could be extended to provide additional opportunities for walking and outdoor	✓	Low	Local	Permanent	Long

	activities.					
13. Positively plan for, and minimise the effects of, climate change.	The closest part of the site is over 500 metres from the services and facilities in the village but as you move out of the village these get further away. A footpath is on the other side of the road and it would be expected that one should be created on the same side as the site. Given the size of the site it would be expected to provide significant amounts of green infrastructure.	✓	Low	Local	Permanent	Long
Summary: The site is not in flood risk. It is close to services and facilities but the footpath is on the other side of the road and, given its size, there would need to be a footpath on the same side as the site. The size of the site would mean it would have to provide green infrastructure and open space and also other community benefits. The site is so large that despite its mature boundary treatment its development would impact on wider views of the landscape from various vantage points including the rural setting of the village. The site would not impact on the townscape or historic environment.						

Site Reference Number: MAN301						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has some mature trees (some of which are covered by tree preservation order) and hedgerows for its boundary treatment. It is open in nature but has not been subject to development or intensive agriculture so could possess some biodiversity, however, additional landscaping could enhance the biodiversity of the site.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is open in nature even though it does have some mature trees and hedges for its boundary treatment. Development of the site would impact on wider views of the countryside from the dwellings on Tinkle Street and along Whitegate Lane the adjacent track that leads into the open	X	Low	Local	Permanent	Long

	countryside. The site would impact on the townscape in this part of the village which is rural in nature as it moves out into the countryside, the properties here tend to be more linear in nature and this would be backland development. The site does not impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site approximately 1km from the majority of services in the village (shop, school, village hall), a footpath exists on the opposite side of the road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is approximately 1km from the majority of services in the village (shop, school, village hall), a footpath exists on the opposite side of the road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is	✓	Low	Local	Permanent	Long

	a large village with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is approximately 1km from the majority of services in the village (shop, school, village hall), a footpath exists on the opposite side of the road.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is approximately 1km from the majority of services in the village (shop, school, village hall), a footpath is on the opposite side of the road.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. It is approximately 1km from the majority of services in the village (shop, school, village hall) with a footpath is on the opposite side of the road. Despite some boundary treatment, because of its open nature, the site would impact on wider views of the landscape to a degree. Any landscaping would enhance biodiversity. The site would impact on the townscape in this part of the village as it moves into the open countryside where the village is more rural in nature and takes a linear form; this backland development would be out of context with this. The site would not impact on the historic environment.</p>						

Site Reference Number: MAN302						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has some mature trees (some of which are covered by tree preservation orders) and hedgerows for its boundary treatment, it is open in nature. The site is a paddock and has not been developed or intensively farmed so may possess some biodiversity. Landscaping could enhance the biodiversity of the site.	?	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is open in nature even though it does have some mature trees and hedges for its boundary treatment. Development of the site would impact on wider views of the countryside especially if the boundary treatment was removed from Mill Lane. The site would impact on the townscape in this part of the village which is rural in nature, the properties tend to be more linear in nature and this would be backland development. The site does not impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, but there are no footpaths either along Mill Lane or Eastfield Lane and with little prospect of developing them due to the narrowness of the carriageway.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe	The site is close to the services and	X	Medium	Local	Permanent	Long

and vibrant communities.	facilities in the village, but there are no footpaths either along Mill Lane or Eastfield Lane with little prospect of developing them due to the narrowness of the carriageway. Vehicles movements on and off the site could compromise the safety of road users because of the narrowness of both lanes					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is close to the services and facilities in the village, but there are no footpaths either along Mill Lane or Eastfield Lane with little prospect of developing them due to the narrowness of the carriageway.	✗	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village, but there are no footpaths either along Mill Lane or Eastfield Lane with little prospect of developing them due to the narrowness of the carriageway.	✗	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. It is close to services and facilities but there are no footpaths either along Mill Lane or Eastfield Lane and their narrow rural nature could compromise the safety of road users. The site because of its open nature despite some boundary treatment would impact on wider views of the landscape to a degree, especially if the boundary was removed along Mill Lane. The degree of biodiversity in this paddock is unknown, therefore it is unknown if further landscaping could enhance biodiversity. The site would impact on the townscape in this part of the village as it is more rural in nature and takes a linear form; this backland development would be out of context with this. The site would not impact on the historic environment.</p>						

Site Reference Number: MAN305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact		Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a mixture of grassed areas at the front and a disused area used for recycling. There is mature landscaping along the frontage which forms a good boundary treatment with the B1200. The rest of the site is used by LCC as their highway depot. As there would be a conflict between residential use and employment use of the site with LCC highway lorries going in and out of the site, there would therefore have to be a separate vehicle and pedestrian access to the site. This would erode the front boundary and lead to a loss of biodiversity. Any further landscaping within the site would enhance biodiversity through the rest of the site.	✓		Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is quite contained in from views from the street because the front part of the site has mature boundary treatment of trees and hedges. Development of this site would not impact on wider views of the landscape. Development in the southern part of the site may impact on the setting of the listed highways depot building, Linx House and Centurion House as the boundary treatment in these areas is sparse. The degree of impact will depend on the design of any proposals.	✓	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0		Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk	✓		Low	Local	None	None

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	The site is currently in commercial use, however, it appears to be underused and there may be capacity in the remainder of the site to accommodate any displaced uses.	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site was a recycling site is therefore brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village including the school and doctors. There is a footpath on the other side of the road from the site.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village including the school and doctors. There is a footpath on the other side of the road from the site. The rest of the site is used by LCC as their highway depot and there would be a conflict between residential use and employment use of the site with LCC highway lorries going in and out of the site. There would therefore have to be a separate vehicle and pedestrian access to the site. This would create three heavily trafficked accesses within just over 100 metres which would need careful assessment. There could also be noise issues from the depot use of the site, especially as it is used for the storage and distribution of road grit in the winter.	X	Medium	Local	Permanent	Long

10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village including the school and doctors. There is a footpath on the other side of the road from the site. The rest of the site is used by LCC as their highway depot and there would be a conflict between residential use and employment use of the site with LCC highway lorries going in and out of the site, there would therefore have to be a separate vehicle and pedestrian access to the site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village including the school and doctors. There is a footpath on the other side of the road from the site. The rest of the site is used by LCC as their highway depot and there would be a conflict between residential use and employment use of the site with LCC highway lorries going in and out of the site, there would therefore have to be a separate vehicle and pedestrian access to the site.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is close to the services and facilities in the village including the school and doctors, and there is a footpath on the other side of the road from the site. The rest of the site is used by LCC as their highway depot and there would be a conflict between residential use and employment use of the site with LCC highway lorries going in and out of the site, there would therefore have to be a separate vehicle and pedestrian access to the site. There could also be noise issues from the depot use of the site, especially as it is used for the storage and distribution of road grit in the winter. The site is well screened from the road by the fact that the front part of the site has good mature boundary treatment of trees and hedges, it would not impact on the wider landscaping. Development in the southern part of the site may impact on the setting of a number of listed buildings, as the boundary treatment in these areas is sparse. The degree of impact will depend on the design of any proposals.</p>						

Site Reference Number: MAN309

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has some mature trees and hedgerows for its boundary treatment, trees in the south eastern corner are covered by a tree preservation order. Otherwise, the site is open in nature. Landscaping would enhance the biodiversity of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is open in nature even though it does have some mature trees and hedges for its boundary treatment. Development of the site would impact on wider views of the countryside but only as glimpses through existing development. The site does not impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village and there are footpaths from the access onto Church Lane to connect to the village centre. A public footpath runs though the site and this provides a more direct route to the services in the village. This should be retained in a way that promotes its use.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village and there are footpaths from the access onto Church Lane to connect to the village centre. A public footpath runs though the site and this provides a more direct route to the services in the village. This should be retained in a way that promotes its use.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village and there are footpaths from the access onto Church Lane to connect to the village centre. A public footpath runs though the site and this provides a more direct route to the services in the village. This should be retained in a way that promotes its use.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village and there are footpaths from the access onto Church Lane to connect to the village centre. A public	✓	Low	Local	Permanent	Long

	footpath runs though the site and this provides a more direct route to the services in the village. This should be retained in a way that promotes its use.					
<p>Summary: The site is not in flood risk. It is close to services and facilities and there is a footpath from the access onto Church Lane. A public footpath runs though the site and this provides a more direct route to the services in the village. This should be retained in a way that promotes its use. The site is open in nature and, despite some boundary treatment, would impact on glimpsed wider views of the landscape to a degree. Any landscaping would enhance biodiversity and lessen its landscape impact. The site would not impact on the historic environment.</p>						

Site Reference Number: MAN310						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has some mature trees and hedgerows for its boundary treatment. Otherwise it is open in nature and as an agricultural field additional landscaping within could enhance the biodiversity of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is open in nature even though it does have some mature trees and hedges for its boundary treatment. Development of the site would impact on wider views of the countryside from Church Lane. The site does not impact on the townscape or historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and	No impact	0	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is 1km from the local shop and post office and 1.5km from the other services and facilities in the village. There are footpaths from the access onto Church Lane to connect to the village centre and Church Lane becomes very narrow alongside the site.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 1km from the local shop and post office and 1.5km from the other services and facilities in the village and there are footpaths from the access onto Church Lane to connect to the village centre	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is 1km from the local shop and post office and 1.5km from the other services and facilities in the village and there are footpaths from the access onto Church Lane to connect to the village centre	✓	Medium	Local	Permanent	Long

13. Positively plan for, and minimise the effects of, climate change.	The site is 1km from the local shop and post office and 1.5km from the other services and facilities in the village and there are footpaths from the access onto Church Lane to connect to the village centre	✓	Medium	Local	Permanent	Long
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Summary: The site is not in flood risk. It is 1km from the local shop and post office and 1.5km from the other services and facilities. There is a footpath that goes most of the way into the village, but there is no footpath from the access onto Church Lane which becomes very narrow alongside the site. The site is open in nature and, despite some boundary treatment, would impact on wider views of the landscape from Church Lane. Any landscaping would enhance biodiversity and lessen its landscape impact. The site would not impact on the townscape or historic environment.

Site Reference Number: MAN313

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has very good mature trees and hedgerows for its boundary treatment. The site has not been used for intensive agriculture and is likely to host a variety of types of wildlife. There will be some loss of hedgerows in creating accesses and in clearing areas for the development. Additional landscaping within the site will offset any loss of the biodiversity of the site.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is has very good mature trees and hedges for its boundary treatment. Development of the site would not impact on wider views of the countryside because of its boundary treatment. There will be some impact on the townscape with the removal of trees and hedges as this is a very well treed and rural part of the village and adds to the rural setting of the village. The site may impact on the historic	X	Medium	Local	Permanent	Long

	environment being adjacent to the listed church, the boundary treatment would have to be retained and enhanced.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village and there is a footpath on the other side of the road to connect to the village centre.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village and there is a footpath on the other side of the road to connect to the village centre.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village and there is a footpath on the other side of the road to connect to the village centre. The site is near to the open countryside which could encourage walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village and there is a footpath on the other side of the road to connect to the village centre.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. It is close to services and facilities and there is a footpath on the other side of the road to connect to the village centre. The site has very good mature boundary treatment and would not impact on wider views of the landscape. Any landscaping would compensate for any loss of biodiversity through the development of the site. The site would impact on the townscape because this is a rural part of the village leading out into the open countryside and this site forms part of that setting. The site could impact on the historic environment being next to the listed church, the boundary treatment would have to be retained to protect the churches rural setting.

Site Reference Number: MAN314

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has quite poor boundary treatment and is at present an open field for agriculture. Landscaping would enhance the biodiversity of the site.	✓	Low	Local	Permanent	Long

<p>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</p>	<p>The site is has quite poor boundary treatment and is an open field prominent within views across from the village and also visible in view from Manby Middlegate. Development of the site would impact on these views and landscaping could not mitigate against this. The site is also slightly convex, with a raised elevation in the centre of the site which will increase its prominence. The site would not impact on the historic environment. There would be some impact on the townscape but this is in the main the centre of the two villages so further development would be expected to be part of the townscape.</p>	<p>X</p>	<p>Medium</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.</p>	<p>No impact</p>	<p>O</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.</p>	<p>The site is not in flood risk</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>5. Promote viable and diverse economic growth that supports communities within the district.</p>	<p>No impact</p>	<p>O</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.</p>	<p>The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.</p>	<p>The site is very close to the services and facilities in the village with the post office, shop, doctor's surgery and school within easy walking distance. There is a footpath on the other side of Carlton road to connect to the village centre and one could be created on the side of the site. The site</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

	could also provide a village green to help define the centre of the two villages.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is very close to the services and facilities in the village with the post office, shop, doctor's surgery and school within easy walking distance. There is a footpath on the other side of Carlton road to connect to the village centre and one could be created on the side of the site. The site could also provide a village green to help define the centre of the two villages.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is very close to the services and facilities in the village with the post office, shop, doctor's surgery and school within easy walking distance. There is a footpath on the other side of Carlton road to connect to the village centre and one could be created on the side of the site. The site could also provide a village green to help define the centre of the two villages.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is very close to the services and facilities in the village with the post office, shop, doctor's surgery and school within easy walking distance. There is a footpath on the other side of Carlton road to connect to the village centre and one could be created on the side of the site. The site could also provide a village green to help	✓	Low	Local	Permanent	Long

	define the centre of the two villages.				
<p>Summary: The site is not in flood risk. It is very close to services including the post office, shop, doctors and school and there is a footpath on the other side of Carlton road to connect to the village centre with room to provide one on the side of the site. The site does not have very good boundary treatment and development of it would impact on wider views of the landscape. Any landscaping would enhance biodiversity. The site would not impact on the townscape because this is the centre of the village and it would be expected that the centre would develop, the site could provide a village green for the two villages this would ensure that there was still a form of separation between them. The site would not impact on the historic environment.</p>					

Site Reference Number: MAN316						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with good boundary treatment along the western boundary. Any further landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is quite contained from views from the street because the front part of the site already has planning permission and should be developed in the near future. Development of this site would not impact on wider views of the landscaping. The site would not impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and	No impact	0	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site was a caravan site with a toilet block and is therefore brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village including the school and doctors, there is a footpath along the main road connecting the site. The site does however rely on the front part being developed otherwise it is landlocked.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village including the school and doctors, there is a footpath along the main road connecting the site. The site does however rely on the front part being developed otherwise it is landlocked.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village including the school and doctors, there is a footpath along the main road connecting the site. The site does however rely on the front part being developed otherwise it is landlocked.	✓	Low	Local	Permanent	Long
13. Positively plan for, and	The site is close to the services and	✓	Low	Local	Permanent	Long

minimise the effects of, climate change.	facilities in the village including the school and doctors, there is a footpath along the main road connecting the site. The site does however rely on the front part being developed otherwise it is landlocked.					
<p>Summary: The site is not in flood risk. It is close to services and facilities including the doctors and the school there is a footpath connecting to the road leading to the village centre but the site does rely on the front part of the site coming forward otherwise it is landlocked, there is an access through both sites shown on the details of the planning application in 2011 for the front part of the site, with no obvious ransom strip, both areas were in the same ownership in 2011. The site is screened from the road by the fact that the front part of the site has planning permission and is going to be developed and it would not impact on the wider landscape. The site would not impact on the townscape or historic environment.</p>						

Site Reference Number: MAN319						
Any Assumptions:						
<ul style="list-style-type: none"> 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has very good mature trees and hedgerows for its boundary treatment, some of which are covered by tree preservation orders. The site has never been developed and may be host to biodiversity. Landscaping could mitigate any loss of biodiversity of the site in its development.	O	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is has very good mature trees and hedges for its boundary treatment. Development of the site would not impact on wider views of the countryside because of its boundary treatment. The site does not impact on the townscape other than this is a very well treed and rural part of the village and adds to the rural setting of the village. The site may impact on the historic environment being adjacent to the listed church, the boundary treatment would have to be retained and enhanced.	X	Medium	Local	Permanent	Long
3. Protect natural resources	No impact	O	Low	Local	None	None

from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village but there is no access into it and it is landlocked. Any access to be created could go through MAN313 but that would involve removal of TPO trees.	✗	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village but there is no access into it and it is landlocked. Any access to be created could go through MAN313 but that would involve removal of TPO trees.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village but there is no access into it and it is landlocked. Any access to be created could go through MAN313 but that would involve removal of TPO trees.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village but there is no access into it and it is landlocked. Any access to be created could go through MAN313 but that would involve removal of TPO trees.	X	High	Local	Permanent	Long

Summary: The site is not in flood risk. It is close to services and facilities but is landlocked. Any access could go through MAN313 but this would involve removal of TPO trees. The site has very good mature boundary treatment and would not impact on wider views of the landscape. Any landscaping have to offset any loss of biodiversity through the biodiversity. The site could impact on the historic environment being next to the listed church the boundary treatment would have to be retained to protect the churches rural setting.

Site Reference Number: MAN325						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has quite poor boundary treatment and is at present an open grassed. The site has not been intensively farmed and could have a role in biodiversity. Landscaping could enhance the biodiversity of the site.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is has quite poor boundary treatment and is an open field with views across to the south of the village. Development of the site would impact on these views, particularly from the footpath that runs alongside the site. Landscaping	X	High	Local	Permanent	Long

	could not mitigate against this. The site would impact on the historic environment because it is adjacent to the listed Hall, landscaping and good design could mitigate against this.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not that close to the services and facilities in the village and Middlesykes Lane has no footpath connection, the nearest one being on the main road some 247m away. The lane is also very rural and narrow, with trees protected by tree preservation order on one side, so will be difficult to widen.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is not that close to the services and facilities in the village and Middlesykes Lane has no footpath connection, the nearest one being on the main road some 247m away. The lane is also very rural and narrow, with trees protected by tree	X	Medium	Local	Permanent	Long

	preservation order on one side, so will be difficult to widen.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is not that close to the services and facilities in the village and Middlesykes Lane has no footpath connection, the nearest one being on the main road some 247m away. The lane is also very rural and narrow.	✗	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is not that close to the services and facilities in the village and Middlesykes Lane has no footpath connection, the nearest one being on the main road some 247m away. The lane is also very rural and narrow.	✗	Medium	Local	Permanent	Long
Summary: The site is not in flood risk. It is not that close to services and facilities, Middlesykes Lane is very rural and narrow with the nearest footpath some 247m away on the main road. The site is very open in nature and development would impact on the wider views of the landscape to the south and on the listed building the Old Hall to the east of the site. Landscaping could enhance biodiversity.						

Site Reference Number: MAN330						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals)	The site is made up of redundant RAF hangers, there are mature trees within the site and some landscaping. The demolition of these and redevelopment of the site to	✓	Low	Local	Permanent	Long

and geodiversity.	incorporate the mature trees with additional landscaping would enhance the biodiversity of the site. Any biodiversity within the hangers themselves could be relocated or catered for in the new development.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is very open and the buildings on it very tall, industrial and stand out in the landscape. The demolition of them with landscaping of the site would create a less dominant urban character and be a positive contribution to the landscape. The site would not impact on the townscape, however, there may be an impact on the historic environment due to the proximity of the listed accommodation block on the adjacent former air base. The boundary treatment in this area is quite sparse and will need careful consideration, however, the impact is not likely to be significant.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	The site has been in commercial use for many year after the operations on the airfield ceased. The hangers have been empty for a number of years, and one was recently destroyed by fire. Redevelopment of the site will remove the possibility of future commercial development on the site and potentially affect operations on the adjacent airfield as there is no buffer between the two areas. However, the recent employment survey identified vacant and underused units on the adjacent camp,	?	Low	Local	None	None

	therefore the long term viability of this site for employment is uncertain.					
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village including the school and doctors. However, there is no direct pedestrian access on to Manby Middlegate and there is no footpath along Manby Middlegate on the same side of road as the site, but there is one on the other side. There is also the potential to provide a pedestrian and cycle access through Manby Park to link up with the rest of the village, However, this significantly increases the distance to walk to the school, doctors and village hall. Also, there are no footpaths in Manby Park and this site is heavily trafficked with commercial vehicles and cars visiting the various commercial activities there. The site would have to provide green space as a buffer to some of the employment uses on Manby Park and the airfield.	?	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village including the school and doctors. However, there is no direct pedestrian access on to Manby Middlegate and there is no footpath along Manby Middlegate on the same side of the road as the site but there is one on the other side. There is also the potential to provide a pedestrian and cycle access through Manby Park to link up with the rest of the village. However, this significantly increases the	?	Low	Local	Permanent	Long

	distance to walk to the school, doctors and village hall. Also, there are no footpaths in Manby Park and this site is heavily trafficked with commercial vehicles and cars visiting the various commercial activities there. The site would have to provide green space as a buffer to some of the employment uses on Manby Park and the airfield.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village including the school and doctors. However, there is no direct pedestrian access on to Manby Middlegate and there is no footpath along Manby Middlegate on the same side of the road as the site but there is one on the other side. There is also the potential to provide a pedestrian and cycle access through Manby Park to link up with the rest of the village. However, this significantly increases the distance to walk to the school, doctors and village hall. Also, there are no footpaths in Manby Park and this site is heavily trafficked with commercial vehicles and cars visiting the various commercial activities there. The site would have to provide green space as a buffer to some of the employment uses on Manby Park and the airfield.	?	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	The site is close to the services and facilities in the village including the school	?	Low	Local	Permanent	Long

climate change.	and doctors. However, there is no direct pedestrian access on to Manby Middlegate and there is no footpath along Manby Middlegate on the same side of the road as the site but there is one on the other side. There is also the potential to provide a pedestrian and cycle access through Manby Park to link up with the rest of the village. However, this significantly increases the distance to walk to the school, doctors and village hall. Also, there are no footpaths in Manby Park and this site is heavily trafficked with commercial vehicles and cars visiting the various commercial activities there. The site would have to provide green space as a buffer to some of the employment uses on Manby Park and the airfield.					
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Summary: The site is not in flood risk. It is close to services and facilities including the doctors and the school but there is no direct pedestrian link on to Manby Middlegate and alternative routes will extend the distance to walk to access services and facilities, particularly the doctors, school and village hall. There is the potential for the creation of pedestrian and cycle access through Manby Park to link up with the village, however, there are no footpaths in Manby Park and this site is heavily trafficked with commercial vehicles and cars visiting the various commercial activities there. The site would have to provide green infrastructure and/or open space as a buffer to some of the adjacent employment uses on Manby Park and the airfield. The site is a brownfield site and presently has redundant RAF hangers on it and is very open to wider views as you travel up the B1200 towards the village; the buildings on it are very tall and industrial in character, the demolition of them with landscaping of the site would lessen the impact and, if well designed, could be a positive contribution to the landscape and setting of the village. The site would not impact on the townscape, however, there may be an impact on the historic environment as the site is close to listed buildings on the airfield and the design will have to respect their setting.

Site Reference Number: MAN332

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals)	The site is a grassed field with good mature hedge along the B1200 and there is a wooded area to the rear of the property called the Retreat which sits on the eastern	✓	Low	Local	Permanent	Long

and geodiversity.	boundary of the site. Providing the woodland area and hedge was retained the biodiversity of the site would be protected. Further landscaping could enhance biodiversity.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is quite contained from views from the street because of its mature boundary treatment; its development would not impact on wider views of the landscaping. The site would not impact on the townscape or historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village including the school and doctors, there is a footpath along the main road on the side of the site. The wooded area on the site could provide some open space.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe	The site is close to the services and	✓	Low	Local	Permanent	Long

and vibrant communities.	facilities in the village including the school and doctors, there is a footpath along the main road on the side of the site. The wooded area on the site could provide some open space.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village including the school and doctors, there is a footpath along the main road on the side of the site. The wooded area on the site could provide some open space.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village including the school and doctors, there is a footpath along the main road on the side of the site. The wooded area on the site could provide some open space.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. It is close to services and facilities including the doctors and the school there is a footpath on side of the road leading to the village centre. The site is well screened from the road by mature hedgerow and would not impact on the wider landscape. There is a wooded area on the site to the rear of the property called the Retreat, the retention of this and the mature hedgerow along the B1200 would protect biodiversity on the site, further landscaping could enhance this. The wooded area could provide some open space for the site. The site would not impact on the townscape or historic environment.</p>						

Site Reference Number: MAN335

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a side residential garden with boundary treatment made up of mature trees which are protected by tree preservation orders. The site adjoins a paddock containing a number of trees, also protected by tree preservation order, which together read as one group and provide a wildlife corridor. Development of the site could compromise this biodiversity and only a very low density development with additional landscaping and a layout that does not compromise the integrity of the trees would be acceptable. There may be an opportunity to enhance biodiversity if the site is developed well.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site lies within the village itself so there are no wider views of the landscape to be compromised. The site would impact on the townscape of the village because it lies on a prominent corner with its mature trees for boundaries it forms a wooded rural setting for this part of the village and a green setting for the large detached house whose gardens it forms. Although the house is not listed, it could be considered as a non-designated heritage asset due to its character and its association with the former RAF base to the north, which contains a number of listed buildings.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable	No impact	O	Low	Local	None	None

losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a residential garden and is therefore greenfield land.	✗	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village including the school and doctors, there is a footpath leading to the centre of the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village including the school and doctors, there is a footpath leading to the centre of the village.	✗	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and	The site is close to the services and facilities in the village including the school	✓	Low	Local	Permanent	Long

infrastructure for "healthy lifestyles"	and doctors, there is a footpath leading to the centre of the village.					
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village including the school and doctors, there is a footpath leading to the centre of the village.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk, The site is close to the services and facilities in the village including the school and doctors, there is a footpath leading to the centre of the village. The site lies within the village itself so there are no wider views of the landscape to be compromised. The site would impact on the townscape of the village because it lies on a prominent corner with its mature trees for boundaries it forms a wooded rural setting for this part of the village and a green setting for the large detached house whose gardens it forms. There may be historic environment impacts, as the house could be considered as a non-designated heritage asset.</p>						

MAREHAM LE FEN

Site Reference Number: MLF021						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a former petrol filling station with a garage building on it and hard standing at the front. Landscaping would enhance biodiversity on the site	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a former petrol filling station with a garage building on it and hard standing at the front. The buildings on the site are no of significant character. Development of the site would improve the townscape; there would be no impact on the wider landscape because the building on the site already obscures any views. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss	The District does not have very much brownfield land on which to develop because it is predominately rural in nature;	✓	Low	Local	Permanent	Long

of the best agricultural land and greenfield sites.	this site is brownfield land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath so it is well connected. A vehicle access is available as the site was used as a petrol filling station.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath so it is well connected. A vehicle access is available as the site was used as a petrol filling station.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation. There is a footpath so it is well connected.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath so it is well connected. A vehicle access is available as the site was used as a petrol filling station.	✓	Low	Local	Permanent	Long
Summary: The site is not in flood risk. The site was a petrol filling station with a garage building on it and hard standing at the front. Landscaping would enhance biodiversity on the site. Development of the site would improve the townscape; there would be no impact on the wider landscape because the site is within the settlement. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath so it is well connected. A vehicle access is available as the site was used as a petrol filling station.						

Site Reference Number: MLF026

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field with hedges for its boundary treatment and a pond within the site. The site has not been intensively farmed and an ecological survey of the site would be needed to establish what species are on site and if development can take place in a way that protects this.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a field with hedges for its boundary treatment. Development of the site would not impact on the wider landscape the site is surrounded by development. The site is a natural infill site within the built environment and therefore there would not be an impact on the townscape. However, there would be an impact on the historic environment because the site is located adjacent to the Grade II* listed church, there are views across to the church so development of the site would impact on its setting which gives a prominent view of the church as you come northwards up Horncastle Road.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and	No impact	O	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath. The site is a well maintained green space within the village and this would be lost if the site was developed	✓/X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath. The site is a well maintained green space within the village and this would be lost if the site was developed. A vehicle access can be formed onto Horncastle Road.	✓/X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, and there is a footpath.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath. The site is a well maintained green space within the	✓/X	Medium	Local	Permanent	Long

	village, with potential for biodiversity to be present, and this would be lost if the site was developed.					
<p>Summary: The site is not in flood risk. The site is a field with hedges for its boundary treatment and contains a pond. The site has not been intensively farmed and an ecological survey of the site would be needed to establish what species are on site and if development can take place in a way that protects this. Development of the site would not impact on the wider landscape the site is surrounded by development. The site is a natural infill site within the built environment and therefore there would not be an impact on the townscape. However, there would be an impact on the historic environment because the site is located adjacent to the Grade II* listed church, there are views across to the church so development of the site would impact on its setting which gives a prominent view of the church as you come northwards up Horncastle Road. The site is reasonably close to services and facilities and there is a footpath. The site is a well maintained green space within the village and this would be lost if the site was developed. A vehicle access can be formed onto Horncastle Road.</p>						

Site Reference Number: MLF301						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with open boundaries including along the frontage and rear. Landscaping would provide opportunities to enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with open boundaries including along the frontage and rear. There would be an impact on wider views along Main Street and looking south. It would appear as if this is a natural extension to the built environment and continuation of development along Main Street, but there is an impact on the historic environment. The site is adjacent to the Grade II listed windmill and provides views of it as you move east down Main Street and a green setting to this historic building, and associated development, Development of the site would therefore impact on the street scene and the listed building.	X	High	Local	Permanent	Long

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath on the opposite side of Main Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath on the opposite side of Main Road. A vehicle access could be formed onto Main Road	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, and there is a footpath on the opposite of Main Road.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath on the opposite of Main Road.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is an agricultural field with open boundaries including along the frontage and rear. There would be an impact on wider views along Main Street and looking south. It would appear as if this is a natural extension to the built environment and continuation of development along Main Street but there is an impact on the historic environment. The site is adjacent to the Grade II listed windmill and provides views of it as you move east down Main Street and a green setting to this historic building. Development of the site would therefore impact on the street scene and the listed building. The site is reasonably close to services and facilities and there is a footpath on the opposite side of Main Road.</p>						

Site Reference Number: MLF303						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is field with development to two sides, limited boundary treatment to the south and the eastern boundary is made up of hedging. The site would require landscaping and this could enhance biodiversity on the site, although this would not be significant.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is field with development to two sides, limited boundary treatment to the south and the eastern boundary is made up of hedging. Development of the site would not impact on the townscape. There is potential for a minor impact on the wider landscape as the southern part of the site would be visible in views when entering the village from the east along the A155. There would also be a minor impact on the historic environment as this view also contains the listed mill. However, both these issues could be resolved through layout and landscaping.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site contains a current business use which would be lost if the site were to be developed.	✗	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site Grade 2 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities. The access would be off Chapel Lane which is narrow and rural with no prospect of the provision of a footpath. Therefore the closeness of the site to services is negated by the lack of connectivity.	✗	Medium	Local	Permanent	Long
8. Increase reuse and	No impact	○	Low	Local	None	None

recycling rates and minimise the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities. The access would be off Chapel Lane which is narrow and rural with no prospect of the provision of a footpath. Therefore the closeness of the site to services is negated by the lack of connectivity. The access would not be suitable as a vehicle access for housing development though it is used at present to service an existing business.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation. The access would be off Chapel Lane which is narrow and rural with no prospect of the provision of a footpath. Therefore the closeness of the site to services is negated by the lack of connectivity.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities. The access appears to be off Chapel Lane which is narrow and rural with no prospect of the provision of a footpath. Therefore the closeness of the site to services is negated by the lack of connectivity.	X	Medium	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a field with development to two sides, limited boundary treatment to the south and the eastern boundary which is made up of hedging. Development of the site would not impact on the townscape. There is potential for a minor impact on the wider landscape because the southern part of the site would be visible in views when entering the village from the east along the A155. There would also be a slight impact on the historic environment as this view also contains the listed mill. However, both these issues could be resolved through layout and landscaping. The site is reasonably close to services and facilities. The access appears to be off Chapel Lane which is narrow and rural with no prospect of the provision of a footpath. Therefore the closeness of the site to services is negated by the lack of connectivity. The access would not be suitable as a vehicle access because of the narrowness of Chapel Lane and it is on a bend in the lane, though it is used at present to service an existing business.

Site Reference Number: MLF305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is comprised of a disused farmyard, including buildings and hard standing, and farm land to the north and south of the farmyard. The boundary treatments around the site are very open, although there are mature trees within the site. The boundary to Field Side is quite open. Landscaping would provide opportunities to enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a comprised of a disused farmyard, including buildings and hard standing, and farmland to the north and south of the farmyard. The boundary treatments are very open, although there are mature trees within the site. The boundary to Field Side is quite open. There would be an impact on views from Field Side looking west and south. There is also a public right of way along the southern boundary of the site Views from this footpath would be affected and this would need incorporating in a way that reflected its rural character. The site is a natural	X	Low	Local	Permanent	Long

	extension to the built environment so fits in with the existing townscape. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site Grade 2 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath on the opposite of Watery Lane; there is no footpath on Field Side which is a very narrow rural lane running along the rear of the site. A site of this size would be required to provide green infrastructure which could help soften some of the impacts of the development and provide for biodiversity.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath on the opposite of Watery Lane; there is no footpath on Field Side which is a very narrow rural lane running along the rear of the site. Vehicle access would be from	✓	Low	Local	Permanent	Long

	Watery Lane where there is already a wide access, there should be no access from Field Side; it is too narrow and rural in character.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation. There is a footpath on the opposite of Watery Lane; there is no footpath on Field Side which is a very narrow rural lane running along the rear of the site. There is a public footpath running along the southern boundary of the site which could encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath on the opposite of Watery Lane; there is no footpath on Field Side which is a very narrow rural lane running along the rear of the site. The site may provide opportunities for biodiversity.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is comprised of a disused farmyard, including buildings and hard standing and farmland to the north and south of the farmyard. The boundary treatments around the site are open, although there are mature trees within the site. The site will be required to provide green infrastructure which could help soften some of the impacts of the development and assist biodiversity. The boundary to Field Side is quite open. There would be an impact on views from Field Side looking west and south. The site is a natural extension to the built environment so fits in with the existing townscape. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath on the opposite of Watery Lane; there is no footpath on Field Side which is a very narrow rural lane running along the rear of the site. Vehicle access would be from Watery Lane where there is already a wide access; there should be no access from Field Side, it is too narrow and rural in character. There is a public footpath running along the southern boundary of the site which could encourage walking and this will need to be incorporated in a way that reflects its rural location.

Site Reference Number: MLF308

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural farmyard with little boundary treatment except to the rear which has conifer trees planted along it and an agricultural building on it and a strong eastern boundary. Although the site is not large, there may be some opportunities, through enhanced boundary treatments, for landscaping to enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural farmyard with little boundary treatment except to the rear which has conifer trees planted along it and an agricultural building on it and a strong eastern boundary. There would not be a significant impact on wider landscape as the site already has development on half it. The trees along the boundary and development on Moorside block views. The site is disconnected from the main body of the village and does not relate to the existing built environment, it is in effect in the open countryside. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long

5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is not close to services and facilities, being in effect in the open countryside, although there is a footpath on the same side of the road as the site leading back into the village.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is not close to services and facilities, being in effect in the open countryside, although there is a footpath on the same side of the road as the site leading back into the village. There is already an existing vehicle access.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is not close to services and facilities, being in effect in the open countryside, although there is a footpath on the same side of the road as the site leading back into the village. There is a public footpath on the opposite side of the	X	Medium	Local	Permanent	Long

	road leading into the open countryside this could encourage walking.					
13. Positively plan for, and minimise the effects of, climate change.	The site is not close to services and facilities, being in effect in the open countryside, although there is a footpath on the same side of the road as the site leading back into the village	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is an agricultural farmyard with little boundary treatment except to the rear which has conifer trees planted along it and an agricultural building on it, and a strong eastern boundary. There would not be an impact on wider landscape because the trees along the boundary and development on Moorside block views. The site is disconnected from the main body of the village and does not relate to the existing built environment, it is in effect in the open countryside. There is no impact on the historic environment. The site is not close to services and facilities, being in effect in the open countryside, although there is a footpath on the same side of the road as the site leading back into the village. There is already an existing vehicle access. There is a public footpath on the opposite side of the road leading into the open countryside this could encourage walking.</p>						

Site Reference Number: MLF309						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with quite open boundaries. Landscaping would provide opportunities to enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with quite open boundaries. There would be some impact on wider views looking north but the views from Main Street to any new development could be screened by effective planting. Views into the village from the west would also be affected as there is no boundary treatment, although in time this could be reduced through a good planting scheme. There is also a public right of way along the southern boundary of the site and encroaching into the site to the south. Views from this footpath will be affected	X	Medium	Local	Permanent	Long

	and this would need incorporating in a way that reflected its rural character. The site on its own would be disconnected from the existing village but along with MLF305 it is a natural extension to the built environment so there is no impact on the townscape. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities and there is a footpath on the same side of the road as the site leading back into the village	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and there is a footpath on the same side of the road as the site leading back into the village. A vehicle access could be formed onto Main Street.	✓	Low	Local	Permanent	Long

10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, including those for sport and recreation, and there is a footpath on the same side of the road as the site leading back into the village. There is a public footpath through the site out onto Watery Lane.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities and there is a footpath on the same side of the road as the site leading back into the village	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is an agricultural field with quite open boundaries. There would be some impact on wider views looking north but the views from Main Street to any new development could be screened by effective planting. Views into the village from the west would also be affected as there is no boundary treatment, although in time this could be reduced through a good planting scheme. There is also a public right of way along the southern boundary of the site and encroaching into the site to the south. Views from this footpath will be affected and this would need incorporating in a way that reflected its rural character. The site on its own would be disconnected from the existing village but along with MLF305 it is a natural extension to the built environment so there is no impact on the townscape. There is no impact on the historic environment. The site is close to services and facilities and there is a footpath on the same side of the road as the site leading back into the village. There is a public footpath through the site out onto Watery Lane.

Site Reference Number: MLF310

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals)	The site is an agricultural field with quite open boundaries. The site is quite small and although landscaping will be needed to minimise the impact, there are limited	✓	Low	Local	Permanent	Long

and geodiversity.	opportunities to enhance biodiversity on the site.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with quite open boundaries. Wider views are blocked by trees and development, although the site will be visible in views from the north due to the open boundaries. The site does not relate that well to the existing pattern of development. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities and there is a footpath on the other side of the road which is narrow leading back into the village. The site will be required to provide some green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and there is a footpath on the other side of the road which is narrow leading back into	X	High	Local	Permanent	Long

	the village. The access to the site is inadequate being a narrow field access between two bungalows, located at a meeting of three lanes; the use of the access for the development of the site would have a detrimental effect on the occupiers of these properties.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities and is opposite to the playing fields. There is a footpath on the other side of the road which is narrow leading back into the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities and there is a footpath on the other side of the road which is narrow leading back into the village.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is an agricultural field with quite open boundaries. Wider views are blocked by trees and development, although the site will be visible in views from the north due to the open boundaries. The site does not relate that well to the existing pattern of development. There is no impact on the historic environment. The site is close to services and facilities and there is a footpath on the other side of the road which is narrow leading back into the village. The access to the site is inadequate being a narrow field access between two bungalows, located at a meeting of three lanes; the use of the access for the development of the site would have a detrimental effect on the occupiers of these properties.</p>						

Site Reference Number: MLF311

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is the remains of an orchard with low hedging for its boundary treatment and a number of trees along the frontage and in the site. There is a drainage ditch along the frontage. The site is only small, so landscaping is unlikely to significantly enhance biodiversity on the site, however, retention of the trees and drainage ditch would help protect that already there.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is the remains of an orchard with hedging for its boundary treatment and a number of trees along the frontage and in the site. There is a drainage ditch along the frontage. Wider views are blocked by trees and development. The site is within the existing pattern of development but its undeveloped nature and historic use as an orchard adds to the rural character of this part of the village. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities	No impact	○	Low	Local	None	None

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is fairly close to services and facilities but there is no footpath connection and little possibility of providing one given the narrow rural character of the lanes surrounding the site.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is fairly close to services and facilities but there is no footpath connection and little possibility of providing one given the narrow rural character of the lanes surrounding the site. With regard to a vehicle access, this would be difficult to provide for the number of dwellings the site could accommodate given the narrowness of the lanes surrounding the site.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is fairly close to services and facilities, including those for sport and recreation, but there is no footpath connection and little possibility of providing one given the narrow rural character of the lanes surrounding the site. There is a public	X	High	Local	Permanent	Long

	footpath a short distance from the site leading into the open countryside which could encourage walking.					
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities but there is no footpath connection and little possibility of providing one given the narrow rural character of the lanes surrounding the site.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is the remains of an orchard with hedging for its boundary treatment and a number of trees along the frontage and in the site, there is a drainage ditch along the frontage. The site is only small, so landscaping is unlikely to significantly enhance biodiversity on the site however; retention of the trees and drainage ditch would protect that already there. Wider views are blocked by trees and development. The site is within the existing pattern of development but its undeveloped nature and historic use as an orchard adds to the rural character of this part of the village. There is no impact on the historic environment. The site is fairly close to services and facilities but there is no footpath connection and little possibility of providing one given the narrow rural character of the lanes surrounding the site. With regard to a vehicle access, this would be difficult to provide for the number of dwellings the site could accommodate given the narrowness of the lanes surrounding the site. There is a public footpath a short distance from the site leading into the open countryside which could encourage walking.</p>						

Site Reference Number: MLF312						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field with hedges and trees to the boundaries except the frontage which is a wooden rail fence. There is a mature tree in the site. The site is not large, so landscaping is unlikely to significantly enhance the biodiversity of the site but retention of existing features will protect that which exists.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a field with hedges and trees to the boundaries except the frontage which is a wooden rail fence. Wider views are blocked by trees. The site does not relate to the existing pattern of development being disconnected from the built environment on this side of Main Street. The site is on a wide bend in the road which, along with the	X	High	Local	Permanent	Long

	green space on the opposite side of the road, provides a green entrance into the village, enhancing its rural character. There is a small impact on the historic environment as the listed mill tower can be seen in views across this site.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities but there is no footpath connection on the side of the site and little possibility of providing one. There is one on the other side of the road but the site is located on a bend in the road and so will be difficult for pedestrians to cross.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities but there is no footpath connection on the side of the site and little possibility of providing one. There is one on the other side of the road but the site is located on a bend in the road and so will be difficult for	X	High	Local	Permanent	Long

	pedestrians to cross. It would be difficult for the provision of a vehicle access because of the bend in the road.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, including those for sport and recreation, but there is no footpath connection on the side of the site and little possibility of providing one. There is one on the other side of the road but the site is located on a bend in the road and so will be difficult for pedestrians to cross.	✗	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities but there is no footpath connection on the side of the site and little possibility of providing one. There is one on the other side of the road but the site is located on a bend in the road and so will be difficult for pedestrians to cross.	✗	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a field with hedges and trees to the boundaries except the frontage which is a wooden rail fence. There is a mature tree within the site. Wider views are blocked by trees. The site does not relate to the existing pattern of development being disconnected from the built environment on this side of Main Street and being on a wide bend in the road which, along with the green space on the opposite side of the road, provides a green entrance into the village, enhancing its rural character. There is low impact on the historic environment as the listed mill tower can be seen in views across the site. The site is close to services and facilities but there is no footpath connection on the side of the site and little possibility of providing one. There is one on the other side of the road but the site is located on a bend in the road and so will be difficult for pedestrians to cross. It would be difficult for the provision of a vehicle access because of the bend in the road.</p>						

Site Reference Number: MLF313

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field with a wooden rail fence, with hedges in places. There are some trees on the frontage of the site. The site is small and it is unlikely that landscaping would contribute significantly to biodiversity on the site.	O	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a field with a wooden rail fence with low hedges in places. There are some trees on the frontage of the site. The site is on the inside of a wide bend in the road, which, along with the green space on the opposite side of the road, provides a green entrance into the village, enhancing its rural character. The site is highly visible in view on entering and leaving the village and its loss would be a detriment to the character of the village. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-	The District does not have very much	X	High	Local	Permanent	Long

use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities There is a footpath connecting the site to services and facilities.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities. There is a footpath connecting the site to services and facilities. A vehicle access could be formed on either of the two roads which surround the site avoiding access off the main road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, including those for sport and recreation. There is a footpath connecting the site to services and facilities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities There is a footpath connecting the site to services and facilities.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a field with a wooden rail fence and hedges in places. There are some trees on the frontage of the site. The site is on the inside of a wide bend in the road which, along with the green space on the opposite side of the road, provides a green entrance into the village, enhancing its rural character. The site is highly visible in view on entering and leaving the village and its loss would be a detriment to the character of the village. There is no impact on the historic environment. The site is close to services and facilities There is a footpath connecting the site to services and facilities. A vehicle access could be formed on either of the two roads which surround the site avoiding access off the main road.

Site Reference Number: MLF314

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a larger field so has few defined boundaries apart from the development to the south and a tree line to the south. There is also a mature tree within the site. There would be opportunities for landscaping to enhance the biodiversity of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a larger field so has few defined boundaries apart from the development to the south and a tree line to the south. Wider views out across the site are blocked by development. There will be views across the site from the public right of way along its southern boundary. Distant glimpses of the site can also be had from Fieldside but these are broken by roadside trees. Development of the site would mirror Revesby Corner which is a development to the south of the site so there would be limited effect on the townscape. The proposed entrance to the site adjacent to a listed building. As the listed building is close to the boundary, it is likely to have an impact on its setting. There is a strong hedge line along the boundary with the listed building and this	?	Low	Local	Permanent	Long

	may protect its setting, but the access may harm to viability of this boundary. This would need assessing. The entrance will also impact on the character of Fieldside, as it is a narrow rural lane with trees and the entrance will pass within an adjacent field.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities but there is no footpath connection and little possibility of providing one.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities but there is no footpath connection and little possibility of providing one. It would be difficult to provide a vehicle access, Fieldside is a narrow rural lane with trees and a drainage ditch and its widening at the point of the site would harm its rural	X	Medium	Local	Permanent	Long

	character.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, including those for sport and recreation, but there is no footpath connection and little possibility of providing one. There is a public footpath adjacent to the south boundary of the site which could encourage walking into the open countryside.	✗	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities but there is no footpath connection and little possibility of providing one.	✗	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is part of a larger field so has few defined boundaries apart from the development to the south and a tree line to the south. There is also a mature tree within the site. Wider views out across the site are blocked by development and the boundary treatment. There will be views across the site from the public right of way along its southern boundary. Distant glimpses of the site can also be had from Fieldside but these are broken by roadside trees. Development of the site would mirror Revesby Corner which is a development to the south of the site so there would be limited effect on the townscape. The proposed entrance to the site adjacent to a listed building. As the listed building is close to the boundary, it is likely to have an impact on its setting. There is a strong hedge line along the boundary with the listed building and this may protect its setting, but the access may harm to viability of this boundary. This would need assessing. The entrance will also impact on the character of Fieldside, as it is a narrow rural lane with trees and the entrance will pass within an adjacent field. The site is close to services and facilities but there is no footpath connection and little possibility of providing one. It would be difficult to provide a vehicle access, Fieldside is a narrow rural lane with trees and a drainage ditch and its widening at the point of the site would harm its rural character. There is a public footpath adjacent to the south boundary of the site which could encourage walking into the open countryside.</p>						

Site Reference Number: MLF328

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a field with trees and hedges forming the boundary to the rear and the built environment to the east and west. The frontage is open. The site contains and is surrounded by drainage ditches which will add to biodiversity. There are opportunities for landscaping to enhance the biodiversity of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an open field with trees and hedges forming the boundary to the rear and the built environment to the east and west. The frontage is open. Wider views out of the site to the east and south are blocked by the boundary treatment and development; there is some impact on the wider landscape to the south west where the site is very open. The site is prominent in views along Main Street, although this is somewhat restricted by adjacent development. The site forms a natural extension to the built environment on this side of the village and therefore would not impact on the townscape. There is no impact on the historic environment.	✓	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is not in flood risk	✓	Low	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities, there is a footpath link on the other side of the road and there is the room to create a link on the side of the site. The site will be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities, there is a footpath link on the other side of the road and there is the room to create a link on the side of the site. A vehicle access can be created onto Main Street.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, including those for sport and recreation, there is a footpath link on the other side of the road and there is the room to create a link on the side of the site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and	The site is close to services and facilities,	✓	Low	Local	Permanent	Long

minimise the effects of, climate change.	there is a footpath link on the other side of the road and there is the room to create a link on the side of the site.					
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Summary; The site is not in flood risk. The site is an open field with trees and hedges forming the boundary to the rear and the built environment to the east and west; the frontage is open. The site contains and is surrounded by drainage ditches which will provide opportunities for biodiversity which can be supported by landscaping of the site. Wider views out of the site to the east and south are blocked by the boundary treatment and development; there is some impact on the wider landscape to the south west where the site is very open. The site is prominent in views along Main Street, although this is somewhat restricted by adjacent development. The site forms a natural extension to the built environment on this side of the village and therefore would not impact on the townscape. There is no impact on the historic environment. The site is close to services and facilities, there is a footpath link on the other side of the road and there is the room to create a link on the side of the site. A vehicle access can be created onto Main Street.

Site Reference Number: MLF329						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with quite open boundaries. There are opportunities for landscaping to enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with quite open boundaries. To the south, the site will be read against the backdrop of development; there is an impact on views to and from the west and north because of the open nature of the site. The site does not relate that well to the existing pattern of development being detached from the built environment and is in effect in the open countryside unless MLF310 comes forward but there are issues also with that site. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	○	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is fairly close to services and facilities and there is no footpath with little possibility of providing one given the narrowness of Horncastle Road at this point. The site would be required to provide some green infrastructure.	✗	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is fairly close to services and facilities and there is no footpath with little possibility of providing one given the narrowness of Horncastle Road at this point, this would also impact on the ability to provide a vehicle access for the number of dwellings this site could accommodate.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is fairly close to services and facilities, and is opposite the playing fields, and there is no footpath with little possibility of providing one given the narrowness of Horncastle Road at this point.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is fairly close to services and facilities and there is no footpath with little possibility of providing one given the narrowness of Horncastle Road at this point.	X	Medium	Local	Permanent	Long

Summary: The site is not in flood risk. The site is an agricultural field with quite open boundaries. To the south development will be read against a backdrop of development; there is an impact on views to and from the west and north because of the open nature of the site. The site does not relate that well to the existing pattern of development being detached from the built environment and is in effect in the open countryside unless MLF310 comes forward but there are issues also with that site. There is no impact on the historic environment. The site is fairly close to services and facilities and there is no footpath with little possibility of providing one given the narrowness of Horncastle Road at this point, this would also impact on the ability to provide a vehicle access for the number of dwellings this site could accommodate.

Site Reference Number: MLF330						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with quite open boundaries. Landscaping would provide opportunities to enhance biodiversity on the site.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with quite open boundaries. The site is not widely visible in views from the public realm, however, the site does not relate that well to the existing pattern of development being detached from the built environment and is in effect in the open countryside There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities but there is no footpath with little possibility of providing one given the narrowness of Beggars Lane which is a narrow rural unmade track.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities but there is no footpath with little possibility of providing one given the narrowness of Beggars Lane which is a	X	High	Local	Permanent	Long

	narrow rural unmade track. Vehicle access would be difficult given that the track is over 200m of single vehicle width which would have to be made up to connect with the wider highway network.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation, but there is no footpath with little possibility of providing one given the narrowness of Beggars Lane which is a narrow rural unmade track. There is a public footpath running along the eastern boundary of the site which could encourage walking.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities but there is no footpath with little possibility of providing one given the narrowness of Beggars Lane which is a narrow rural unmade track.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is an agricultural field with quite open boundaries, which does not relate that well to the existing pattern of development being detached from the built environment and is in effect in the open countryside. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is no footpath with little possibility of providing one given the narrowness of Beggars Lane which is a narrow rural unmade track. Vehicle access would be difficult given that the track is over 20m of single vehicle width which would have to be made up to connect with the wider highway network. There is a public footpath running along the eastern boundary of the site which could encourage walking.</p>						

Site Reference Number: MLF331

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with an open frontage and hedging to the west and east boundaries and development to the west. The site is also very open along its northern boundary. There is a drainage ditch along the frontage of the site. Due to the size of the site, it is unlikely landscaping would contribute significantly to enhancing biodiversity on the site.	O	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with an open frontage and hedging to the west and east boundaries and development to the west. The site is also very open along its northern boundary. The site slopes slightly upwards towards the north and because of this, coupled with the open nature of the north, there would be an impact on the wider landscape. The site does not sit comfortably within the existing pattern of the built environment. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth	No impact	O	Low	Local	None	None

that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities but Fieldside is a narrow lane with no footpaths and no ability to make provision for them.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities but Fieldside is a narrow lane with no footpaths and no ability to make provision for them. A vehicle access can be formed onto Fieldside.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, and is adjacent to the sports field, but Fieldside is a narrow lane with no footpaths and no ability to make provision for them. A vehicle access can be formed onto Fieldside.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities but Fieldside is a narrow lane with no footpaths and no ability to make provision	X	High	Local	Permanent	Long

	for them. A vehicle access can be formed onto Fieldside.					
<p>Summary: The site is not in flood risk. The site is an agricultural field with an open frontage and hedging to the west and east boundaries and development to the west. The site is also very open along its northern boundary. Due to the size of the site, it is unlikely landscaping would contribute significantly to enhancing biodiversity on the site. The site slopes slightly upwards towards the north and because of this, coupled with the open nature of the north, there would be an impact on the wider landscape. The site does not sit comfortably within the existing pattern of the built environment. There is no impact on the historic environment. The site is close to services and facilities, and adjacent to the sports field, but Fieldside is a narrow lane with no footpaths and no ability to make provision for them. A vehicle access can be formed onto Fieldside.</p>						

MARSHCHAPEL

Site Reference Number: MAR217						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has very little in the way of boundary treatments on it. There are buildings on the frontage of the site but these will be demolished if the site is developed. Any landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with little boundary treatment; any development of it would impact on the wider landscape. The site would not impact on the townscape or historic environment.	X	High	Local	None	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The north of the site is in the red and orange zones of the EA flood hazard maps, the rest is in green and yellow.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land (three quarters of it towards the east) and Grade 2 agricultural land.	X	High	Local	Permanent	Long

<p>7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.</p>	<p>The site is close to the services and facilities in the village, a vehicle access can be provided onto the main by making up the farm access to the south east of the site which also runs alongside MAR304 and MAR300; although this is very narrow along the eastern length, especially if it is serving three sites. Pedestrian and cycle access could be provided onto Mill Lane, Vehicular access may have to be considered along Mill Lane if the upgraded farm track is not of sufficient standard, however, Mill Lane is narrow, with no pavements and providing safe pedestrian access along the road will be difficult as the land along Mill Lane is outside the ownership of the site. Mill Lane is also a public right of way and this would need to be accommodated within the access. The positive score relates to the proximity of the site to services and facilities but the outcome for the access part of the Sustainability Objective will depend on the detail of the proposal.</p>	✓	?	Low	Local	Permanent	Long
<p>8. Increase reuse and recycling rates and minimise the production of waste.</p>	<p>No impact</p>	0		Low	Local	None	None
<p>9. Support inclusive, safe and vibrant communities.</p>	<p>The site is close to the services and facilities in the village a vehicle access can be provided by making up the farm access to the south east of the site which also runs alongside MAR304 and MAR300; although this is very narrow along the eastern length, especially if it is serving three sites. A pedestrian and cycle access could be provided onto Mill Lane. Vehicular access may have to be considered along Mill Lane if the upgraded farm track is not of sufficient standard, however, Mill Lane is narrow, with no pavements. Providing safe pedestrian access along the road will be difficult as the land along Mill Lane is</p>	✓	?	Low	Local	Permanent	Long

	<p>outside the ownership of the site. Mill Lane is also a public right of way and this would need to be accommodated within the access. Mill Lane is already heavily trafficked at the western end due to the commercial activities close to the junction with Sea Dyke Way, the increase in traffic from the development, which could accommodate up to 34 additional dwellings, will add to the amount of traffic on Mill Lane and potential conflict between vehicles and pedestrians. The access arrangements for the site will also have to take account of the need for farm vehicles to access the land to the east. The outcome for the inclusive and vibrant part of the Sustainability Objective is positive due to the location of the site. However, the outcome for the safe part of the objective will depend on the detail of the proposal.</p>					
10. Ensure that local housing needs are met.	<p>There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities</p>	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	<p>No impact</p>	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	<p>The site is close to the services and facilities in the village a vehicle access could be provided by making up the farm access to the south east of the site which also runs alongside MAR304 and MAR300; although this is very narrow along the eastern length, especially if it is serving three sites. A pedestrian and cycle access can be provided onto Mill Lane. Vehicular access may have to be considered along Mill Lane if the upgraded farm track is not</p>	✓	Low	Local	Permanent	Long

	of sufficient standard. A public right of way runs alongside the site through Mill Lane and out into the open countryside, this needs to be accommodated within the access arrangements for the site and should encourage walking and cycling.					
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village access could be provided by making up the farm access to the south east of the site which also runs alongside MAR304 and MAR300; although this is very narrow along the eastern length, especially if it is serving three sites. A pedestrian and cycle access can be provided onto Mill Lane. Vehicular access may have to be considered along Mill Lane if the upgraded farm track is not of sufficient standard.	✓	Low	Local	Permanent	Long

Summary: The site is free from flood risk apart from the northern edge which lies in the red (danger for all) and orange (danger for most) areas on the EA flood hazard maps. The site has poor boundary treatments and any landscaping would improve biodiversity, its development would however impact on the wider landscape as it is a flat site with wider views to the east of the village. The site is close to services and facilities in the village including the school. Vehicular access arrangements to the site are uncertain at the moment. A vehicle access could be provided by utilising the farm track that runs down the side of MAR304 and MAR300; although this is very narrow along the eastern length, especially if it is serving three sites and it would need to be certain that this route could accommodate the additional development. A pedestrian and cycle access could be provided onto Mill Lane, which is a public right of way leading out into the open countryside. However, if Mill Lane is required to provide vehicular access, there will a number of constraints that will need to be overcome to establish a site that addresses all aspects of the sustainability objectives.

Site Reference Number: MAR226						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary treatment of hedgerows and trees, it is a flat grassed field. Any landscaping would enhance biodiversity. Two trees on the southern boundary are protected by Tree Preservation Order.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with good boundary treatment of hedgerows and mature trees, this shields views of the wider landscape and landscaping the site could improve the aspect of the site, particularly the southern boundary where the hedges are low. The site would not impact on the townscape or historic environment. In the June 2106 consultation, Historic England raised the issue of ridge and furrow field system in this area. This would require further investigation and so the impact has been changed to uncertain.	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is mainly not in flood risk on the EA flood hazard maps.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a grassed field which is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise	No impact	0	Low	Local	None	None

the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
<p>Summary: The site is free from flood risk on the EA flood hazard maps. The site has good boundary treatment of hedgerows and mature trees, any landscaping would enhance the biodiversity of the site which is a grassed field at present. The boundary treatment also screens the site from impact on the wider views of the landscape. The site is close to services and facilities in the village including the school, a vehicle access could be provided onto the main road and there is a footpath leading towards the centre of the village. In the June 2106 consultation, Historic England raised the issue of ridge and furrow field system in this area. This would require further investigation.</p>						

Site Reference Number: MAR228

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary treatment of hedgerows and trees; it is a flat grassed field with one young tree in the middle of it. Any landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with good boundary treatment of hedgerows and mature trees, and is within a loose row of houses along Sea Dyke Way, this shields views of the wider landscape and landscaping the site could improve the aspect of the site. The site would not impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in the orange zone (danger for most) flood risk on the EA flood hazard maps.	✗	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a grassed field which is Grade 2 agricultural land.	✗	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
Summary: The site is in the orange zone (danger for most) on the EA flood hazard maps. The site has good boundary treatment of hedgerows and mature trees, any landscaping would enhance the biodiversity of the site which is a grassed field at present. The boundary treatment also screens the site from impact on the wider views of the landscape. The site is reasonably close to services and facilities in the village including the school, a vehicle access could be provided onto the main road and there is a footpath leading towards the centre of the village.						

Site Reference Number: MAR229

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary treatment of hedgerows and trees; it is a flat grassed field with one young tree in the middle of it. Any landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with good boundary treatment of hedgerows and mature trees, and within a loose row of houses along Sea Dyke Way, this shields views of the wider landscape and landscaping the site could improve the aspect of the site. The site would not impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in the orange zone (danger for most) flood risk on the EA flood hazard maps.	✗	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a grassed field which is Grade 2 agricultural land.	✗	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long

Summary: The site is in the orange zone (danger for most) on the EA flood hazard maps. The site has good boundary treatment of hedgerows and mature trees, any landscaping would enhance the biodiversity of the site which is a grassed field at present. The boundary treatment also screens the site from impact on the wider views of the landscape. The site is reasonably close to services and facilities in the village including the school, a vehicle access could be provided onto the main road and there is a footpath leading towards the centre of the village.

Site Reference Number: MAR234

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary treatment of hedgerows and trees; it is a flat grassed field. Any landscaping would enhance biodiversity. There are a number of trees protected by Tree Preservations Order along the frontage and northern boundary of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with good boundary treatment of hedgerows and mature trees, this shields views of the wider landscape and landscaping the site could improve the aspect of the site. The site would not impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	50% of the front portion of the site in the orange zone (danger for most) flood risk on the EA flood hazard maps; the remainder of the site is lower risk.	✗	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a grassed field which is Grade 2 agricultural land.	✗	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to the services and facilities in the village, there is a footpath on the main road leading into the village.	✓	Low	Local	Permanent	Long
<p>Summary: The site is 50% the front portion in the orange zone (danger for most) on the EA flood hazard maps, the remainder of the site is lower risk. The site has good boundary treatment of hedgerows and mature trees, any landscaping would enhance the biodiversity of the site which is a grassed field at present. The boundary treatment also screens the site from impact on the wider views of the landscape. The site is reasonably close to services and facilities in the village including the school, a vehicle access could be provided onto the main road and there is a footpath leading towards the centre of the village.</p>						

Site Reference Number: MAR300

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has very little in the way of boundary treatments on it, however, there are some trees within the site. There are also a number of agricultural buildings on the site, which may house some biodiversity, however, these would be lost as they are not suitable for conversion. Any additional landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat there are agricultural buildings on it which block any wider views of the landscape; however, these would be lost as they are not suitable for conversion. From the north, the site will be visible but will form part of an already developed area of the village. The site is visible across the countryside in views from footpath number 23. Trees within the site help to lessen the impact of the majority of the site in views from the south, however the south eastern part of the site will be visible. Landscaping the site could improve the aspect of the site. The site would not impact on the townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts	The site is mainly outside the flood risk area, apart from a small section of the north part of the site near the access. It is	✓	Low	Local	Permanent	Long

of flooding where it cannot be avoided.	in the yellow and green zones on the EA flood hazard maps.					
5. Promote viable and diverse economic growth that supports communities within the district.	The site is currently in use as an agricultural use and it is uncertain if the business can continue with the loss of the site.	?	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature. Half of this site has agricultural buildings on it with the rest being grassed field which is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, a vehicle access can be provided onto the main road by making up the farm access which runs alongside the site and out onto the main road. There is a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, a vehicle access can be provided onto the main road by making up the farm access which runs alongside the site and out onto the main road. There is a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village, a vehicle access can be provided onto the main road by making up the farm access which runs alongside the site and out onto the main road. There is a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village, a vehicle access can be provided onto the main road by making up the farm access which runs alongside the site and out onto the main road. There is a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village.	✓	Low	Local	Permanent	Long
<p>Summary: The site is free from flood risk apart from a section in the north near the access which lies in the orange zone (danger for most) on the EA flood hazard maps. The site has poor boundary treatments apart from some trees within the site and any landscaping would improve biodiversity. Large agricultural buildings on the site currently blocking views to the south of the village, however these will be lost with the development of the site. The site will be visible in views from the east and the south and additional landscaping will help minimise the impact. The site is close to services and facilities in the village including the school, a vehicle access could be provided by utilising the farm track that runs down the side of site out onto the main road. There is a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village.</p>						

Site Reference Number: MAR301

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary treatment along the A1031 of mature trees and hedgerows with mature trees and planting within the site. There are agricultural buildings along the frontage of Duckthorpe Lane. Though any landscaping would enhance biodiversity, the development could also impact on it.	O	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with good boundary treatment along the A1031; it also sits on the edge of the village and provides a green rural aspect to the this part of the village, development may impact on the wider landscape as parts of the site can be glimpsed through the boundary treatment and it would have an impact on the townscape and street scene particularly along the A1031. The site may also impact historic environment because there is a very good historic house (which could qualify as a non-designated heritage asset) within the site which would require preserving.	X	High	Local	None	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is wholly in the orange zone (danger for most) on the EA flood hazard maps.	X	High	Local	Permanent	Long

5. Promote viable and diverse economic growth that supports communities within the district.	The site is currently in use as an agricultural use and it is uncertain if the business can continue with the loss of the site.	?	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a mixture of farm buildings, garden and farmland.	0	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, a vehicle access can be provided onto the main road and there are footpath connections along the A1031.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, a vehicle access can be provided onto the main road and there are footpath connections along the A1031	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village, a vehicle access can be provided onto the main road and there are footpath connections along the A1031. Duckthorpe Lane is a quiet lane that leads to the open countryside this could encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and	The site is close to the services and	✓	Low	Local	Permanent	Long

minimise the effects of, climate change.	facilities in the village, a vehicle access can be provided onto the main road and there are footpath connections along the A1031					
<p>Summary: The site is wholly in flood risk in the orange zone (danger for most) on the EA flood hazard maps. The site lies on the northern edge of the village and is close to services and facilities linked by a footpath along the A1031. It is a mixture of farm buildings, garden and farmland to the rear. It is prominent in the street scene, with a historic farmhouse visible from the street; it has good boundary treatment along the A1031 and no boundary treatment along Duckworth Lane. Because of its prominence in the street scene development of the site would impact on the townscape and the rural aspect of this part of the village, landscaping could partly mitigate this but there would still be an impact, the same would apply to biodiversity.</p>						

Site Reference Number: MAR304						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has very little in the way of boundary treatments on it. Any landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with little boundary treatment; any development of it would impact on the wider landscape. The site will be highly visible across the countryside in views from footpath number 23. The site would not impact on the townscape or historic environment.	X	High	Local	None	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk apart from a small area in the north east corner, it is in the green zones on the EA flood hazard maps, and a very small area in the south east corner in the orange, yellow and green	✓	Low	Local	Permanent	Long

	areas.					
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land (three quarters of it towards the east) and Grade 2 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, a vehicle access can be provided onto the main road by making up the farm access to the south east of the site which also runs alongside the site and MAR300. A pedestrian and cycle access can be provided onto Mill Lane. There is also a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village a vehicle access can be provided by making up the farm access to the south east of the site which also runs alongside the site and MAR300. A pedestrian and cycle access can be provided onto Mill Lane, although there is currently no pavement along Mill Lane. There is a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village a vehicle access can be provided by making up the farm access to the south east of the site which also runs alongside the site and MAR300. A pedestrian and cycle access can be provided onto Mill Lane. There is also a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village. A public right of way runs alongside the site through Mill Lane and out into the open countryside, this should encourage walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village a vehicle access can be provided by making up the farm access to the south east of the site which also runs alongside the site and MAR300. A pedestrian and cycle access can be provided onto Mill Lane, there is a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village.	✓	Low	Local	Permanent	Long
<p>Summary: The site is free from flood risk apart from a small section in the north east corner. The site has poor boundary treatments and any landscaping would improve biodiversity, its development would however impact on the wider landscape as it is a flat site with wider views to the east of the village. The site is close to services and facilities in the village including the school, a vehicle access could be provided by utilising the farm track that runs down the side of site and MAR300 out onto the main road, a pedestrian and cycle access could be provided onto Mill Lane (although there is currently no pavements along Mill Lane), which is a public right of way leading out into the open countryside. There is also a pavement on the west side of Sea Dyke Way that leads to the services and facilities in the village.</p>						

Site Reference Number: MAR410

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has little in the way of boundary treatment and is a field at present, any landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a flat field, views to the wider landscape are obscured by landscaping in the distance. Any landscaping of the site would enhance the quality of the area. There is no impact on the wider townscape or historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is wholly in the orange zone (danger for most) on the EA flood hazard maps.	✗	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a field of Grade 3 agricultural land.	✗	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities	The site is close to the services and facilities in the village, a vehicle access can	✓	Low	Local	Permanent	Long

amenities and green infrastructure including the promotion of sustainable modes of access.	be provided onto Littlefield Lane but there is no footpath connection and this part of the lane is not made up and peters out into the public footpath which runs in front of the site. There is no realistic possibility of the creation of a footpath, however the site is for one plot and the footpath begins 47 metres from the edge of the plot.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, a vehicle access can be provided onto Littlefield Lane but there is no footpath connection and this part of the lane is not made up and peters out into the public footpath which runs in front of the site. There is no realistic possibility of the creation of a footpath, however the site is for one plot and the footpath begins 47 metres from the edge of the plot.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village, a vehicle access can be provided onto Littlefield Lane but there is no footpath connection and this part of the lane is not made up and peters out into the public footpath which runs in front of the site. This public footpath goes out into the open countryside and could encourage walking. There is no realistic possibility of the creation of a footpath, however the site	✓	Low	Local	Permanent	Long

	is for one plot and the footpath begins 47 metres from the edge of the plot.					
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village, a vehicle access can be provided onto Littlefield Lane but there is no footpath connection and this part of the lane is not made up and peters out into the public footpath which runs in front of the site. There is no realistic possibility of the creation of a footpath, however the site is for one plot and the footpath begins 47 metres from the edge of the plot.	✓	Low	Local	Permanent	Long
<p>Summary: The site is wholly in flood risk in the orange zone (danger for most) on the EA flood hazard maps. It is close to services and facilities but there is no footpath connection and no realistic possibility of creating one, however the site is for one plot and the footpath begins 47 metres from the edge of the plot. The character of this part of the village is more rural and pavements are atypical in this part of the village. A vehicle access can be provided onto Littlefield Lane but this part of the lane is not made up and peters out into the open countryside. The site is flat with sparse boundary treatment, its impact on wider views of the landscape is mitigated because of distance features such as trees and hedgerows, any landscaping of the site would enhance biodiversity and the site would not impact on the townscape or historic environment.</p>						

Site Reference Number: MAR412						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Relatively flat grassed field with mature hedges and trees forming the boundary treatment and ditches along the east and west boundaries. Providing the boundary treatment was retained then some biodiversity could be improved across the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Relatively flat grassed field with mature hedges and trees forming the boundary treatment and ditches along the east and west boundaries. The site is surrounded by both hedges and trees or development so there is no impact on the wider landscape. The site would not impact on the	✓	Low	Local	Permanent	Long

	townscape. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in the orange zone (danger for most) on the EA flood hazard maps	X	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there are footpath connections on surrounding roads, but no access is shown to the site so it cannot connect with existing services and facilities.	X	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath connection. No access is shown to the site and the only potential access from Harpham Road is quite narrow and leads from an existing development. Harpham Road has not been	X	Medium	Local	Permanent	Long

	designed to accommodate additional traffic and it could be too small for the amount of development the site could accommodate.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities and there are footpath connections on surrounding roads, but no access is shown to the site so it cannot connect with existing services and facilities.	✗	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there are footpath connections on surrounding roads, but no access is shown to the site so it cannot connect with existing services and facilities.	✗	Low	Local	Permanent	Long
<p>Summary: The site is in the orange zone (danger for most) on the EA flood hazard maps. It is a relatively flat grassed field with mature hedges and trees forming the boundary treatment and ditches along the east and west boundaries. Providing the boundary treatment was retained then some biodiversity could be improved across the site and there is no impact on the wider landscape. The site would not impact on the townscape. There is no impact on the historic environment. The site is Grade 3 agricultural land. The site is reasonably close to services and facilities and there are footpath connections on surrounding roads, but no access is shown to the site so it cannot connect with existing services and facilities. No access is shown for the site and the only potential access from Harpham Road is quite narrow and leads from an existing development. Harpham Road has not been designed to accommodate additional traffic; it could be too small for the amount of development the site could accommodate.</p>						

NORTH THORESBY

Site Reference Number: NTH203

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a plant nursery with reasonable boundary treatment lying to the south of Ludborough Road. There are opportunities for biodiversity in the hedges around the site. On balance the replacement of the structures associated with the nursery business with houses would have little impact on biodiversity and there is not sufficient space to enhance planting on site that it would increase opportunities for biodiversity.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a plant nursery with reasonable boundary treatment lying to the south of Ludborough Road. The site itself is fairly enclosed and development would not impact on the wider landscape. There is an impact on the townscape because the site effectively juts out into the open countryside and would be backland development in a predominantly linear part of the village. There is no impact on the historic environment.	✘	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long

5. Promote viable and diverse economic growth that supports communities within the district.	The site is currently an operational business. Redevelopment of the site would require the business to close or move elsewhere.	X	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a plant nursery with associated structures and therefore brownfield.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is approximately 800m from services and facilities, with no footpath on Ludborough Road for 190m and then it starts on the opposite side of the road. Ludborough Road also does not have street lighting. There is a public footpath running across the northern boundary of the site which comes out further up Ludborough Road to the village but it still leaves a gap with no footpath and no prospect of providing one.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is approximately 800m from services and facilities' with no footpath on Ludborough Road for 190m and then it starts on the opposite side of the road, Ludborough Road also does not have street lighting. There is a public footpath running across the northern boundary of the site which comes out further up Ludborough Road to the village but it still leaves a gap with no footpath and no prospect of providing one. The vehicle access to the site is down a long narrow track between two houses, whilst its already the access for the nursery, potentially housing could be more traffic movements and would be detrimental to the occupiers of the two properties because it would need widening to accommodate more vehicles.	X	High	Local	Permanent	Long

10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is approximately 800m from services and facilities' with no footpath on Ludborough Road for 190m and then it starts on the opposite side of the road, Ludborough Road also does not have street lighting. There is a public footpath running across the northern boundary of the site which comes out further up Ludborough Road to the village but it still leaves a gap with no footpath and no prospect of providing one. The footpath does enable access to the countryside for recreation purposes. The vehicle access to the site is down a long narrow track between two houses, whilst its already the access for the nursery, potentially housing could be more traffic movements and would be detrimental to the occupiers of the two properties because it would need widening to accommodate more vehicles.	✗	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is approximately 800m from services and facilities' with no footpath on Ludborough Road for 190m and then it starts on the opposite side of the road, Ludborough Road also does not have street lighting. There is a public footpath running across the northern boundary of the site which comes out further up Ludborough Road to the village but it still leaves a gap with no footpath and no prospect of providing one. The vehicle access to the	✗	High	Local	Permanent	Long

	<p>site is down a long narrow track between two houses, whilst its already the access for the nursery, potentially housing could be more traffic movements and would be detrimental to the occupiers of the two properties because it would need widening to accommodate more vehicles.</p>					
<p>Summary; The site is not in flood risk. The site is a plant nursery with reasonable boundary treatment lying to the south of Ludborough Road. The site itself is fairly enclosed and would not impact on the wider landscape. There is an impact on the townscape because the site effectively juts out into the open countryside and would be backland development in a predominantly linear part of the village. There is no impact on the historic environment. It is 800m from services and facilities, with no footpath on Ludborough Road for 190m and then it starts on the opposite side of the road, Ludborough Road also does not have street lighting. There is a public footpath running across the northern boundary of the site which comes out further up Ludborough Road to the village but it still leaves a gap with no footpath and no prospect of providing one. This could facilitate access to the countryside for recreation purposes. The vehicle access to the site is down a long narrow track between two houses, whilst its already the access for the nursery, potentially housing could be more traffic movements and would be detrimental to the occupiers of the two properties because it would need widening to accommodate more vehicles.</p>						

<p>Site Reference Number: NTH301</p>						
<p>Any Assumptions:</p> <ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
<p>1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.</p>	<p>The site is a mixture of garden and paddock to the west of the main house, which is listed and to the rear there are farm buildings. There is a possibility that the farm buildings may host biodiversity but this would need an ecological survey to ascertain. The site has good boundary treatment along Station Road with some trees covered by tree preservation orders, as are trees within the site. Landscaping with in the site itself would enhance biodiversity on the site.</p>	<p>?</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site itself is enclosed and would not impact on the wider landscape. There would be impact on the historic environment because the main house is listed. This site has been reassessed following comments from Historic England to the June 2016 consultation and it is considered that the site could not be developed without significant impact on the setting of the adjacent grade II listed building.	XX	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a mixture of paddock, buildings and farming area and therefore both Greenfield and brownfield but more predominantly brownfield.	✓	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is near the eastern edge of the village, but still within the built up area, and around 800m from services and facilities, but there is a footpath leading to the centre so it is connected.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe	The site is near the eastern edge of the	✓	Low	Local	Permanent	Long

and vibrant communities.	village, but still within the built up area, and around 800m from services and facilities' but there is a footpath leading to the centre so it is connected.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is near the eastern edge of the village, but still within the built up area, and around 800m from services and facilities' but there is a footpath leading to the centre so it is connected.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is near the eastern edge of the village, but still within the built up area, and around 800m from services and facilities' but there is a footpath leading to the centre so it is connected.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is mixture of paddock, house and agricultural buildings. It is near the eastern edge of the village, but still within the built up area, and around 800m from services and facilities but there is a footpath leading to the centre so it is connected. The site itself is enclosed and would not impact on the wider landscape. It is uncertain if the farm buildings are host to any wildlife and this would need further investigation. There would be impact on the historic environment because the main house is listed. This site has been reassessed following comments from Historic England to the June 2016 consultation and it is considered that the site could not be developed without significant impact on the setting of the adjacent grade II listed building.</p>						

Site Reference Number: NTH302

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field and agricultural land with hedges as its boundary. There is a beck running along the southern boundary of the site. Landscaping with in the site itself would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed field and agricultural land to the south of Station Road, views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. There are trees protected by tree preservation order at the entrance to the site which, although outside the site, may be affected by the access. The treed frontages along Station Road are an importance aspect its character. There access to the site is opposite a grade II listed building, but the impact on its setting is not likely to be significant.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk apart from the very rear from the Black Leg Drain	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities	No impact	○	Low	Local	None	None

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is near the eastern edge of the village but still within the built up part of the village, it however protrudes into the open countryside from a narrow access off Station Road. The main body of the site is approximately 1km from services and facilities, there is a footpath leading to the centre on the opposite side of the road. The site is in excess of 5 hectares and would be required to provide green infrastructure as part of the development.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is near the eastern edge of the village but still within the built up part of the village, it however protrudes into the open countryside from a narrow access off Station Road which cannot be widened. The main body of the site is approximately 1km from services and facilities there is a footpath leading to the centre on the opposite side of the road.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide	The site is near the eastern edge of the	✓	Low	Local	Permanent	Long

the facilities and infrastructure for “healthy lifestyles”	village but still within the built up part of the village, it however protrudes into the open countryside from a narrow access off Station Road. The main body of the site is approximately 1km from services and facilities. There is a footpath leading to the centre but it is on the opposite side of the road. The site is in excess of 5 hectares and would be required to provide green infrastructure as part of the development.					
13. Positively plan for, and minimise the effects of, climate change.	The site is near the eastern edge of the village but still within the built up part of the village, it however protrudes into the open countryside from a narrow access off Station Road. The main body of the site is approximately 1km from services and facilities. There is a footpath leading to the centre but it is on the other side of the road. The site is close to two potential wildlife corridors, and well constructed landscaping within the site could help with species migration,	✓	Low	Local	Permanent	Long
<p>Summary: There is a very small area of flood risk to the south of the site but the majority is not in flood risk. The site is grassed field and agricultural land to the south of Station Road; views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. There are trees protected by tree preservation order at the access to the site which may be affected by the development, treed frontages are an important element of the character of this part of the village. The entrance to the site is opposite a listed property but there is unlikely to be significant impact. The site is near the eastern edge of the village but still within the built up part of the village, it however protrudes into the open countryside from a narrow access off Station Road which cannot be widened. The main body of the site is approximately 1km from services and facilities’ there is a footpath leading to the centre but it is on the opposite side of the road.</p>						

Site Reference Number: NTH303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field and agricultural land with hedges as its boundary. Landscaping within the site itself would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed field and agricultural land to the south of Station Road. Views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. Trees on surrounding properties are protected by tree preservation order but are unlikely to be affected by the development. There would be no impact on the townscape or historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk apart from the very rear from the Black Leg Drain	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	✗	High	Local	Permanent	Long

and greenfield sites.						
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site protrudes into the open countryside from a narrow access off Station Road, it is approximately 650m from services and facilities, there is a footpath leading to the centre but it is on the other side of the road. The site is in excess of 5 hectares and would be required to provide green infrastructure as part of the development.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site protrudes into the open countryside from a narrow access off Station Road which cannot be widened, it is approximately 650m from services and facilities, there is a footpath leading to the centre but it is on the other side of the road.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site protrudes into the open countryside from a narrow access off Station Road, it is approximately 650m from services and facilities, there is a footpath leading to the centre but it is on the other side of the road. The site is in excess of 5 hectares and would be required to provide green infrastructure as part of the development.	✓	Low	Local	Permanent	Long
13. Positively plan for, and	The site protrudes into the open	✓	Low	Local	Permanent	Long

minimise the effects of, climate change.	countryside from a narrow access off Station Road, it is approximately 650m from services and facilities, there is a footpath leading to the centre but it is on the other side of the road.					
<p>Summary: There is a very small are of flood risk at the southern end of the site, however, the majority of the site is not in flood risk. The site is grassed field and agricultural land to the south of Station Road; views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. There would be no impact on the townscape or historic environment. The site protrudes into the open countryside from a narrow access off Station Road which cannot be widened, it is approximately 650m from services and facilities, there is a footpath leading to the centre but it is on the other side of the road.</p>						

Site Reference Number: NTH305						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with hedges and trees as its boundary. Landscaping within the site itself would enhance biodiversity on the site but to gain access would mean the loss of TPO trees.	X	High	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field to the north of Station Road, views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. There would be an impact on the townscape because to gain access to the site would mean a loss of TPO trees that make up the rural setting of the street scene. There would be no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully	The site is not in flood risk.	✓	Medium	Local	Permanent	Long

mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site lies adjacent to the rear of the built up area and is in effect protruding out into the open countryside. The access off Station Road is very narrow and has trees with TPOs on them around it, the access could not reasonably be widened because of this. It is approximately 750m from services and facilities, there is a footpath leading to the centre.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site lies adjacent to the rear of the built up area and is in effect protruding out into the open countryside. The access off Station Road is very narrow and has trees with TPOs on them around it, the access could not reasonably be widened because of this. It is approximately 750m from services and facilities, there is a footpath leading to the centre.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site lies adjacent to the rear of the built up area and is in effect protruding out into the open countryside. The access off Station Road is very narrow and has trees with TPOs on them around it, the access could not reasonably be widened because of this. It is approximately 750m from services and facilities, there is a footpath leading to the centre.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site lies adjacent to the rear of the built up area and is in effect protruding out into the open countryside. The access off Station Road is very narrow and has trees with TPOs on them around it, the access could not reasonably be widened because of this. It is approximately 750m from services and facilities, there is a footpath leading to the centre.	✓	Medium	Local	Permanent	Long
Summary; The site is not in flood risk. The site is a grassed field to the north of Station Road, views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape or biodiversity. There would be an impact on the townscape because to gain access to the site would mean a loss of TPO trees that make up the rural setting of the street scene. There would be no impact on the historic environment. It is reasonably close to services and facilities, there is a footpath leading to the centre.						

Site Reference Number: NTH305						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity	The site is a grassed field with hedges and trees as its boundary. Landscaping within the site itself would enhance biodiversity on	X	High	Local	Permanent	Long

(native plants and animals) and geodiversity.	the site but to gain access would mean the loss of TPO trees.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field to the north of Station Road, views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. There would be an impact on the townscape because to gain access to the site would mean a loss of TPO trees that make up the rural setting of the street scene. There would be no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site lies adjacent to the rear of the built up area and is in effect protruding out into the open countryside. The access off Station Road is very narrow and has trees with TPOs on them around it, the access could not reasonably be widened because of this. It is reasonably close to services and facilities' there is a footpath leading to the centre.	✓	Medium	Local	Permanent	Long
8. Increase reuse and	No impact	O	Low	Local	None	None

recycling rates and minimise the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site lies adjacent to the rear of the built up area and is in effect protruding out into the open countryside. The access off Station Road is very narrow and has trees with TPOs on them around it, the access could not reasonably be widened because of this. It is reasonably close to services and facilities' there is a footpath leading to the centre.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site lies adjacent to the rear of the built up area and is in effect protruding out into the open countryside. The access off Station Road is very narrow and has trees with TPOs on them around it, the access could not reasonably be widened because of this. It is reasonably close to services and facilities' there is a footpath leading to the centre.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site lies adjacent to the rear of the built up area and is in effect protruding out into the open countryside. The access off Station Road is very narrow and has trees with TPOs on them around it, the access could not reasonably be widened because of this. It is reasonably close to services and facilities' there is a footpath leading to the centre.	✓	Medium	Local	Permanent	Long

Summary; The site is not in flood risk. The site is a grassed field to the north of Station Road, views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. There would be an impact on the townscape because to gain access to the site would mean a loss of TPO trees that make up the rural setting of the street scene. There would be no impact on the historic environment. It is reasonably close to services and facilities' there is a footpath leading to the centre.

Site Reference Number: NTH307

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field to the rear of an existing property with its garden, its boundary treatment is hedges and trees, those to the north are protected by tree preservation order. The available space within the site would leave no room for additional landscaping likely to have any significant benefit to biodiversity.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field to the rear of an existing property with its garden; its boundary treatment is hedges and trees those to the north are protected by tree preservation order. The site is enclosed by existing development so there would be no impact on the wider landscape. There would be an impact on the townscape, the existing property would need to be demolished to gain access but it is not historically significant and its loss would not impact on the street scene. There would be no impact on the historic environment. Historic England raised the issue of potential medieval remains on the site through the June 2016 consultation, however, there is no information relating to this site on the Historic Environment record.	○	Low	Local	Permanent	Long
3. Protect natural resources	No impact	○	Low	Local	None	None

from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is adjacent to a number of sport and recreation facilities and close to other services, with a footpath leading to the centre of the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is adjacent to a number of sport and recreation facilities and close to other services, with a footpath leading to the centre of the village. Vehicle access can be gained.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is adjacent to a number of sport and recreation facilities which, while not providing facilities, does provide easy access to them. It close to other services, with a footpath leading to the centre of the village.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is adjacent to a number of sport and recreation facilities and close to other services, with a footpath leading to the centre of the village.	✓	Medium	Local	Permanent	Long

Summary; The site is not in flood risk. The site is a grassed field to the rear of an existing property with its garden; its boundary treatment is hedges and trees. The site is enclosed by existing development so there would be no impact on the wider landscape. There would be an impact on the townscape, the existing property would need to be demolished to gain access but it is not historically significant and its loss would not impact negatively on the street scene. There would be no impact on the historic environment. Historic England raised the issue of potential medieval remains on the site through the June 2016 consultation, however, there is no information relating to this site on the Historic Environment record. The site is adjacent to a number of sport and recreation facilities and close to other services, with a footpath leading to the centre of the village.

Site Reference Number: NTH308

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land running alongside the A16 and the south of the High Street. Its boundary treatment is hedges and trees. Landscaping within the site itself would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic	The site is agricultural land running alongside the A16 and the south of the High Street. Its boundary treatment is hedges and trees. The site is very open from the	X	Medium	Local	Permanent	Long

environment.	<p>A16 and the development would have a significant impact in view from the west towards the village. Views of the landscape from the village are somewhat blocked by the existing development although the site will be highly visible to immediate neighbours and obstruct their view of the wider landscape. There would not be an impact on the townscape. There would be no impact on the historic environment. Historic England raised the impact on the grade II* listed church and grade II farmhouse (which respectively lie approximately 435m and 235m north of the site). The site has been reassessed. The setting of Walnut Cottage grade II and 67m to the east of the sites) is not affected due to the southerly setting of the building and the impact from the west is already impacted by the intervening modern terrace. The main setting of the Thatched Cottage/ The Farmhouse is the square and north of the building, therefore this site, which lies to the south, has no impact on the setting. The church is in quite an elevated position but is not prominent in views into or out of the site. Due to the settlement form and intervening trees and hedges, the setting of the church is experienced more in relation to Church Lane and Stanholme Lane. Incremental development here has already impacted on the setting of the church. There are views of the Lincolnshire Wolds on the western edge of this site and development may impact on historic Wolds/Marsh setting when looking down from higher elevations, but this can be ameliorated by design and use of materials.</p>					
3. Protect natural resources from avoidable losses and	No impact	0	Low	Local	None	None

pollution and minimise the impacts of unavoidable losses and pollution.							
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long	
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None	
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	✗	High	Local	Permanent	Long	
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities. However, the proposed access would be onto Ludborough Road which has no footpath or street lighting, and if this was the case, it would double the distance required to walk to reach them (approx 700 metres). A possible pedestrian access could be either through NTH309 or the cricket ground adjacent to the site; however, these are in different ownership. Even then the footpath on High Street is on the opposite side of the road, at least until east of the cricket ground. This site would be required to provide green space/open space, it will also require a buffer between it and the A16 to minimise noise impact from the busy main road.	✗	✓	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None	
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities. However, the proposed access would be onto Ludborough Road which has no footpath or street lighting, and if this was	✗	High	Local	Permanent	Long	

	the case, it would double the distance required to walk to reach them (approx 700 metres). A possible pedestrian access could be either through NTH309 or the cricket ground adjacent to the site; however, these are in different ownership. Even then the footpath on High Street is on the opposite side of the road, at least until east of the cricket ground. There should be no access onto the A16 because of danger to road users.						
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long	
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None	
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities. However, the proposed access would be onto Ludborough Road which has no footpath or street lighting, and if this was the case, it would double the distance required to walk to reach them (approx 700 metres). A possible pedestrian access could be either through NTH309 or the cricket ground adjacent to the site; however, these are in different ownership. Even then the footpath on High Street is on the opposite side of the road, at least until east of the cricket ground. This site would be required to provide green space/open space, it will also require a buffer between it and the A16 to minimise noise impact from the busy main road.	X	✓	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities. However, the proposed access would be onto Ludborough Road which has no	✓	High	Local	Permanent	Long	

	<p>footpath or street lighting, and if this was the case, it would double the distance required to walk to reach them (approx 700 metres). A possible pedestrian access could be either through NTH309 or the cricket ground adjacent to the site; however, these are in different ownership. Even then the footpath on High Street is on the opposite side of the road, at least until east of the cricket ground.</p>					
<p>Summary; The site is not in flood risk. The site is agricultural land running alongside the A16 and the south of the High Street. Its boundary treatment is hedges and trees. The site is very open from the A16 and the development would have a significant impact in view from the west towards the village. Views of the landscape from within the village are somewhat blocked by the existing development line. There would not be an impact on the townscape. There would be no impact on the historic environment. The site is close to services and facilities, however, the proposed access would be onto Ludborough Road which has no footpath or street lighting. A possible pedestrian access could be either through NTH309 or through the cricket ground adjacent to the site; without this the distance walked to access services and facilities would be approx 700 metres. Even then the footpath on High Street is on the opposite side of the road, at least until east of the cricket ground. There should be no access onto the A16 because of danger to road users. This site would be required to provide green space/open space, it will also require a buffer between it and the A16 to minimise noise impact from the busy main road.</p>						

<p>Site Reference Number: NTH311</p>						
<p>Any Assumptions:</p> <ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
<p>1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.</p>	<p>The site is a grassed open field lying on the corner of the A16 and Ludborough Road. Boundary treatment is quite poor made up of low hedges except along the southern and eastern boundaries. There is a tree on the corner of the site protected by a tree reservation order, it is just outside the boundary of the site and could be affected by development but the layout could prevent this. A drain runs along the eastern side of the site, along with a wooded area which may be host to a variety of species and landscaping could link to these areas</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

	and enhance biodiversity on the site.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed open field lying on the corner of the A16 and Ludborough Road. Boundary treatment is quite poor made up of low hedges except along the southern and eastern boundaries. The sites itself is open from the A16 as you turn into Ludborough Road and the development would be prominent in views from the A16 and along Ludborough Road from the west. Views of the wider landscape from the east are blocked by the boundary treatment along the southern and eastern boundaries. There is an impact on the townscape because the site effectively sits in the open countryside and does not have a relationship with the wider built up settlement. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green	It is over 800m from services and facilities with no footpath on Ludborough Road for more than 200m and then it is starts on the	X	High	Local	Permanent	Long

infrastructure including the promotion of sustainable modes of access.	opposite side of the road, Ludborough Road also does not have street lighting. Sport and recreation facilities are either more distant or are more directly accessed along the A16, which has no footways, lighting and is subject to fast flowing traffic.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is over 800m services and facilities with no footpath on Ludborough Road for more than 200m and then it starts on the opposite side of the road, Ludborough Road also does not have street lighting.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is over 800m from services and facilities with no footpath on Ludborough Road for more than 200m and then it starts on the opposite side of the road, Ludborough Road also does not have street lighting. Sport and recreation facilities are either more distant or are more directly accessed along the A16, which has no footways, lighting and is subject to fast flowing traffic.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is over 800m from services and facilities with no footpath on Ludborough Road for more than 200m and then it starts on the opposite side of the road, Ludborough Road also does not have street lighting.	X	High	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a grassed open field lying on the corner of the A16 and Ludborough Road. Boundary treatment is quite poor made up of low hedges except along the southern and eastern boundaries. The sites itself is open from the A16 and as you turn into Ludborough Road the site will be highly visible. Views of the wider landscape from the east are blocked by the boundary treatment along the southern and eastern boundaries. There is an impact on the townscape because the site effectively sits in the open countryside and does not have a relationship with the wider built up settlement. There is no impact on the historic environment. It is over 800m from services and facilities with no footpath on Ludborough Road for more than 200m and then it starts on the opposite side of the road, Ludborough Road also does not have street lighting.

Site Reference Number: NTH312

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site was a nursery with greenhouses/ poly tunnels with reasonable boundary treatment lying off the A16. The site has now become disused. There is a drain along the northern boundary and a wooded area also to the north, which may be host to a variety of species and landscaping could enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site was a nursery with greenhouses/ poly tunnels. The site itself is fairly enclosed, however, the boundary to the A16 is fairly open and the site would be very visible from the A16, however, it would not impact on the wider landscape. There is an impact on the townscape because the site effectively is in the open countryside with no connection to the settlement. There would be no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk	✓	Low	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact, the site's former commercial use has ceased.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is greenhouses and therefore brownfield. However, the structures on site are starting to degrade and the site is slowly returning to nature.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is not close to services (being 1.2km from the majority of services in the village) and the only possible access is off the A16 which then would not effectively link up the village. There is a public right of way running past the site to the village but it is still along way from services and facilities.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is not close to services (being 1.2km from the majority of services in the village) and the only a possible access is off the A16 which then would not effectively link up the village. There is a footpath running past the site to the village but it is still along way from services and facilities.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is not close to services (being 1.2km from the majority of services in the village) and the only a possible access is off the A16 which then would not effectively link up the village. There is a footpath running past the site to the village and out into the wider countryside, which could facilitate walking, but it is still along way from services and facilities.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is not close to services (being 1.2km from the majority of services in the village) and the only a possible access is off the A16 which then would not effectively link up the village. There is a footpath running past the site to the village but it is still along way from services and facilities.	X	High	Local	Permanent	Long
<p>Summary; The site is not in flood risk. The site was a nursery with greenhouses/ poly tunnels but is now disused. There is reasonable with reasonable boundary treatment but development on the site will still be visible off the A16, although the site is fairly enclosed and would not impact on the wider landscape. There is an impact on the townscape because the site effectively is in the open countryside with no connection to the settlement. There would be no impact on the historic environment. It is not close to services (being 1.2km from the majority of services in the village) and only a possible access is off the A16 which then would not effectively link up the village. There is a footpath running past the site to the village but it is still along way from services and facilities.</p>						

Site Reference Number: NTH313

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is grassed fields to the rear of an existing property with its garden, its boundary treatment is hedges and trees with some TPO trees along the northern boundary. There are also trees within the site. Landscaping within the site itself would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed fields to the rear of an existing property with its garden; its boundary treatment is hedges and trees. The site is enclosed by existing development and the trees so there would be no impact on the wider landscape. There would be an impact on the townscape, an existing property Willow Lodge would need to be demolished to gain access but it is not historically significant and its loss would not impact on the street scene. The entrance to site is adjacent to the Conservation Area but impact on its setting can be mitigated. Historic England has raised the issue of potential medieval remains on the site through the June 2016 consultation. The Historic Environment has this is recorded as probable ridge and furrow and so further investigation would be needed. The degree of impact has been changed to uncertain.	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully	The site is not in flood risk.	✓	Medium	Local	Permanent	Long

mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities, with a footpath leading to the centre of the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities, with a footpath leading to the centre of the village. Vehicle access can be gained.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, with a footpath leading to the centre of the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	The site is close to services and facilities, with a footpath leading to the centre of the	✓	Low	Local	Permanent	Long

climate change.	village.				
<p>Summary: The site is not in flood risk. The site is grassed fields to the rear of an existing property with its garden; its boundary treatment is hedges and trees with some TPO trees along the northern boundary and a row of trees within the site. It is enclosed by existing development and the trees so there would be no impact on the wider landscape. There would be an impact on the townscape, the existing property would need to be demolished to gain access but it is not historically significant and its loss would not impact on the street scene. The entrance to the site lies adjacent to the conservation area, but any impact on its setting can be mitigated. Historic England has raised the issue of potential medieval remains on the site through the June 2016 consultation. The Historic Environment has this is recorded as probable ridge and furrow and so further investigation would be needed. The degree of impact has been changed to uncertain The site is close to services and facilities with a footpath leading to the centre of the village.</p>					

Site Reference Number: NTH315						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land to the north of the village. There are good boundary treatments with TPO trees down the western boundary and there is a drain running along the same boundary. Together, these provide potential habitat. Additional landscaping within the site itself could link to these elements and enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land to the north of the village; there are good boundary treatments with TPO trees down the western boundary. The site is quite enclosed by the village itself to the south and planting along the other boundaries so the impact on the wider landscape would be mitigated against. There would not be an impact on the townscape. There would be no impact on the historic environment.	○	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable	No impact	○	Low	Local	None	None

losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities, and at over two hectares, the site would be expected to provide some green infrastructure. However, the proposed access would be onto Church Lane which has no footpath and is a narrow rural lane, which would be inadequate for the amount of development this site could take. There is no reasonable prospect of upgrading this lane.	✗	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities, however, the proposed access would be onto Church Lane which has no footpath and is a narrow rural lane, which would be inadequate for the amount of development this site could take. There is no reasonable prospect of upgrading this lane. Church Lane eventually comes out onto the A16 but on a difficult bend and it would be unlikely that another vehicle access onto the main road would be acceptable.	✗	High	Local	Permanent	Long
10. Ensure that local housing	There is an identified need for future	✓	Low	Local	Permanent	Long

needs are met.	housing growth in the settlement, which is a large village with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, and at over two hectares, the site would be expected to provide some green infrastructure. However, the proposed access would be onto Church Lane which has no footpath and is a narrow rural lane, which would be inadequate for the amount of development this site could take. There is no reasonable prospect of upgrading this lane	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities, any green infrastructure on site, linking to the existing tree belt and drain may help provide migratory corridors for wildlife. However, the proposed access would be onto Church Lane which has no footpath and is a narrow rural lane, which would be inadequate for the amount of development this site could take. There is no reasonable prospect of upgrading this lane	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is agricultural land to the north of the village; there are good boundary treatments with TPO trees down the western boundary. The site is quite enclosed by the village itself to the south and planting along the other boundaries so the impact on the wider landscape would be mitigated against. There would not be an impact on the townscape. There would be no impact on the historic environment. The site is reasonably close to services and facilities, and, at over two hectares, would be expected to provide green infrastructure which would be a positive element for people and wildlife. However, the proposed access would be onto Church Lane which has no footpath and is a narrow rural lane, which would be inadequate for the amount of development this site could take. There is no reasonable prospect of upgrading this lane. Church Lane eventually comes out onto the A16 but on a difficult bend and it would be unlikely that another vehicle access onto the main road would be acceptable.</p>						

Site Reference Number: NTH317

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is the garden to the adjacent property. There are hedges to all boundaries, interspersed with occasional trees, although the hedges are currently kept low. The site is only large enough for one plot and so not able to contribute to biodiversity.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is the garden to the adjacent property. There are hedges to all boundaries, interspersed with occasional trees, although the hedges are currently kept low. The hedges can provide screening along the western and southern boundaries. There would not be an impact on the townscape as the development along Church Lane has happened piecemeal, with prevailing architectural style, and this would add one plot to the end of existing development. The plot is approx. 90m from the grade II* listed church. However, although the plot would be visible from the church, due to the intervening trees and hedges, the view is broken to a degree and incremental development along Church Lane has already impacted on the setting of the church. Historic England raised this site through the June 2016 consultation, although it did not refer to the church but instead queried the potential medieval remains. From the Historic Environment Record, it is difficult to tell if this site is within or just outside the area of probable ridge and furrow but, as the site is garden to the adjoining house, it is unlikely that	○	Medium	Local	Permanent	Long

	much evidence of this remains.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is recorded as Grade 3 agricultural land but is a garden.	✓	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the village, being just over 400m from The Square, but Church Lane is narrow, has no footways and is unlit.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the village, being just over 400m from The Square, but Church Lane is narrow, has no footways and is unlit.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	X	High	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the village, and a good range of recreation opportunities, however, Church Lane is narrow, has no footways and is unlit. The site is close to a public right of way that enables access into the wider countryside.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the village, with a good range of services and facilities, however, Church Lane is narrow, has no footways and is unlit.	X	High	Local	Permanent	Long

Summary; The site is not in flood risk. The site is the garden to the adjacent property. There are hedges to all boundaries, interspersed with occasional trees, although the hedges are currently kept low. The site is only large enough for one plot and so not able to contribute to biodiversity. The hedges can provide screening along the western and southern boundaries. There would not be an impact on the townscape as the development along Church Lane has happened piecemeal, with prevailing architectural style, and this would add one plot to the end of existing development. The plot is approx. 90m from the grade II* listed church. However, although the plot would be visible from the church, due to the intervening trees and hedges, the view is broken to a degree and incremental development along Church Lane has already impacted on the setting of the church. Historic England raised this site through the June 2016 consultation, although it did not refer to the church but instead queried the potential medieval remains. From the Historic Environment Record, it is difficult to tell if this site is within or just outside the area of probable ridge and furrow but, as the site is garden to the adjoining house, it is unlikely that much evidence of this remains. The site is recorded as Grade 3 agricultural land but is a garden Although close to the village, being just over 400m from The Square, but Church Lane is narrow, has no footways and is unlit.

Site Reference Number: NTH318						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is paddocks to the north of the village; there are good boundary treatments. Landscaping within the site itself would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is paddocks to the north of the village; there are good boundary treatments to the east but the hedges along the western boundary are lower and do not provide much screening. The site is not visible from the A16 or other well trafficked roads. It will be visible in views from local lanes but there would be no impact on the wider landscape. There would not be an impact on the townscape because the site is so far out in the open countryside and completely detached from the village. There would be no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is completely detached from the village with no means of access except down a rural access onto the A16, this would be development in the open countryside.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise	No impact	O	Low	Local	None	None

the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site is completely detached from the village with no means of access except down a rural access onto the A16, this would be development in the open countryside.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities. This site is not in the settlement but in the open countryside.	X	High	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is completely detached from the village with no means of access except down a rural access onto the A16, this would be development in the open countryside. The site is close to a public right of way that enables access into the wider countryside but this does not overcome the separation from and poor access to other services and facilities in the village.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is completely detached from the village with no means of access except down a rural access onto the A16, this would be development in the open countryside.	X	High	Local	Permanent	Long
Summary; The site is not in flood risk. The site is paddocks to the north of the village; there are good boundary treatments to the east of the site but lower hedging to the other boundaries which would make the site visible in local lanes. However, the site is distant from the A16 and other trafficked roads so there would be no impact on the wider landscape. There would not be an impact on the townscape because the site is so far out in the open countryside and completely detached from the village. There would be no impact on the historic environment. The site is completely detached from the village with no means of access except down a rural access onto the A16, this would be development in the open countryside.						

Site Reference Number: NTH319

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with open boundary treatment on the east and south, sparse hedging on the northern edge and some boundary treatment on the west, including trees protected by tree preservation orders. To the west of the site is a heritage railway. This site used to be designated locally for its nature conservation importance but was de-designated recently as it was no longer of sufficient quality. However, it may still function as a wildlife corridor. Landscaping within the site itself would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with open boundary treatment on the east and south, sparse hedging on the northern edge and some boundary treatment on the west, including trees protected by tree preservation order. There would be an impact on the wider landscape because the site allows views out to the south and east and is very open as you approach the village from the east. There would be an impact on the townscape because the site is out in the open countryside and completely detached from the village. There would be an impact on the historic environment, as the site is alongside a terminus station for the Lincolnshire Wolds Preserved Railway. The rural character of the railway is part of its appeal as a visitor attraction and its unspoilt character is an asset used by the charity in raising funds by allowing film	X	High	Local	Permanent	Long

	makers to use the railway.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The southern third of the site is in flood zone two; the remainder of the site is not in flood risk.	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No direct impact, however, the possible impact on the adjacent heritage railway may be a factor.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The main services and facilities in the village are over 1km away. The site is completely detached from the village, there is no footpath link until the other side of the heritage railway line and then it is on the opposite side of the road. This would be development in the open countryside.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The main services and facilities in the village are over 1km away. The site is completely detached from the village, there is no footpath link until the other side of the heritage railway line and then it is on the opposite side of the road, this would be development in the open countryside.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and	X	High	Local	Permanent	Long

	facilities. This site is not in the settlement but in the open countryside.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The main services and facilities in the village are over 1km away, with the sport and recreation facilities over 1.5km from the site. The site is completely detached from the village, there is no footpath link until the other side of the heritage railway line and then it is on the opposite side of the road, this would be development in the open countryside.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The main services and facilities in the village are over 1km away. The site is completely detached from the village, there is no footpath link until the other side of the heritage railway line and then it is on the opposite side of the road, this would be development in the open countryside.	X	High	Local	Permanent	Long
<p>Summary : The southern third of the site is in flood zone two, although the remainder of the site is not in flood risk. The site is an agricultural field with open boundary treatment on the east and south, a sparse hedge line along the northern edge and some boundary treatment on the west, including trees protected by tree preservation order. There would be an impact on the wider landscape because the site allows views out to the south and is very open as you move in towards the village. There would be an impact on the townscape because the site is out in the open countryside and completely detached from the village. There would also be an impact on the historic environment in respect of the heritage railway to the west of the site. The site is over 1km away from services and facilities and completely detached from the village. There is no footpath link until the other side of the disused railway line and then it is on the opposite side of the road; this would be development in the open countryside.</p>						

PARTNEY

Site Reference Number: PAR302

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a reasonably flat grassed field with hedging along Hardings Lane, a post and rail fence to the south and west boundaries, the post and rail fence along the north boundary is supplemented by a brick wall. There are a few small trees in the site with some trees to the west of the site which would have to remain within the site. The site is less than a hectare in size and has not been intensively farmed. As a result the site could already be host to biodiversity so it is unlikely that development of the site would enhance biodiversity.	X	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will not impact on the wider views of the landscape, it is reasonably enclosed; views across to the south are blocked by a garden wall and house located in Scremby Road. The site will not impact on the townscape or historic environment.	O	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and	No impact	O	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is predominantly grade 2 agricultural land with a small portion at the east end being grade 3.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities including the school. There is a footpath link once you enter Scremby Road. There is a public right of way which runs across the site and links into a network which extends out into the open countryside.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities including the school. There is a footpath link once you enter Scremby Road. There is a public footpath which runs across the site and links into a network which extends out into the open countryside. An access can be formed onto Hardings Lane but it will involve the loss of some of the hedge and the lane is very narrow without street lighting. However, the crossroads of Scremby Road, with its footpath and street lighting are close to the north east corner of the site.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure	No impact	O	Low	Local	None	None

appropriate sustainable design, construction and operation of new developments.						
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities including the school. There is a footpath link once you enter Scremby Road. The site is small and would not be able to add to facilities for healthy lifestyles and there are no recreation facilities in the village. However, there is a public footpath which runs across the site and links into a network which extends out into the open countryside.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities including the school. There is a footpath link once you enter Scremby Road. There is a public footpath which runs across the site and links into a network which extends out into the open countryside.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk The site is a reasonably flat grassed field with hedging along Hardings Lane, a post and rail fence to the south and west boundaries. The post and rail fence along the north boundary is supplemented by a brick wall. There are a few small trees in the site with some trees to the west of the site which would have to remain within the site. The site is less than a hectare in size and has not been intensively farmed. As a result, the site could already be host to biodiversity so it is unlikely that development of the site would enhance biodiversity. The site is predominantly grade 2 agricultural land with a small portion at the east end being Grade 3. The site is within walking distance of services and facilities including the school. There is a footpath link once you enter Scremby Road. There is a public right of way which runs across the site and links into a network which extends into the open countryside. An access can be formed onto Hardings Lane but it will involve the loss of some of the hedge and the lane is very narrow without street lighting. However, the crossroads of Scremby Road, with its footpath and street lighting are close to the north east corner of the site.</p>						

Site Reference Number: PAR303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is reasonably flat. It is broken up into two sections; the northern section which fronts Skegness Road is an agricultural field with boundaries of hedges, to the south and west of this is part of a grassed field fronting Hardings Lane. The two area divided by hedges, with hedges also within the grassed area. Development of the site could enhance biodiversity, particularly in the area of the arable field, but the trees and hedging would have to remain.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will not impact on the wider views of the landscape, it is reasonably enclosed. The site will not impact on the townscape but it is moving development away from the core of the village. There would be no impact on the historic environment.	○	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities including the school, although it is moving away from the core of the village and some of the more peripherally located services. There is a footpath on the opposite side of Skegness Road which is also lit. The bus route passes the front of the site. There are no recreation facilities in the village and, at 2 hectares, there are going to be limited opportunities to provide green infrastructure through the site. However, Hardings Lane, though narrow and very rural in character, could provide a footpath/cycleway access into the site and this could link to the wider rights of way network on the other side of Hardings Lane which extending into the wider countryside	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities including the school, although it is moving away from the core of the village and some of the more peripherally located services. There is a footpath on the opposite side of Skegness Road which is also lit. Two accesses could be formed into the site, Skegness Road and Hardings Lane, though the lane is narrow and very rural in character but it could provide a footpath/cycleway access into the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing	There is an identified need for future	✓	Low	Local	Permanent	Long

needs are met.	housing growth in the settlement, which is a large village with a range of services and facilities					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities including the school, although it is moving away from the core of the village and some of the more peripherally located services. There is a footpath on the opposite side of Skegness Road which is also lit. At 2 hectares, the site would be unlikely to add to facilities for healthy lifestyles and there are no recreation facilities in the village. However, Hardings Lane, though narrow and very rural in character, could provide a footpath/cycleway access into the site and this could link to the wider rights of way network on the other side of Hardings Lane which extending into the wider countryside.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities including the school, although it is moving away from the core of the village and some of the more peripherally located services. There is a footpath on the opposite side of Skegness Road which is also lit. Hardings Lane, though narrow and very rural in character, could provide a footpath/cycleway access into the site and this could link to the wider rights of way network on the other side of Hardings Lane which extending into the wider countryside.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is reasonably flat. It is broken up into two sections; the northern section which fronts Skegness Road is an agricultural field with boundaries of hedges, to the south and west of this is a grassed field fronting Hardings Lane. The two areas are broken up by hedges. Development of the site could enhance biodiversity, particularly in the area of the arable field, but the trees and hedging would have to remain. The site is Grade 3 agricultural land and is within walking distance of services and facilities including the school, although it is moving away from the core of the village and some of the more peripherally located services. There is a footpath on the opposite side of Skegness Road which is also lit. The bus route passes the front of the site. The site would be unlikely to add to facilities for healthy lifestyles and there are no recreation facilities in the village and, at 2 hectares, there are going to be limited opportunities to provide green infrastructure through the site. However, Hardings Lane, though narrow and very rural in character, could provide a footpath/cycleway access into the site and this could link to the wider rights of way network on the other side of Hardings Lane which extending into the wider countryside. Two accesses could be formed into the site, Skegness Road and Hardings Lane, though the lane is narrow and very rural in character but it could provide a footpath/cycleway access into the site.

Site Reference Number: PAR306

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site a grassed field which forms part of the expansive entrance to a house set back from Skegness Road. The western boundary is quite open with hedges forming the other boundaries. To develop the site as submitted may require the removal of hedge along the southern boundary. There are no other features on site and development is unlikely to enhance biodiversity on the site as it is only small (less than half a hectare) and there are few opportunities to provide for biodiversity beyond individual gardens.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will have some impact on the wider views of the landscape to the south. The site as submitted extends a small way into a much larger field to the south with no intervening landscaping. Due to the open nature of this part of the village, and the lack of landscape features, the site will be highly visible for quite some	✘	High	Local	None	None

	distance along Skegness Road. The site will impact on the townscape it is away from the core of the village, housing along the frontage of Skegness Road ends at the sites frontage and development of the rear of this site would start to protrude into the open countryside and sits detached from the village. There would be no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities, including the school, but it is starting to move away from these facilities. There is no footpath connecting it to the core of the village; this does not start until the cemetery which is on the opposite side of the road. The bus route passes the front of the site. There are no recreation facilities in the village and, at less than half a hectare, no green infrastructure will be provided through the	X	Medium	Local	Permanent	Long

	site.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities, including the school, but it is starting to move away from these facilities. There is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road. An access could be formed utilising the existing access to the house at the rear of the site.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities, including the school, but it is starting to move away from these facilities. There is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road. At less than half a hectare, the site would be unlikely to add to facilities for healthy lifestyles and there are no recreation facilities in the village.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities, including the school, but it is starting to move away from these facilities. There is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road.	X	Medium	Local	Permanent	Long

Summary: The site is not in flood risk. The site a grassed field which forms part of the expansive entrance to a house set back from Skegness Road. The western boundary is quite open with hedges forming the other boundaries. The site slopes slightly downwards towards the east and there are views across the site to the south. The site as submitted extends a small way into a much larger field to the south with no intervening landscaping and may require the removal on the hedge along the southern boundary. Due to the open nature of this part of the village, and the lack of landscape features, the site will be highly visible for quite some distance along Skegness Road. The development of the site will have some impact on the wider views of the landscape to the south. The site will impact on the townscape it is away from the core of the village, housing along the frontage of Skegness Road ends at the sites frontage and development of the rear of this site would start to protrude into the open countryside and sits detached from the village. There would be no impact on the historic environment. There are no other features on site and development is unlikely to enhance biodiversity on the site as it is only small (less than half a hectare) and there are few opportunities to provide for biodiversity beyond individual gardens. The site is within walking distance of services and facilities, including the school, but it is starting to move away from these facilities. There is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road. The bus route passes the front of the site. There are no recreation facilities in the village and, at less than half a hectare, no green infrastructure or facilities for healthy lifestyles will be provided through the site. An access could be formed utilising the existing access to the house at the rear of the site.

Site Reference Number: PAR307

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site part of a much larger grassed field. There are hedges along the western and northern boundaries but the site is open to the other boundaries. Development is unlikely to enhance biodiversity as it is only small (0.3 hectare) and there are few opportunities to provide for biodiversity beyond individual gardens.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The development of the site will have some impact on the wider views of the landscape to the south from Skegness Road. As there is no boundary treatment to the south of the site, it may also be glimpsed in views from the A158, although the roadside is well planted. The site will impact on the townscape it is away from the core of the village lying behind PAR 303 and moving out in to the open countryside, on its own it is land-locked and has no clear means of	X	High	Local	None	None

	access. There would be no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 3 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is some distance from Skegness Road, and occupiers of the site would have to go through PAR303. On Skegness Road there is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road. There are no recreation facilities in the village and, at less than half a hectare, no green infrastructure will be provided through the site.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is some distance from Skegness Road, and occupiers of the site would have to go through PAR303. On Skegness Road there is no footpath connecting it to the	X	High	Local	Permanent	Long

	core of the village, this does not start until the cemetery which is on the opposite side of the road.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is some distance from Skegness Road, and occupiers of the site would have to go through PAR303. On Skegness Road there is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road. There are no recreation facilities in the village and, at less than half a hectare, no green infrastructure or facilities for healthy lifestyles will be provided through the site.	✗	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is some distance from Skegness Road, and occupiers of the site would have to go through PAR303. On Skegness Road there is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road.	✗	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site part of a much larger grassed field. There are hedges along the western and northern boundaries but the site is open to the other boundaries. Development is unlikely to enhance biodiversity on the site as it is only small (0.3 hectare) and there are few opportunities to provide for biodiversity beyond individual gardens. The development of the site will have some impact on the wider views of the landscape to the south from Skegness Road. As there is no boundary treatment to the south of the site, it may also be glimpsed in views from the A158, although the roadside is well planted. The site will impact on the townscape it is away from the core of the village lying behind PAR 303 and moving out in to the open countryside, on its own it is land-locked and has no clear means of access. There would be no impact on the historic environment. The site is some distance from Skegness Road, and occupiers of the site would have to go through PAR303. On Skegness Road there is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road. There are no recreation facilities in the village and, at less than half a hectare, no green infrastructure or facilities for healthy lifestyles will be provided through the site.</p>						

Site Reference Number: PAR308

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site an agricultural field with hedging to the Dalby Road frontage, it slopes downwards to the south east with wooded areas along the south east boundary. Development would impact on biodiversity if the wooded areas were built on. If they were left then biodiversity could be enhanced, provided the development does not disturb biodiversity in the woodland area and movement corridors are included in the design and layout.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site sits within the Lincolnshire Wolds Area of Outstanding Natural Beauty. The development of the site will have an impact on the wider views of the landscape to the south west. The site slopes downwards away from Dalby Road and there are clear views across to the higher land in the distance. The site will impact on the townscape it is away from the core of the village and is moving out into the open countryside. The frontage of the site would be read in views towards the listed church, but this could be mitigated through design and landscaping.	XX	High	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts	The part of the site containing the woodland area is with in both flood zones 2 and 3; the rest of the site is not in an area of flood	✓	Low	Local	None	None

of flooding where it cannot be avoided.	risk.					
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. The site is grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is on the edge of the village and is starting to move away from services and facilities. There is no footpath to the village until you reach the existing houses on Dalby Road, though the distance is not great. There are no recreation facilities in the village, and at 2.6ha there will be limited opportunity to provide green infrastructure. However, if the woodland area was retained and a lower density developed to allow more greenspace in the design, some could be provided.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is on the edge of the village and is starting to move away from services and facilities. There is no footpath to the village until you reach the existing houses on Dalby Road, though the distance is not great.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable	No impact	O	Low	Local	None	None

design, construction and operation of new developments.						
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is on the edge of the village and is starting to move away from services and facilities. There is no footpath to the village until you reach the existing houses on Dalby Road, though the distance is not great. There are no recreation facilities or other facilities for healthy lifestyles in the village, and at 2.6ha there will be limited opportunity to provide any through this site, although a small amount of green space may be forthcoming.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is on the edge of the village and is starting to move away from services and facilities. There is no footpath to the village until you reach the existing houses on Dalby Road, though the distance is not great. There are no recreation facilities or other facilities for healthy lifestyles in the village, and at 2.6ha there will be limited opportunity to provide any through this site, although a small amount of green space may be forthcoming and this may tie into the area of flood risk within the site.	X	Medium	Local	Permanent	Long
<p>Summary: The part of the site containing the woodland area is within both flood zones 2 and 3; the rest of the site not in flood risk. The site sits within the Lincolnshire Wolds Area of Outstanding Natural Beauty. The site is an agricultural field with hedging to the Dalby Road frontage, it slopes downwards to the south east with wooded areas along the south east boundary. The development of the site will have an impact on the wider views of the landscape to the south west, the site slopes downwards and there are clear views across to the higher land in the distance. The site will impact on the townscape it is away from the core of the village and is moving out into the open countryside. The frontage of the site would be read in views towards the listed church, but this could be mitigated through design and landscaping. Development would impact on biodiversity if the wooded areas were built on, if they were left then biodiversity could be enhanced provided the development does not disturb biodiversity in the woodland area and movement corridors are included in the design and layout. The site is on the edge of the village and is starting to move away from services and facilities. There is no footpath to the village until you reach the existing houses on Dalby Road, though the distance is not great. There are no recreation facilities or other facilities for healthy lifestyles in the village, and at 2.6ha there will be limited opportunity to provide any through this site, although a small amount of green space may be forthcoming.</p>						

SIBSEY

Site Reference Number: SIB302						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has a variety of open boundaries, hedgerows and mature trees. There are drains along the northern and western boundaries, as well as one running through the centre of the site and these could be host to wildlife. Otherwise, the site is largely featureless and any landscaping, including green infrastructure required with development, would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is flat with a variety of open boundaries, hedgerows and mature trees. The properties along the A16 block views of the wider landscape, there is a view of the listed windmill as you enter the village from the north and development would have to be designed to protect this. The development would however be highly visible in view when approaching the village from the north. The site would not impact on the townscape. Overall there will be some impact.	X	Medium	Local	None	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and	No impact	0	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site, Millers Gate and onto the A16 from two potential points (at least one of which has been confirmed by adjoining landowner) and there are footpaths along the main road. This site is large enough to provide some open space/green infrastructure.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site, Millers Gate and onto the A16 from two potential points (at least one of which has been confirmed by adjoining landowner) and there are footpaths along the main road. This site is large enough to provide some open space/green infrastructure.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None

<p>12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"</p>	<p>The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site, Millers Gate and onto the A16 from two potential points (at least one of which has been confirmed by adjoining landowner) and there are footpaths along the main road. This site is large enough to provide some open space/green infrastructure. It is also adjacent to Sibsey Playing Fields, although there is currently no access to the agricultural land.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>13. Positively plan for, and minimise the effects of, climate change.</p>	<p>The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site, Millers Gate and onto the A16 from two potential points (at least one of which has been confirmed by adjoining landowner) and there are footpaths along the main road. This site is large enough to provide some open space/green infrastructure.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>Summary: The site is not in flood risk. The site is flat with a variety of open boundaries, hedgerows and mature trees. The properties along the A16 block views of the wider landscape, there is a view of the listed windmill as you enter the village from the north and development would have to be designed to protect this. The site would not impact on the townscape, however it would be very visible in view entering Sibsey from the north. Overall though there will be some impact. The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site, Millers Gate and onto the A16 from two potential points (at least one of which has been confirmed by adjoining landowner) and there are footpaths along the main road. This site is large enough to provide some open space/green infrastructure.</p>						

Site Reference Number: SIB303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural fields with good boundary treatment along the A16 frontage but poor along its boundaries with the countryside. There are number of drains within the site that could host wildlife but otherwise the site is largely featureless. Landscaping within the site itself, including the provision of green infrastructure, would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural fields with good boundary treatment along the A16 frontage but poor along its boundaries with the countryside. There would be an impact on the wider landscape because the site allows views from Church Walk out to the north and east, though these lie at the end of a cul de sac so not open to wider public views. Also along the open parts of the A16 there are views to the east and development on the site would be highly visible. The site would also be very visible in views into Sibsey when approaching from the east. There would not be an impact on the townscape because the site lies within an area which would form a natural extension to the village. There would be some impact on the historic environment. The adjacent Sibsey House and Rhoades Mill to the north are both listed and careful design would need to mitigate against this. Historic England raised the potential impact on heritage assets, including Sibsey House and Sibsey Trader Mill, which are both	X	Medium	Local	Permanent	Long

	<p>listed buildings, in the June 2016 consultation. Rhoades Mill is also close to the site. The site has been reassessed. Sibsey Trader Mill is not visible from the site (it is approx. 750m away) due to a line of trees. However, when travelling east away from the site the Trader Mill materializes into view and impacts the setting. Sibsey House and Coach House to the west of the site are only impacts to the south, as the northern and eastern settings are already impacted by mode rousing. The entrance to the site, which is to the left of Sibsey House, is narrow, tree clearance will need to be undertaken to create a suitable entrance, this will have significant impact on the setting. Rhoades Mill setting is impacted by the site to the east. All impacts can be offset with good design that allows development to blend within its surroundings and strategic open spaces with good tress planting.</p>					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is outside the flood hazard zones.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 2 agricultural land.	X	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities, being next to the school and opposite the public house and shop/post office. There is a footpath to the centre of the village. A site of this size would be required to provide a comprehensive range of green space/open space.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities, being next to the school and opposite the public house and shop/post office. There is a footpath to the centre of the village. A site of this size would be required to provide a comprehensive range of green space/open space. Access can be achieved onto the A16 from the site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, being next to the school and opposite the public house and shop/post office. There is a footpath to the centre of the village. A site of this size would be required to provide a comprehensive range of green space/open space, including that for sport and recreation.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities, being next to the school and opposite the public house and shop/post office. There is a footpath to the centre of the village. A site of this size would be required to	✓	Low	Local	Permanent	Long

	provide some green space/open space, which could provide opportunities for species migration and adaptation. .					
<p>Summary: The site is outside the flood hazard zones. The site is agricultural fields with good boundary treatment along the A16 frontage but poor along its boundaries to the countryside. There would be an impact on the wider landscape because the site allows views from Church Walk out to the north and east, though these lie at the end of a cul de sac so not open to wider public views also along the open parts of the A16 there are views to the east. The site would also be visible in views from the A16 and would also be very visible in views into Sibsey when approaching from the east. There would not be an impact on the townscape because the site lies within an area which would form a natural extension to the village. There would be some impact on the historic environment because the adjacent Sibsey House and Rhoades Mill to the north are listed, careful design would need to mitigate against this. Historic England raised the potential impact on heritage assets, including Sibsey House and Sibsey Trader Mill, which are both listed buildings, in the June 2016 consultation. Rhoades Mill is also close to the site. The site has been reassessed. Sibsey Trader Mill is not visible from the site (it is approx. 750m away) due to a line of trees. However, when travelling east away from the site the Trader Mill materializes into view and impacts the setting. Sibsey House and Coach House to the west of the site are only impacts to the south, as the northern and eastern settings are already impacted by mode rousing. The entrance to the site, which is to the left of Sibsey House, is narrow, tree clearance will need to be undertaken to create a suitable entrance, this will have significant impact on the setting. Rhoades Mill setting is impacted by the site to the east. All impacts can be offset with good design that allows development to blend within its surroundings and strategic open spaces with good tree planting. The site is close to services and facilities with a footpath to the centre of the village, a site of this size would be required to provide a comprehensive range of green space/open space which will provide opportunities for sport and recreation and also for species migration and adaptation. The site can be accessed onto the A16.</p>						

Site Reference Number: SIB304						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is grassed fields with good boundary treatment of hedges and mature trees. As there is little space within the site to add comprehensive landscaping within the site, there is unlikely to be an impact of biodiversity on the site. Tregarthen House, on the frontage of the site, sits within an area of trees protected by a Tree Preservation Order. The access to the site has to pass through this area and close to a number of trees, which may be lost either to gain sufficient access or through longer term root damage. The detail of the	?	Low	Local	Permanent	Long

	development would have been seen to understand the impact the development would have.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed fields with good boundary treatment of hedges and mature trees. There would not be an impact on the wider landscape because the site is well enclosed by this boundary treatment and existing development along the A16 and Millers Gate. There would not be an impact on the townscape because the site lies within an area which would form a natural extension to the village and will not be highly visible in the street scene. There would not be an impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a Grade 2 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities with a footpath to the centre of the village.	✓	Low	Local	Permanent	Long

8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities with a footpath to the centre of the village. Access can be achieved onto the A16 from the site but only for a limited number of dwellings.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities with a footpath to the centre of the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities with a footpath to the centre of the village.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is grassed fields with good boundary treatment of hedges and mature trees. There would not be an impact on the wider landscape because the site is well enclosed by its boundary treatment and existing development along the A16 and Millers Gate. There would not be an impact on the townscape because the site lies within an area which would form a natural extension to the village and is not highly visible in the street scene. There would not be an impact on the historic environment. The site is close to services and facilities with a footpath to the centre of the village. Access can be achieved onto the A16 from the site but only for a limited number of dwellings.</p>						

Site Reference Number: SIB305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an open agricultural field. There also is a deep drainage ditch running across the southern boundary and smaller one along the Station Road frontage, these will contain biodiversity. Otherwise the site is largely featureless and landscaping within the site itself would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is flat with open wide views across it from the north and west through which the houses on Station Road and the church can be seen. The site was identified as important in the Sibsey Design guide and there would be an impact on the townscape because the site lies on the edge of the village and forms part of its countryside setting and entrance to the village from the south, this is emphasised by the open boundaries. There would be slight impact on the historic environment due to view towards the church but this is distant and could be mitigated.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	High	Local	Permanent	Long
5. Promote viable and	No impact	0	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities with a footpath to the centre of the village. Given the sites size, it would have to provide green space/open space.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities with a footpath to the centre of the village. Access can be achieved onto Station Road.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities with a footpath to the centre of the village. Some open space will be required as part of the development.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities with a footpath to the centre of the village and close to bus stops to access the regular bus service to Boston.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is very open agricultural field. It has a drainage ditch along the southern boundary and a smaller one along Station Road, these will contain biodiversity. There are wide views across the site from the south and west through which can be seen the houses on Station Road and the church. The site was identified in the Sibsey Design Guide as of importance to the village and there would be an impact on the townscape because the site lies on the edge of the village and forms part of its countryside setting and the entrance to the village from the south, this is emphasised by the open boundaries. There would be a slight impact on the historic environment as the church can be seen in views across the site, but this can be mitigated. The site is close to services and facilities with a footpath to the centre of the village and close to bus stops. Given the site's size, development will be required to provide green space/open space. Access can be achieved onto Station Road.

Site Reference Number: SIB306

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a house, its garden and agricultural fields to the rear. The house has a pond and there are also deep drainage ditches running across the site and along Mallows Lane, these will contain biodiversity. The adjacent railway line may also be used as a wildlife corridor. Otherwise, the site is quite featureless. A structured landscaping scheme could help to enhance biodiversity.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is flat with open wide views across to the north and east, though they can be seen through the houses on Station Road, wider public views are limited. There would be some impact on the townscape because the site lies on the edge of the village and forms part of its countryside setting, though this is limited by the development around the site except to the north. The impact is emphasised by the open boundaries. There would not be an impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	○	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is outside the flood hazard areas.	✓	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 2 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is relatively close to services and facilities with a footpath to the centre of the village. As the site lies next to the railway line it would have to provide a buffer between that and development, and given the site's size green space/open space would be required; these elements could, in part, be combined. Access can be achieved onto Station Road but only by demolishing the existing property Pathways, which is not historically significant.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is relatively close to services and facilities with a footpath to the centre of the village. As the site lies next to the railway line it would have to provide a buffer between that and development, and given the site's size green space/open space would be required; these elements could, in part, be combined. Access can be achieved onto Station Road but only by demolishing the existing property Pathways, which is not historically significant.	✓	Low	Local	Permanent	Long

10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is relatively close to services and facilities with a footpath to the centre of the village. As the site lies next to the railway line it would have to provide a buffer between that and development, and given the site's size green space/open space would be required; these elements could, in part, be combined. Access can be achieved onto Station Road but only by demolishing the existing property Pathways, which is not historically significant.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is relatively close to services and facilities with a footpath to the centre of the village. As the site lies next to the railway line it would have to provide a buffer between that and development, and given the site's size green space/open space would be required; these elements could, in part, be combined. Access can be achieved onto Station Road but only by demolishing the existing property Pathways, which is not historically significant.	✓	Low	Local	Permanent	Long

Summary: The site is wholly in flood zones 2 and 3. The site is a house, its garden and agricultural fields to the rear. Apart from the house, which has a pond, the site is very open, there are also deep drainage ditches running across the site and along Mallows Lane, these will contain biodiversity. The adjacent railway line could also be used as a wildlife corridor. The site is flat with open wide views across to the north and east though they can be seen through the houses on Station Road, wider public views are limited. There would be some impact on the townscape because the site lies on the edge of the village and forms part of its countryside setting, though this is limited by the development around the site except to the north and is emphasised by the open boundaries. There would not be an impact on the historic environment. The site is relatively close to services and facilities with a footpath to the centre of the village. As the site lies next to the railway line it would have to provide a buffer between that and development, and given the site's size green space/open space would be required; these elements could, in part, be combined. Access can be achieved onto Station Road but only by demolishing the existing property Pathways, which is not historically significant.

Site Reference Number: SIB401

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a dwelling, barn, listed converted windmill, stables, workshop and menage. The western portion of the site is quite enclosed with boundary treatments of hedges and trees. The site is adjacent to a network of drainage ditches which will host biodiversity. Elsewhere, there are opportunities to enhance biodiversity with landscaping within the site itself.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a dwelling, barn, listed converted windmill, stables, workshop and menage. The site is enclosed by dwellings along the A16 and boundary treatment, there would be very limited impact in views of the wider landscape. However, the eastern part of the site would impact in views from Pymoor Lane to the north, where the football pitches are, as there is little intervening landscaping. There would be some impact on the townscape because the site lies in a part of the village with linear development, this site stretches out to the east, which on its own would be out of context with the existing pattern of development. There would be an impact on the historic environment, as development will have an impact on the setting of the listed former mill.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable	No impact	0	Low	Local	None	None

losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is outside the flood hazard area.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is 50% in Grade 2 agricultural land.	✗	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is relatively close to services and facilities with a footpath to the centre of the village. If the whole of the site were to be developed, some green space/open space would have to be provided and this would be better located in the eastern part of the site to reduce landscape impact.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is relatively close to services and facilities with a footpath to the centre of the village. Access can be achieved onto the A16 but it is not satisfactory being only a narrow access which at present serves one dwelling, there is no room to widen the access and its intensification of use would impact on the amenities of the two properties either side.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities with a footpath to the centre of the village. If the whole of the site were to be developed, some green space would be required and this would be better located in the eastern part of the site to reduce landscape impact.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities with a footpath to the centre of the village. Any development should retain the drainage ditches around the site which facilitate species migration.	✓	Low	Local	Permanent	Long

Summary: The site is outside the flood hazard areas. The site is a dwelling, barn, listed converted windmill, stables, workshop and menage. The site is enclosed by dwellings along the A16 and boundary treatment, there would be very limited impact on the wider landscape from the A16, however the site would impact on the landscape in views from Pymoor Lane where the village football pitches are located. There would be some impact on the townscape because the site lies in a part of the village with linear development, this site stretches out to the east and on its own would be out of context with the existing pattern of development. There would be an impact on the historic environment; development will have to take care with regard the setting and views of the windmill from the A16. The site is relatively close to services and facilities with a footpath to the centre of the village. Access can be achieved onto the A16 but it is not satisfactory being only a narrow access which at present serves one dwelling, there is no room to widen the access and its intensification of use would impact on the amenities of the two properties either side.

Site Reference Number: SIB402

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is the rear portion of garden. The site is quite enclosed with mature boundary treatments of hedges and trees; the garden also has a large pond in it which will contain biodiversity. Given the size of the pond and its potential to encourage wildlife from the	X	high	Local	Permanent	Long

	surrounding land, development would impact the quality of biodiversity.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is the rear portion of a residential garden. The site is enclosed by dwellings along the A16 and mature boundary treatment; there would be very limited impact on the wider landscape. There would be no impact on the townscape. There would be no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is residential garden so Greenfield land	✗	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is relatively close to services and facilities with a footpath to the centre of the village.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is relatively close to services and facilities with a footpath to the centre of the village. Access can be achieved onto the	✗	High	Local	Permanent	Long

	A16 but it is not satisfactory being only a narrow access which at present serves one dwelling, there is no room to widen the access and its intensification of use would impact on the amenities of the two properties either side.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities with a footpath to the centre of the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities with a footpath to the centre of the village.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is the rear portion of garden and is quite enclosed with mature boundary treatments of hedges and trees to the rear; the garden also has a large pond in it which will contain biodiversity. Given the size of the pond and its potential to encourage wildlife from the surrounding land, development would impact the quality of biodiversity. The site would not impact on the wider landscape, townscape or historic environment. The site is close to services and facilities with a footpath to the centre of the village. Access can be achieved onto the A16 but it is not satisfactory being only a narrow access which at present serves one dwelling, there is no room to widen the access and its intensification of use would impact on the amenities of the two properties either side.</p>						

Site Reference Number: SIB404

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an industrial area. There is little in the way of landscaping. The site lies adjacent to the railway line, which may form a wildlife corridor and, as a buffer zone would have to be provided, this could be used to enhance biodiversity on site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an industrial area. It has trees for a boundary feature along Station Road and this does screen the site partially. There are limited impacts on the wider landscape. Development of the site would improve the street scene because at present it is quite industrial in appearance, though it would have an impact on the townscape because it is disconnected from the main body of the village by the railway line, which forms a natural urban break with the countryside. There would be no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is outside the flood hazard areas.	✓	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site has been used for industry in the past (plant and machine hire) and there are few opportunities for employment premises in the villages. Its locations, alongside the	X	Low	Local	None	None

	railway line, means that the impact of the development will be reduced. If the site is taken by housing, it will remove the possibility of an alternative business use on the site.					
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is site has been used for commercial purposes and is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is a kilometre from services and facilities. There is pedestrian provision, though the footpath to the centre of the village does not begin until the other side of the railway line. This site would have to provide a buffer to the railway line so would have to provide some green space/planted open space.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is a kilometre from services and facilities. There is a footpath to the centre of the village, though the footpath does not start until the other side of the railway line. The roadway across the railway is a manned crossing at present.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and	The site is a kilometre from services and facilities. There is a footpath to the centre	✓	Medium	Local	Permanent	Long

infrastructure for “healthy lifestyles”	of the village, though the footpath does not start until the other side of the railway line. The roadway across the railway is a manned crossing at present					
13. Positively plan for, and minimise the effects of, climate change.	The site is a kilometre from services and facilities. There is a footpath to the centre of the village, though the footpath does not start until the other side of the railway line. The roadway across the railway is a manned crossing at present	✓	Medium	Local	Permanent	Long
<p>Summary: The site is outside the flood hazard areas. The site is an industrial area. It has trees for a boundary feature along Station Road and this does screen the site partially. There are limited impacts on the wider landscape. Development of the site would improve the street scene because at present it is quite industrial in appearance, though it would have an impact on the townscape because it is disconnected from the main body of the village by the railway line, which forms a natural urban break with the countryside. There would be no impact on the historic environment. The site is relatively close to services and facilities though the footpath to the centre of the village does not begin until the other side of the railway line. This site would have to provide a buffer to the railway line so would have to provide some green space/planted open space, this would enhance biodiversity.</p>						

Site Reference Number: SIB405						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	The site is grassed field with trees along the frontage protected by tree preservation orders. These trees extend into the site and then it becomes a field at the rear. The site is too small for landscaping in the rear part to enhance biodiversity, as much of the site would be covered with built development. The site has no obvious access except perhaps a small track through the trees any widening of it would lead to biodiversity loss.	○	Medium	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is grassed field to the rear of a dwelling, with trees along the frontage protected by tree preservation orders. These trees extend into the site and then it becomes a field at the rear which is open to views from the A16 and the beginning of Station Road. There will be impacts on the wider landscape on this rear section of the site. Development of the site would have an impact on the townscape because the rear of the site sits in the open countryside and is disconnected from the main body of the village. There would be no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is outside the flood hazard areas.	✓	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is relatively close to services and facilities though the footpath to the centre of the village is on the opposite side of the road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise	No impact	O	Low	Local	None	None

the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site is relatively close to services and facilities though the footpath to the centre of the village is on the opposite side of the road. The site has no obvious access except perhaps a small track that is inadequate and sits on a blind bend in the road.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is relatively close to services and facilities though the footpath to the centre of the village is on the opposite side of the road.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is relatively close to services and facilities though the footpath to the centre of the village is on the opposite side of the road.	✓	Medium	Local	Permanent	Long
<p>Summary; The site is outside the flood hazard areas. The site is grassed field to the rear with trees along the frontage protected by tree preservation orders. These trees extend into the site and then it becomes a field at the rear which is open to views from the A16 and the beginning of Station Road. There will be impacts on the wider landscape on this rear section of the site. Development of the site would have an impact on the townscape because the rear of the site sits in the open countryside and is disconnected from the main body of the village. There would be no impact on the historic environment. The site is relatively close to services and facilities though the footpath to the centre of the village is on the opposite side of the road. The site has no obvious access except perhaps a small track that is inadequate and sits on a blind bend in the road, any widening of it would lead to biodiversity loss.</p>						

Site Reference Number: SIB406

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has no boundary treatment as such. There is a pond in a garden to the south, but otherwise, the site is an intensively farmed field with no obvious features. Any landscaping would provide the opportunity to enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is flat with no boundary treatment. The properties along the A16 block views of the wider landscape, although there is a view of the listed Sibsey Trader Mill as you enter the village from the north, direct views are more across the neighbouring field and development on this site can be designed to protect this. Another listed windmill (Rhoades Mill now converted) is opposite the site across the A16, but existing intervening development on both sides of the A16 means there will be no resulting impact. The site would not impact on the townscape. Overall there will be some impact. Historic England raised the impact on heritage assets (e.g. the windmill and its setting) as part of the June 2016 consultation. The site has been reassessed. The site affects the setting of the Trader Mill. There is a strong argument that surrounding fields worked with the mill historically. The Windmill is affected if the entrance that will be used for the site is the one directly opposite, there would be no impact if the entrance further north is used, Development would need to blend in with the surrounding area.	X	Medium	Local	None	Long
3. Protect natural resources	No impact	0	Low	Local	None	None

from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site through Page Close or there is a farm track adjacent to Page Close and the site to the rear. There are footpaths along the main road. This site is large enough to provide some open space/green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site through Page Close or there is a farm track adjacent to Page Close and the site to the rear. There are footpaths along the main road. This site is large enough to provide some open space/green infrastructure.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is	✓	Low	Local	Permanent	Long

	a large village with a range of services and facilities					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site through Page Close or there is a farm track adjacent to Page Close and the site to the rear. There are footpaths along the main road. This site is large enough to provide some open space/green infrastructure.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site through Page Close or there is a farm track adjacent to Page Close and the site to the rear. There are footpaths along the main road. This site is large enough to provide some open space/green infrastructure.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is flat with no boundary treatment. The properties along the A16 block views of the wider landscape. Historic England raised the impact on heritage assets (e.g. the windmill and its setting) as part of the June 2016 consultation. The site has been reassessed. The site affects the setting of the Trader Mill. There is a strong argument that surrounding fields worked with the mill historically. The Windmill is affected if the entrance that will be used for the site is the one directly opposite, there would be no impact if the entrance further north is used, Development would need to blend in with the surrounding area. The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site through Page Close or there is a farm track adjacent to Page Close and the site to the rear. There are footpaths along the main road. This site is large enough to provide some open space/green infrastructure and this will enhance biodiversity on what is a large featureless site.</p>						

Site Reference Number: SIB410

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a flat agricultural field with an open frontage along the A16 and to the south. The northern boundary has some hedges and trees and then becomes open. Drainage ditches surround the site; to the west is the Trader Bank Drain. Landscaping would enhance biodiversity, by linking to these watercourses, where there will be some wildlife and by providing additional green infrastructure in an area which is currently intensively farmed.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a flat agricultural field with an open frontage along the A16 and to the south. The northern boundary has some hedges and trees and then becomes open. Drainage ditches surrounded the site; to the west is the Trader Bank Drain. The openness of the site in general would have an impact on the wider landscape. The site does not sit well in the existing pattern of development and protrudes into the open countryside, even if the other sites on the east of the A16 were to come forward the site would still not fit in with the pattern of development. There would be in impact on the historic environment because views of the listed windmill from the A16 would be blocked, careful design could mitigate against this. A public right of way crosses the site and this would have to be accommodated in a way that retains some of its rural character.	X	High	Local	Permanent	Long
3. Protect natural resources	No impact	0	Low	Local	None	None

from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk, except for a small amount of land to the west near the drain.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	None	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 2 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities; there is a footpath connection on the A16 leading to the centre of the village. A vehicle access can be formed onto the A16. A site of this size would be required to provide a comprehensive range of green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities; there is a footpath connection on the A16 leading to the centre of the village. A vehicle access can be formed onto the A16. A site of this size would be required to provide a comprehensive range of green infrastructure.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, including those for sport and recreation; there is a footpath connection on the A16 leading to the centre of the village. A site of this size would be required to provide a comprehensive range of green infrastructure. There is a public footpath which crosses the site this could assist people wishing to walk.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities; there is a footpath connection on the A16 leading to the centre of the village. A vehicle access can be formed onto the A16. A site of this size would be required to provide a comprehensive range of green infrastructure which could provide opportunities for species migration and adaptation.	✓	Low	Local	Permanent	Long
<p>Summary: The majority of the site is not in flood risk, only a small area close to the Trader Bank Drain. The site is a flat agricultural field with an open frontage along the A16 and to the south. The northern boundary has some hedges and trees and then becomes open. Drainage ditches surround the site; to the west is the Trader Bank Drain. Landscaping would enhance biodiversity by linking to these watercourses, where there may be some wildlife, and by providing additional green infrastructure in an area which is currently intensively farmed. The openness of the site in general would have an impact on the wider landscape. The site does not sit well in the existing pattern of development and protrudes into the open countryside; even if the other sites on the east of the A16 were to come forward the site would still not fit in with the pattern of development. There would be an impact on the historic environment because views of the listed windmill from the A16 would be blocked, careful design could mitigate against this. A public right of way crosses the site and this would have to be accommodated in a way that retains some of its rural character. The site is reasonably close to services and facilities; there is a footpath connection on the A16 leading to the centre of the village. A vehicle access can be formed onto the A16. There is a public footpath which crosses the site this could assist people wishing to walk. A site of this size would be required to provide a comprehensive range of green infrastructure, this could not only provide opportunities for sport and recreation but also for species migration and adaptation.</p>						

SPILSBY

Site Reference Number: SPY022						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part garden. There is a single storey building on the site which would have to be demolished to gain access. There is a public footpath running along the western side of the site which has mature hedges and trees along it. The site is only small and most of the garden would be covered with development. Overall given the fact that the site is landscaped to a degree there would be some loss of biodiversity.	X	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part garden. There is no impact on the wider landscape because the site is enclosed. There is a single storey building on the site which would have to be demolished to gain access. There is some impact on the townscape because the site, even though it has a little building on it is open at the front and forms an important part of the historic streetscape in this part of the settlement. The small building on the front could be considered a non-designated heritage asset.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is not in flood risk	✓	Low	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield, though it does have a building on the frontage.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities with a footpath leading to the centre of the town. A public right of runs to the rear of the site, which offers access to the wider countryside.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities with a footpath leading to the centre of the town. An access can be formed but only with the loss of a nice historic building, which could be considered as a non-designated heritage asset. It would also impact on the occupiers of the adjoining property to the north because all their living windows face onto the potential access.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and	The site is close to services and facilities with a footpath leading to the centre of the	✓	Low	Local	Permanent	Long

infrastructure for “healthy lifestyles”	town. There is a public footpath at the rear of the site which leads out into the open countryside this could encourage walking.					
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities with a footpath leading to the centre of the town.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is part garden. There is a single storey building on the site which would have to be demolished to gain access. Overall given the fact that the site is landscaped to a degree, and there is a hedge lined public footpath to the rear, there would be some loss of biodiversity. There is no impact on the wider landscape because the site is enclosed. There is some impact on the townscape because the site, even though it has a little building on it is open at the front and forms an important part of the historic streetscape in this part of the settlement. The site is close to services and facilities with a footpath leading to the centre of the town. An access can be formed but only with the loss of a nice historic building, which could be considered as a non-designated heritage asset, it would also impact on the occupiers of the adjoining property to the north because all their living windows face onto the potential access. There is a public footpath at the rear of the site which leads out into the open countryside this could encourage walking.</p>						

Site Reference Number: SPY203						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and godiversity.	The site is an empty site covered in concrete, there is poor boundary treatment. The site is only small and will be quite densely developed so landscaping is unlikely to have a significant impact on biodiversity.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area’s landscapes, townscapes and historic environment.	The site is an empty site covered in concrete, there is poor boundary treatment. There would be no impact on the wider landscape as the site lies in between properties. Development would improve the townscape as at the moment it is just a disused space. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable	No impact	○	Low	Local	None	None

losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities with a footpath leading to the centre of the town.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities with a footpath leading to the centre of the town. An access can be formed onto Boston Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and	The site is reasonably close to services and facilities with a footpath leading to the	✓	Low	Local	Permanent	Long

infrastructure for "healthy lifestyles"	centre of the town. An access can be formed. There is a public right of way running adjacent with the north boundary of the site which could encourage walking.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities with a footpath leading to the centre of the town. An access can be formed.	✓	Low	Local	Permanent	Long
Summary; The site is not in flood risk. The site is an empty site covered in concrete, there is poor boundary treatment. Any landscaping would enhance biodiversity. There would be no impact on the wider landscape as the site lies in between properties. Development would improve the townscape as at the moment it is a disused space. There is no impact on the historic environment. The site is reasonably close to services and facilities with a footpath leading to the centre of the town. An access can be formed onto Boston Road. There is a public right of way running adjacent with the north boundary of the site which could encourage walking.						

Site Reference Number: SPY301						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with mature boundary treatments of hedges and trees, and a small group of trees within the site; there are a couple of large ponds to the north of the site which could rely on the grassed fields of the site. Landscaping could enhance biodiversity as long as development does not harm any wildlife using the ponds.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with mature boundary treatments of hedges and trees and a small group of trees within the site. There would be no impact on the wider landscape because the site is well screened from public viewing places. On its own the site would not relate to the existing built up area and would create a narrow fringe of development extending into the open countryside. There is no impact on the	?	High	Local	Permanent	Long

	<p>historic environment. Historic England questioned the impact on heritage assets (e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. No records appear on the Historic Environment Record for the western half of the site, but the eastern half is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation so has been recorded as uncertain as the area has been heavily farmed and it is unclear what remains. There is not considered to be any impact on the setting of Spilsby Conservation Area.</p>					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities as it leads off from the centre of the town. On its own it has no suitable vehicular access and would not be unable to connect to the centre of the town, only a pedestrian access could be provided. By bringing the site	✓	Low	Local	Permanent	Long

	forward in conjunction with SPY303, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. The site would be required to provide green infrastructure.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities as it leads off from the centre of the town. On its own it has no suitable vehicular access and would not be able to connect to the centre of the town, only a pedestrian access could be provided. By bringing the site forward in conjunction with SPY303, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities as it leads off from the centre of the town. On its own it has no suitable vehicular access and would not be able to connect to the centre of the town, only a pedestrian access could be provided. By bringing the site forward in conjunction with SPY303, SPY304, SPY305 and SPY306 it could form	✓	Low	Local	Permanent	Long

	an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. There is a public right of way leading out into the open countryside through a nearby car park this could encourage walking.					
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities as it leads off from the centre of the town. On its own it has no suitable vehicular access and would not be unable to connect to the centre of the town, only a pedestrian access could be provided. By bringing the site forward in conjunction with SPY303, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration.	✓	Low	Local	Permanent	Long
<p>Summary; The site is not in flood risk. The site is a grassed field with mature boundary treatments of hedges and trees, a small group of trees within the site and there are a couple of large ponds to the north of the site which could rely on the grassed fields of the site. Landscaping could enhance biodiversity as long as development would not harm any wildlife using the ponds. There would be no impact on the wider landscape because the site is well screened from public viewing places. On its own the site would not relate to the existing built up area and would create a narrow fringe of development extending into the open countryside. There is no impact on the historic environment. Historic England questioned the impact on heritage assets (e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. No records appear on the Historic Environment Record for the western half of the site, but the eastern half is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation so has been recorded as uncertain as the area has been heavily farmed and it is unclear what remains. There is not considered to be any impact on the setting of Spilsby Conservation Area. The site is close to services and facilities leading off from the centre of the town. On its own it has no suitable vehicular access and would not be unable to connect to the centre of the town, only a pedestrian access could be provided. By bringing the site forward in conjunction with SPY303, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. There is a public right of way leading out into the open countryside through a nearby car park this could encourage walking. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in respect of landscape impact.</p>						

Site Reference Number: SPY302

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is house and garden. To the rear is a grassed field with good mature boundary treatment of hedges and trees. There are a series of large ponds to the north of the site which could have biodiversity which are symbiotic to the grassed field. The area around the pond closest to the site is well treed, and covered by a tree preservation order. There is also a tree lined public footpath along the western boundary of the site which link to the pond. Although the site itself is unlikely to contain a high level of biodiversity in its own right, has the potential to impact on species using the adjoining wildlife corridors. The potential impact would depend on how this site was developed.	?	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is house and garden. There is a single storey building on the site which would have to be demolished along with the house to gain access. There is no impact on the wider landscape because the site is enclosed by the properties along Ashby Road. There is a public footpath along the western boundary of the site, but this is tree lined and development would be read against a backdrop of existing built development so impact could be managed. There is some impact on the townscape because the site has single story dwelling on it and this with the little single storey building on the adjacent site, and neighbouring house, forms an a part of the	X	Medium	Local	Permanent	Long

	historic streetscape in this part of the settlement.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land, though it does have a building on the frontage.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities with a footpath leading to the centre of the town.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities with a footpath leading to the centre of the town. An access can be formed but only with the loss of the main dwelling which has no historical significance and some storage buildings of a similar age and appearance.	✓	Medium	Local	Permanent	Long

10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities with a footpath leading to the centre of the town. There is a footpath running to the rear of the site leading to the open countryside which could encourage walking.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities with a footpath leading to the centre of the town. There is a footpath running to the rear of the site leading to the open countryside which could encourage walking.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is house and garden. The single storey dwelling and associated outbuildings on the site which would have to be demolished to gain access. To the rear is a grassed field with good mature boundary treatment of hedges and trees. There are large ponds to the north of the site which could have biodiversity which are symbiotic to the grassed field. The largest pond is also well treed and protected by a tree preservation order. A tree lined public right of way runs along the western boundary of the site. Although the site itself is unlikely to contain a high level of biodiversity in its own right, has the potential to impact on species using the adjoining wildlife corridors. The potential impact would depend on how this site was developed. There is no impact on the wider landscape because the site is enclosed by the properties along Ashby Road. There is some impact on the townscape because the site, has a dwelling on it and this, with the little single storey building and house on the adjacent site, forms an a part of the historic streetscape in this part of the settlement. The site is close to services and facilities with a footpath leading to the centre of the town. An access can be formed but only with the loss of the main dwelling which has no historical significance and a associated storage buildings. There is a footpath running to the rear of the site leading to the open countryside which could encourage walking.</p>						

Site Reference Number: SPY303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural fields there are some low hedges and occasional trees along the boundaries. Two watercourses cross the site and are likely to provide a wildlife corridor. There are opportunities for landscaping within the site to enhance biodiversity.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural fields with low hedges and occasional trees along the boundaries and development to the west. There would be an impact on the wider landscape because the site slopes away from the built up area and is very open. There is no impact on the historic environment. Historic England questioned the impact on heritage assets (e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. The site is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation as the area has been heavily farmed and it is unclear what remains. The Church is the most significant feature, there is greater impact further north due to the higher elevation. Development will need to be well designed with Strategic Public Open Space to minimise this impact.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	0	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities. There is a footpath on the other side of Ashby Road leading to the town centre. By bringing the site forward in conjunction with SPY301, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide green space/open space. There is also a public right of way crossing the site that could form part of the green infrastructure provision.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities. There is a footpath on the other side of Ashby Road leading to the town centre. By bringing the site forward in conjunction with SPY301, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror	✓	Low	Local	Permanent	Long

	development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide green space/open space.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities. There is a footpath on the other side of Ashby Road leading to the town centre. By bringing the site forward in conjunction with SPY301, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide green space/open space. There is a public footpath leading to the open countryside which could encourage walking and could form part of the green infrastructure provision.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities. There is a footpath on the other side of Ashby leading to the town centre. By bringing the site forward in conjunction with SPY301, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected	✓	Low	Local	Permanent	Long

	to provide green space/open space. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration.					
<p>Summary; The site is not in flood risk. The site is agricultural fields with low hedges and occasional trees along the boundaries, and development to the west. There two water courses crossing the site and there are opportunities to enhance biodiversity by working with the existing features. There would be an impact on the wider landscape because the site slopes away from the built up area and is very open. There is no impact on the historic environment. However, Historic England questioned the impact on heritage assets (e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. The site is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation as the area has been heavily farmed and it is unclear what remains. The Church is the most significant feature, there is greater impact further north due to the higher elevation. Development will need to be well designed with Strategic Public Open Space to minimise this impact. The site is reasonably close to services and facilities. There is a footpath on the other side of Ashby Road leading to the town centre. By bringing the site forward in conjunction with SPY301, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size could provide some green space/open space. There is a public footpath leading to the open countryside which could encourage walking. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in respect of landscape impact.</p>						

Site Reference Number: SPY304						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with boundary treatments of hedges, and development to the south. The site is quite small and any landscaping would have a marginal impact on enhancing biodiversity.	0	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with boundary treatment of hedges, and development to the south. There would not be an impact on the wider landscape because the site is well screened from Halton Road by development. There is no impact on the townscape or historic environment. However, Historic England questioned the impact on heritage assets	?	Low	Local	Permanent	Long

	(e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. The site is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation as the area has been heavily farmed and it is unclear what remains. The degree of impact as been recorded as uncertain There is considered to be no impact on the setting of the church or conservation area.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities. There is a footpath on Halton Road leading to the town centre. By bringing the site forward in conjunction with SPY301, SPY303, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide	✓	Low	Local	Permanent	Long

	green space/open space.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities. There is a footpath on Halton Road leading to the town centre. On its own the site is unsuitable because it has no suitable vehicle access onto Halton Road. By bringing the site forward in conjunction with SPY301, SPY303, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide green space/open space. A public right of way crosses the site and this could form part of the green infrastructure.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities. There is a footpath on Halton Road leading to the town centre. On its own the site is unsuitable because it has not suitable vehicle access onto Halton Road. By bringing the site forward in conjunction with SPY301, SPY303, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town	✓	Low	Local	Permanent	Long

	centre. A site of this size would be expected to provide green space/open space. There is a public footpath leading to the open countryside and back into the town which could encourage walking and could form part of the green infrastructure provision.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities. There is a footpath on Halton Road leading to the town centre. By bringing the site forward in conjunction with SPY301, SPY303, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide green space/open space. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration.	✓	Low	Local	Permanent	Long
<p>Summary; The site is not in flood risk. The site is an agricultural field with boundary treatment of hedges, and development to the south. There would not be an impact on the wider landscape because the site is well screened from Halton Road by development. There is no impact on the townscape or historic environment. However, Historic England questioned the impact on heritage assets (e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. The site is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation as the area has been heavily farmed and it is unclear what remains. The degree of impact as been recorded as uncertain There is considered to be no impact on the setting of the church or conservation area. The site is reasonably close to services and facilities. There is a footpath on the Halton Road leading to the town centre. On its own the site is unsuitable because it has not suitable vehicle access onto Halton Road. By bringing the site forward in conjunction with SPY301, SPY303, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide green space/open space. There is a public footpath leading to the open countryside and back into the town which could encourage walking. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in terms of landscape impact.</p>						

Site Reference Number: SPY305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with boundary treatments of low hedges and some isolated trees. There is a watercourse on site which may attract wildlife. There are opportunities for landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with boundary treatment of low hedges and trees. There would be some impact on the wider landscape; the land is quite screened from wider views because it slopes upwards towards the north. It would be prominent in view where it meets Halton Road. On its own the rear of the site would not relate to the existing built up area and would extend into the open countryside. There would be no impact on the historic environment. However, Historic England questioned the impact on heritage assets (e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. The site is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation as the area has been heavily farmed and it is unclear what remains. There is considered to be no impact on the setting of the church or conservation area.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	0	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities. There is a footpath on Halton Road leading to the town centre. An access can be formed onto Halton Road. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would Be expected to provide green space/open space.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities. There is a footpath on Halton Road leading to the town centre. An access can be formed onto Halton Road. It could also be an option to bring all the sites on the east	✓	Low	Local	Permanent	Long

	forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide green space/open space. There is a public right of way crossing the site that could form part of the green infrastructure provision.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities. There is a footpath on Halton Road leading to the town centre. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would Be expected to provide green space/open space. There is a public right of way crossing the site that could form part of the green infrastructure provision.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	The site is close to services and facilities. There is a footpath on Halton Road leading	✓	Low	Local	Permanent	Long

climate change.	to the town centre. An access can be formed onto Halton Road. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide green space/open space. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration.					
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Summary: The site is not in flood risk. The site is an agricultural field with boundary treatment of low hedges and trees. There would be some impact on the wider landscape, particularly where the site meets Halton Road; the land is quite screened from wider views because it slopes upwards towards the north. On its own the rear of the site would not relate to the existing built up area and would extend into the open countryside. There would be no impact on the historic environment. However, Historic England questioned the impact on heritage assets (e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. The site is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation as the area has been heavily farmed and it is unclear what remains. The degree of impact as been recorded as uncertain There is considered to be no impact on the setting of the church or conservation area. The site is close to services and facilities. There is a footpath on Halton Road leading to the town centre. An access can be formed onto Halton Road. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size could provide some green space/open space. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in terms of landscape impact.

Site Reference Number: SPY306

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of an agricultural field with boundary treatments of hedges and trees along a section to the south, although little in the way of features within the site. A drainage ditch runs along part of the eastern boundary which may provide opportunity for wildlife. As the site is the eastern most site, and has a weak eastern boundary treatment, additional landscaping would be needed here and this could enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with boundary treatment of hedges and trees. There would be some impact on the wider landscape; the land is quite screened from wider views because it slopes upwards towards the north, though development may break the skyline. A public right of way also runs along the southern boundary so development would be prominent in views from this footpath. On its own the site is a field in the open countryside and would not relate to the existing built up area and would extend into the open countryside. There would be no impact on the historic environment. However, Historic England questioned the impact on heritage assets (e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. The site is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation as the area has	X	High	Local	Permanent	Long

	been heavily farmed and it is unclear what remains. The degree of impact as been recorded as uncertain There is considered to be no impact on the setting of the church or conservation area.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is detached from the town being in the open countryside, there is no access to the site. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY305 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size could provide some green space/open space. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre. There is a public footpath running	✓	High	Local	Permanent	Long

	adjacent to the site along the south boundary which leads out to the open countryside this could encourage walking.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is detached from the town being in the open countryside, there is no access to the site. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY305 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size could provide some green space/open space. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre.	✓	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is detached from the town being in the open countryside, there is no access to the site. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY305 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of	✓	High	Local	Permanent	Long

	this size could provide some green space/open space. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre.					
13. Positively plan for, and minimise the effects of, climate change.	The site is detached from the town being in the open countryside, there is no access to the site. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY305 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size could provide some green space/open space. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration.	✓	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is an agricultural field with broken boundary treatments of hedges and trees and a drainage ditch along part of the western boundary. There would be some impact on the wider landscape; the land is quite screened from wider views because it slopes upwards towards the north, though development may break the skyline and this part of the site does not have strong boundary treatment. On its own the site is a field in the open countryside and would not relate to the existing built up area and would extend into the open countryside. There would be no impact on the historic environment. However, Historic England questioned the impact on heritage assets (e.g. potential medieval field system and setting of the conservation area) in the June 2016 consultation. The site has been reassessed. The site is recorded as medieval field system associated with Old Spilsby Deserted Medieval Village; this will require further investigation as the area has been heavily farmed and it is unclear what remains. The degree of impact as been recorded as uncertain There is considered to be no impact on the setting of the church or conservation area. The site is detached from the town being in the open countryside, there is no access to the site. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY305 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size could provide some green space/open space. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in terms of landscape impact.</p>						

STICKNEY

Site Reference Number: STK301						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary features of hedgerow and trees, any landscaping would enhance the quality of the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The boundary treatment provides a green edge to the site, this does go in some way to minimise the impact on the wider landscape, supplementing this planting with additional landscaping would go some way to mitigate any impact further. However, the site is disconnected from the main body of the village and therefore would in effect be development in the open countryside. There would be no impact on the townscape or historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed	The District does not have very much brownfield land on which to develop	X	High	Local	Permanent	Long

land and minimise the loss of the best agricultural land and greenfield sites.	because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. This site is grade 2 agricultural land, as is the whole settlement.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is separated from the village which lies to the south, there is sporadic development in this part of the village. Though the site is within walking distance of services and facilities, and there is a footpath on the opposite side of the road, it would mean pedestrians having to cross a fast flowing road which currently has a 60mph speed limit. There is potential to create a footpath on the same side of the road, but this would be 225m in length and the intervening land is not in the same ownership.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is separated from the village which lies to the south, there is sporadic development in this part of the village. Though the site is within walking distance of services and facilities, and there is a footpath on the opposite side of the road, it would mean pedestrians having to cross a fast flowing road which currently has a 60mph speed limit. There is potential to create a footpath on the same side of the road, but this would be 225m in length and the intervening land is not in the same ownership.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is separated from the village which lies to the south, there is sporadic development in this part of the village. Though the site is within walking distance of services and facilities, and there is a footpath on the opposite side of the road, it would mean pedestrians having to cross a fast flowing road which currently has a 60mph speed limit. There is potential to create a footpath on the same side of the road, but this would be 225m in length and the intervening land is not in the same ownership. The site is in the countryside so it would encourage walking and cycling.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is separated from the village which lies to the south, there is sporadic development in this part of the village. Though the site is within walking distance of services and facilities, and there on the opposite side of the road, it would mean pedestrians having to cross a fast flowing road which currently has a 60mph speed limit. There is potential to create a footpath on the same side of the road, but this would be 225m in length and the intervening land is not in the same ownership..	X	Medium	Local	Permanent	Long
<p>Summary: There are good boundary features made up of hedgerows and some mature trees. The site is situated to the north of the village where housing becomes sporadic along the A16. There is a footpath link to services and facilities on the opposite side of the road, but it would mean pedestrians having to cross a fast flowing road which currently has a 60mph speed limit. There is potential to create a footpath on the same side of the road, but this would be 225m in length and the intervening land is not in the same ownership. Because of the distance out of the village sporadic nature of development along this part of the A16, the site is unrelated to the existing pattern of development and development would in effect be a discordant feature in the open countryside.</p>						

Site Reference Number: STK304

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site does not have that much boundary treatment, except hedgerows and it is at present an agricultural field. Any landscaping scheme would enhance the quality of biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The boundary treatment provides some green edge to the site, this does some way to minimise the impact on the wider landscape, supplementing this planting with additional landscaping particularly along the northern boundary would mitigate any impact further. There would be no impact on the townscape or historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. This site is grade 2 agricultural land, as is the whole	X	High	Local	Permanent	Long

	settlement.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities with a footpath on Halls Lane, the site is also next to the village hall and youth centre/sports hall.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities with a footpath on Halls Lane, the site is also next to the village hall and youth centre/sports hall.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is within walking distance of services and facilities with a footpath on Halls Lane, the site is also next to the village hall and youth centre/sports hall. There is a public footpath on the opposite side of the road leading out into the open countryside, this should encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities with a footpath on Halls Lane, the site is also next to the village hall and youth centre/sports hall.	✓	Low	Local	Permanent	Long
Summary: Any landscaping of the site would enhance biodiversity, Any planting will help mitigate any impact on the wider landscape especially additionally planting on the northern boundary. The site is within walking distance of services and facilities, with a footpath link and on the opposite side of the road is a public footpath leading into the open countryside to encourage walking. The site is adjacent to the village hall and youth centre/sports hall.						

Site Reference Number: STK305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has good boundary features of hedgerow and trees, any landscaping would enhance the quality of the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The boundary treatment provides a good feature which encloses the site and prevents it having an impact on the wider landscape. There would be no impact on the townscape or historic environment.	○	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. This site is grade 2 agricultural land, as is the whole settlement.	✗	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities and can be linked by the existing footpath network.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and can be linked by the existing footpath network.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities and can be linked by the existing footpath network.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities and can be linked by the existing footpath network.	✓	Low	Local	Permanent	Long
Summary: The site lies adjacent to an existing estate and can only be accessed at the end of Holme Road by dog-legging past the last bungalow, this would be inadequate and would impact on the residential amenities of this property. The site has good boundary treatment of hedging and mature trees, because of its enclosed nature it would not impact on the wider landscape. The site would not impact on the townscape or historic environment. The site is close to services and facilities and can be linked by footpaths through the adjacent estate.						

Site Reference Number: STK306

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has some boundary features of hedgerow and trees, particularly along the frontage, any landscaping would enhance the quality of the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The boundary treatment provides an adequate feature, this could be supplemented by additional planting which encloses the site and prevents it having an impact on the wider landscape. There would be no impact on the townscape or historic environment.	○	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact, the site does have farm buildings on it but its not clear if they are being used, the site looks abandoned.	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield with farm buildings on it.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities	The site is close to services and facilities and can be linked by the existing footpath	✓	Low	Local	Permanent	Long

amenities and green infrastructure including the promotion of sustainable modes of access.	network on both sides of the A16.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and can be linked by the existing footpath network.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities and can be linked by the existing footpath network.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities and can be linked by the existing footpath network.	✓	Low	Local	Permanent	Long
Summary: The site lies close to services and facilities and can be linked by footpaths on both sides of the A16. The site is enclosed with some boundary treatment, especially along the frontage so its impact on the wider landscape is minimised, additional planting will minimise its impact further and enhance biodiversity quality. The site is brownfield with farm buildings on it though it looks disused. The site does not impact on the townscape or historic environment.						

Site Reference Number: STK312

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is bounded by mature hedgerows and trees with a hedgerow running across the middle of it. Any additional landscaping would enhance the quality of biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is reasonably enclosed with a good green edge, this would minimise the impact on the wider landscape, supplementing this planting with additional landscaping would mitigate any impact further as would only allocating development to the extent of the rear boundary of the adjacent brownfield site	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. This site is grade 2	✗	High	Local	Permanent	Long

	agricultural land, as is the whole settlement.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road. The site on the edge of the village, close to the open countryside, so this would encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road.	✓	Low	Local	Permanent	Long
Summary: The site is bounded by mature hedgerows and trees with a hedge row running across the middle of it, any additional planting would enhance biodiversity quality. The site is within walking distance of services and facilities and there is a footpath on the opposite side of Main Road. Because the site is reasonably enclosed with a good green edge, this would minimise the impact on the wider landscape, supplementing this planting with additional landscaping would mitigate any impact further.						

Site Reference Number: STK313

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has some boundary features of hedgerow and trees, any landscaping would enhance the quality of the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The boundary treatment provides an adequate feature, this could be supplemented by additional planting which encloses the site and prevents it having an impact on the wider landscape. There would be no impact on the townscape or historic environment.	○	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is garden land for an existing house.	✗	Low	Local	None	None
7. Improve accessibility to key services, facilities	The site is close to services and facilities and can be linked by the existing footpath	✓	Low	Local	Permanent	Long

amenities and green infrastructure including the promotion of sustainable modes of access.	network on the same side of the A16.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and can be linked by the existing footpath network on the same side of the A16.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities and can be linked by the existing footpath network on the same side of the A16.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities and can be linked by the existing footpath network on the same side of the A16.	✓	Low	Local	Permanent	Long
Summary: The site lies close to services and facilities and can be linked by a footpath on the same side of the A16. The site is enclosed with some boundary treatment, so its impact on the wider landscape is minimised, additional planting will minimise its impact further and enhance biodiversity quality. The site is a rear garden of an existing dwelling. The site does not impact on the townscape or historic environment.						

Site Reference Number: STK314 and STK315

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is bounded by mature hedgerows and trees though the frontage is open. Any additional landscaping would enhance the quality of biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is reasonably enclosed with a good green edge, this would minimise the impact on the wider landscape, supplementing this planting with additional landscaping would mitigate any impact further as would only allocating development to the extent of the rear boundary of the adjacent brownfield site	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; it is therefore inevitable that a large proportion of sites to be considered will be on Greenfield land. This site is grade 2	✗	High	Local	Permanent	Long

	agricultural land, as is the whole settlement.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road. The site is on the edge of the village, close to the open countryside, so this would encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road.	✓	Low	Local	Permanent	Long
Summary: The site is bounded by mature hedgerows and trees, though the frontage is open, any additional planting would enhance biodiversity quality. The site is within walking distance of services and facilities and there is a footpath on the opposite side of Main Road. Because the site is reasonably enclosed with a good green edge, this would minimise the impact on the wider landscape, supplementing this planting with additional landscaping would mitigate any impact further.						

Site Reference Number: STK316

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has quite poor boundary features of hedgerow and trees, any landscaping would enhance the quality of the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The boundary treatment provides an inadequate feature, this could be supplemented by additional planting but the site does have an impact on the wider landscape, the site provides an open backdrop to this part of the village, enhancing its rural character. There would be no impact on the townscape or historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is paddocks at present	X	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities and can be linked by the existing footpath network on the same side of the A16.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities and can be linked by the existing footpath network on the same side of the A16.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities and can be linked by the existing footpath network on the same side of the A16.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities and can be linked by the existing footpath network on the same side of the A16.	✓	Low	Local	Permanent	Long
Summary: The site lies close to services and facilities and can be linked by a footpath on the same side of the A16. The boundary treatments are poor and provides an inadequate feature, this could be supplemented by additional planting but the site does have an impact on the wider landscape, the site provides an open backdrop to this part of the village, enhancing its rural character. The site does not impact on the townscape or historic environment.						

Site Reference Number: STK318

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has quite poor boundary features of hedgerow and trees, any landscaping would enhance the quality of the biodiversity. There are two drainage ditches running through the site, and the site is also alongside West Fen Drain, which all may contain biodiversity interest and this would need to be ascertained if the site were to come forward.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The boundary treatments of this large site provides an inadequate feature, this could be supplemented by additional planting but the site does have an impact on the wider landscape, the site is disconnected from the main body of the village and provides an open backdrop to the village, enhancing its rural character. There would be no impact on the townscape or historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-	The District does not have very much	X	High	Local	Permanent	Long

use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	brownfield land on which to develop because it is predominately rural in nature; this site is agricultural at present					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is disconnected from the main body of the village with no clear access except down the narrow West Fen Lane which would need major widening and upgrading, this would be difficult because the West Fen Drain runs down the side of it.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is disconnected from the main body of the village with no clear access except down the narrow West Fen Lane which would need major widening and upgrading, this would be difficult because the West Fen Drain runs down the side of it.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is disconnected from the main body of the village with no clear access except down the narrow West Fen Lane which would need major widening and upgrading; this would be difficult because the West Fen Drain runs down the side of it. There are two public footpaths which run through the site, this could encourage walking.	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	The site is disconnected from the main body of the village with no clear access	X	High	Local	Permanent	Long

climate change.	except down the narrow West Fen Lane which would need major widening and upgrading, this would be difficult because the West Fen Drain runs down the side of it.					
Summary: The site lies outside the village and can only be accessed from West Fen Lane, a narrow rural lane with little possibility of widening. The boundary treatments are poor, supplementing them would enhance biodiversity but the site would still have an impact on the wider landscape and affect the rural character of the village. The site does not impact on the townscape or historic environment.						

Site Reference Number: STK319						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site does not have that much boundary treatment; there are mature trees along the frontage with some hedgerows. Any landscaping scheme would enhance the quality of biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The boundary treatment to the frontage of the site is very strong, however, the boundary treatment is not very good on the remainder of the site. Supplementing this planting with additional landscaping would mitigate any impact further as would only allocating development to the extent of the rear boundary of the adjacent brownfield site. There would be no impact on the townscape or historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is not in an area of flood risk	✓	Low	Local	None	None

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield being a mixture of green open space, buildings and storage.	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is within walking distance of services and facilities with a footpath on the opposite side of Main Road. The site is on the edge of the village, close to the open countryside, so this would encourage walking and cycling.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	The site is within walking distance of services and facilities with a footpath on the	✓	Low	Local	Permanent	Long

climate change.	opposite side of Main Road.					
Summary: Any landscaping of the site would enhance biodiversity, because of its enclosed nature this minimises the impact of the site on the wider landscape. Any planting will help mitigate any impact. The site is within walking distance of services and facilities, with a footpath link on the opposite side of Main Road.						

Site Reference Number: STK320						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has quite good boundary features of mature hedgerow and trees, any landscaping would enhance the quality of the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	This site is well enclosed with mature trees and landscaping, it would not impact on the wider landscape, but Watsons Bridge forms a natural break between the urban part of the village and the rural and open countryside. There would be no impact on the townscape or historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in an area of flood risk	X	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-	The District does not have very much	X	High	Local	Permanent	Long

use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	brownfield land on which to develop because it is predominately rural in nature; this site is part paddock and agricultural at present					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is detached from the main body of the village and whilst is not far from services and facilities it has no footpath link until Watsons Bridge is crossed and the roadway meets the dwellings on the side. Horbling Lane becomes very rural and narrow once it crosses the bridge and moves into the open countryside.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is detached from the main body of the village and whilst is not far from services and facilities it has no footpath link until Watsons Bridge is crossed and the roadway meets the dwellings on the side. Horbling Lane becomes very rural and narrow once it crosses the bridge and moves into the open countryside.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is detached from the main body of the village and whilst is not far from services and facilities it has no footpath link until Watsons Bridge is crossed and the roadway meets the dwellings on the side. Horbling Lane becomes very rural and narrow once it crosses the bridge and moves into the open countryside. This	X	Medium	Local	Permanent	Long

	could encourage walking and cycling					
13. Positively plan for, and minimise the effects of, climate change.	The site is detached from the main body of the village and whilst is not far from services and facilities it has no footpath link until Watsons Bridge is crossed and the roadway meets the dwellings on the side. Horbling Lane becomes very rural and narrow once it crosses the bridge and moves into the open countryside.	X	High	Local	Permanent	Long
<p>Summary: The site is detached from the main body of the village and whilst is not far from services and facilities it has no footpath link until Watsons Bridge is crossed and the roadway meets the dwellings on the side. Horbling Lane becomes very rural and narrow once it crosses the bridge and moves into the open countryside. The site is well screened by mature hedgerows and trees and would not impact on the wider landscape, any supplement to this would enhance biodiversity. However, the bridge forms a natural stop to the urban part of the village and any development beyond it would impact on the rural character of this part of the settlement. The site is very near the East Fen Catchwater Drain and lies in flood zone 3, it could be subject to flood risk. The site would not impact on the townscape or historic environment.</p>						

Site Reference Number: STK322						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has poor boundary features with little in the way of mature hedgerow or trees, any landscaping would enhance the quality of the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site stretches out to the east into the open countryside and development would impact on the wider landscape, particularly as in this part of the village, development is sporadic and it is more rural in nature. There would be no impact on the townscape or historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable	No impact	0	Low	Local	None	None

losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in an area of flood risk	✓	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is agricultural at present	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities and there is a footpath link on the same side of the A16.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities and there is a footpath link on the same side of the A16.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy	The site is reasonably close to services and facilities and there is a footpath link on the same side of the A16.	✓	Low	Local	Permanent	Long

lifestyles”						
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities and there is a footpath link on the same side of the A16.	✓	Low	Local	Permanent	Long
Summary: The site is close to services and facilities and there is a footpath link on the same side of the A16. The site does not have very good boundary treatments and any additional planting would enhance biodiversity. The site does impact on the wider landscape because it stretches out into the open countryside and any planting would not minimise the impact. The site would also impact on the rural character of this part of the village where housing is becoming sporadic. The site would not impact on the townscape or historic environment.						

Site Reference Number: STK330						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	The site has no vegetation or any features that may provide a habitat for wildlife. It is alongside West Fen drain, which may contain biodiversity interest; this would have to be ascertained if the site were to come forward. Any landscaping provided on the site could enhance the quality of the biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area’s landscapes, townscapes and historic environment.	The site stretches out to the west into the open countryside and the site lies on the very edge of this part of the village; development would impact on the wider landscape. A landscape scheme would only partially minimise the impact. There would be no impact on the townscape or historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully	The site is very close to the West Fen Catchment Drain and is in flood zone 3 (in	X	Low	Local	None	None

mitigate against the impacts of flooding where it cannot be avoided.	combination tidal/fluviial flood risk).					
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is agricultural at present	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities but there is no footpath link along West Fen Lane, which is a narrow rural lane leading into the open countryside.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities but there is no footpath link along West Fen Lane, which is a narrow rural lane leading into the open countryside.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities but there is no footpath link along West Fen Lane, which is a narrow rural lane leading into the open countryside.	X	Medium	Local	Permanent	Long
13. Positively plan for, and	The site is reasonably close to services and	X	Medium	Local	Permanent	Long

<p>minimise the effects of, climate change.</p>	<p>facilities but there is no footpath link along West Fen Lane, which is a narrow rural lane leading into the open countryside. The site is in a flood risk area.</p>					
<p>Summary: The site is reasonably close to services and facilities but there is no footpath link on West Fen Lane. The site does not have landscape features, and is alongside West Fen Drain so there may be some biodiversity interest, any additional planting could enhance biodiversity. The site does impact on the wider landscape because it stretches out into the open countryside and any planting would not minimise the impact. The site would also impact on the rural character of this part of the village. The site would not impact on the townscape or historic environment. The site is in a flood risk area.</p>						

TETFORD

Site Reference Number: TEF302						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a mixture of factory, offices, shop, storage yard, housing and plant nursery. Landscaping would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a mixture of factory, offices, shop, storage yard, housing and plant nursery. The site is within the Lincolnshire Wolds Area of Outstanding Natural Beauty, but because of the existing houses along South Road and the boundary treatment along the eastern boundary and the fact that the site is relatively flat, development would not impact on wider views of the landscape. However, there is a public right of way running along the southern boundary of the site and the site is likely to be prominent in views from the here. The degree of impact will depend on the scheme put forward. There is no impact on the townscape or historic environment.	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long

5. Promote viable and diverse economic growth that supports communities within the district.	The site is currently in commercial operation being the single largest employer in Tetford and providing the potential for jobs in the local community. Even if the current operators were seeking to be relocated, if the site is redeveloped for housing, it would remove the possibility of an alternative business taking on the premises.	X		Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site (the nursery part) is Grade 3 agricultural land. However, part of the site is previously used.	X	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities with a footpath on the opposite side of the road, there is room to form a footpath on the side of the site. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes. At 2 hectares, the site would be expected to provide some green infrastructure, although this would be small scale.		✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O		Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities with a footpath on the opposite side of the road. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes.		✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities relative to its size.		✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities with a footpath on the opposite side of the road. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes. At 2 hectares, the site would be expected to provide some green infrastructure, although this would be small scale. The site is not far from the open countryside and there are a number of public footpaths to encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities with a footpath on the opposite side of the road. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes.	✓	Low	Local	Permanent	Long
<p>Summary; The site is not in flood risk. The site is a mixture of factory, offices, shop, storage yard, housing and plant nursery. Although located within the Lincolnshire Wolds Area of Outstanding Natural Beauty, because of the existing houses along South Road and the boundary treatment along the eastern boundary and the fact that the site is relatively flat development would not impact on wider views of the landscape. There is no impact on the townscape or historic environment. Loss of the site would involve loss of the single largest employer within the village, in an area where employment is not readily available. It is close to services and facilities with a footpath on the opposite side of the road. The site is not far from the open countryside and there are a number of public footpaths to encourage walking,</p>						

Site Reference Number: TEF303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with development now being constructed along its western and northern boundaries. Landscaping would enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with development now being constructed along its western and northern boundaries. Tetford lies within the Lincolnshire Wolds Area of Outstanding Natural Beauty, however, because of the houses the site is becoming screened and development would not impact on wider views of the landscape. A public right of way passes to the south of the site, however, intervening vegetation should reduce any potential impact in views. There is no impact on the townscape or historic environment.	○	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-	The District does not have very much	✗	Low	Local	Permanent	Long

use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities with a footpath on the opposite side of the road, there is room to form a footpath on the side of the site. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities, the access is going to be off South Road and there is a footpath on the opposite side of the road. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities, the access is going to be off South Road and there is a footpath on the opposite side of the road. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes. There are a number of public footpaths in the area which could encourage walking.	✓	Low	Local	Permanent	Long

13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities, the access is going to be off South Road and there is a footpath on the opposite side of the road. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes.	✓	Low	Local	Permanent	Long
Summary; The site is not in flood risk. The site is a grassed field with the western and northern boundaries being developed for housing. The site is within the Lincolnshire Wolds Area of Outstanding Natural Beauty, however, because of the existing houses the site is screened for any impact on wider views of the landscape. There is no impact on the townscape or historic environment. It is close to services and facilities, the access will be off South Road and there is a footpath on the opposite side of the road. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes. The site is not far from the open countryside and there are a number of public footpaths to encourage walking.						

Site Reference Number: TEF304						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with hedges for its boundary treatment. There is a pond in the adjacent field and there is a woodland protected by tree preservation order and the River Lymn just to the north. Landscaping would enhance biodiversity on the site, however, it would have to be carried out in a way that would link to the habitats to the north.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with low hedges for its boundary treatment and some trees to the north. It has quite an open aspect and the site slopes downwards to the south west and this means that the wider landscape beyond is clearly seen as it rises upwards and development on the site would be prominent in views from the surrounding countryside. Because of this there is an impact on the wider landscape.	X	High	Local	Permanent	Long

	As the site is located in the Lincolnshire Wolds Area of Outstanding Natural Beauty, designated for its landscape quality, the degree of impact is therefore that much pronounced. There is no impact on the townscape or historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	✗	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	It is close to services and facilities with a footpath on the opposite side of the road, there is room to form a footpath on the side of the site. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes. At almost 2 hectares, the site would be expected to provide some green infrastructure, although this would be small scale.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	It is close to services and facilities with a footpath on the opposite side of the road,	✓	Low	Local	Permanent	Long

	there is room to form a footpath on the side of the site. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities relative to its size.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	It is close to services and facilities with a footpath on the opposite side of the road, there is room to form a footpath on the side of the site. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes. At almost 2 hectares, the site would be expected to provide some green infrastructure, although this would be small scale. There is the Blackhill Lane public footpath nearly opposite the site which links into the open countryside and could encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	It is close to services and facilities with a footpath on the opposite side of the road, there is room to form a footpath on the side of the site. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes.	✓	Low	Local	Permanent	Long

Summary; The site is not in flood risk. The site is an agricultural field with hedges for its boundary treatment and some trees to the north. The site slopes downwards to the south west and this means that the wider landscape beyond is clearly seen as it rises upwards. Because of this there is an impact on the wider landscape and the site is located within the Lincolnshire Wolds Area of Outstanding Natural Beauty which heightens the impact. There is no impact on the townscape or historic environment. It is close to services and facilities with a footpath on the opposite side of the road, there is room to form a footpath on the side of the site. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes. There is the Blackhill Lane public footpath nearly opposite the site which links into the open countryside and could encourage walking.

TETNEY

Site Reference Number: TNY021						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with open boundaries to the front and rear. The site is too small for its development to make a significant contribution to biodiversity.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field open boundaries to the front and rear. There would be minimal impact on the townscape or landscape because the site lies down a very narrow lane between properties. There would be no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in the red zone (danger for all) on the EA flood hazard maps.	✗	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is an agricultural field at Grade 3	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	✗	High	Local	Permanent	Long
7. Improve accessibility to	The site lies to the south of Mill Race, a	✗	Low	Local	Permanent	Long

key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access	very narrow lane with no footpath, the nearest footpath being on Church Lane. The site is reasonably close to services and facilities. A vehicle access could be formed onto Mill Race.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site lies to the south of Mill Race, a very narrow lane with no footpath, the nearest footpath being on Church Lane. The site is reasonably close to services and facilities. A vehicle access could be formed onto Mill Race.	X	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site lies to the south of Mill Race, a very narrow lane with no footpath, the nearest footpath being on Church Lane. The site is reasonably close to services and facilities. A vehicle access could be formed onto Mill Race.	X	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site lies to the south of Mill Race, a very narrow lane with no footpath, the nearest footpath being on Church Lane. The site is reasonably close to services and facilities. A vehicle access could be formed onto Mill Race.	X	Low	Local	Permanent	Long

Summary: The site is in the red zone (danger for all) on the EA flood hazard maps. The site is an agricultural field with open boundaries to the front and rear. The site is too small to make a significant contribution to biodiversity. There would be minimal impact on the townscape or landscape because the site lies down a very narrow lane between properties. There would be no impact on the historic environment. The site lies to the south of Mill Race, a very narrow lane with no footpath, the nearest footpath being on Church Lane. The site is reasonably close to services and facilities. A vehicle access could be formed onto Mill Race.

Site Reference Number: TNY302

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a flat agricultural field with boundaries of hedges, which are sparse in places. Biodiversity would be improved through a landscaping scheme. There is a large pond to the west of the site biodiversity may use the field in conjunction with pond.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a flat agricultural field with boundaries of hedges, which are sparse in places. The site is on the outskirts of the village detached from the main body of the village and therefore does not impact on the townscape. It sits within a flat landscape and development would impact on views toward the north and in views from Humberston Road. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long

5. Promote viable and diverse economic growth that supports communities within the district.	The site is an agricultural field of grade 3.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is on the outskirts of the village approximately 180m from its edge, further to the centre of the village. There is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site and would be on land in different ownership.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is detached from the main body of the village approximately 180m from its edge, further from the centre of the village. A vehicle access can be created onto the site. However, there is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site and would be on land in different ownership.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None

12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is detached from the main body of the village approximately 180m from its edge, further from the centre of the village and its recreation facilities. It is adjacent to the open countryside which could encourage walking or cycling.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is detached from the main body of the village approximately 180m from its edge, further from the centre of the village. A vehicle access can be created onto the site, however, there is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site and would be on land in different ownership..	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a flat agricultural field with boundaries of hedges which are sparse in places. There is a large pond to the west of the site, this may provide opportunities to enhance biodiversity through a landscaping scheme. The site is detached from the main body of the village and therefore does not impact on the townscape. However, it sits within a flat landscape; development would impact on views toward the north and along Humberston Road. There is no impact on the historic environment. The site is adjacent to the village approximately 180m from its edge, further to the centre of the village. There is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site and would be on land in different ownership. A vehicle access can be created into the site.</p>						

Site Reference Number: TNY303						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field which rises slightly to the west with boundaries of hedges. Biodiversity could be improved through a landscaping scheme. The village allotments sit to the north of the site and there may be opportunities to enhance a wildlife corridor in this area.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with boundaries of hedges. The site is on the outskirts of the village, there is development across the road to the east but the site does not form a natural extension to the village, forming a finger of development in what is at present open countryside. There would be an impact on the landscape on views to the west from Holton Road. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is an agricultural field at Grade 3	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is on the edge of the village. The site could provide frontage development but that would mean quite a few accesses onto a narrow lane which has no footpath along it to the main centre of the village	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is on the edge of the village. The site could provide frontage development	X	Medium	Local	Permanent	Long

	but that would mean quite a few accesses onto a narrow lane which has no footpath along it to the main centre of the village					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is on the edge of the village. There is no footpath along Holton Road to enable access to the main centre of the village and its recreation facilities.	✗	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is on the edge of the village. The site could provide frontage development but that would mean quite a few accesses onto a narrow lane which has no footpath along it to the main centre of the village.	✗	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a agricultural field which rises slightly to the west with boundaries of hedges. Biodiversity could be improved through a landscaping scheme and there may be an opportunity to enhance a wildlife corridor to the allotments to the north of the site. The site is on the outskirts of the village, there is development across the road to the east but the site does not form a natural extension to the village forming a finger of development in what is at present open countryside. There would be an impact on the landscape on views to the west from Holton Road. There is no impact on the historic environment. The site could provide frontage development but that would mean quite a few accesses onto a narrow lane which has no footpath along it to the main centre of the village.</p>						

Site Reference Number: TNY305						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity	The site is part of a larger agricultural field with boundaries of hedges along the east, north and south with open boundary to the	○	Low	Local	Permanent	Long

(native plants and animals) and geodiversity.	rear. Due to the size of the site, it is unlikely that its development would make a significant contribution to biodiversity.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a larger agricultural field with boundaries of hedges along the east, north and south with open boundary to the rear. The site is detached from the main body of the village though there is a row of houses to the south so this piece of land forms an end to a narrow lane, the site does not therefore impact on the townscape. However, the site sits within a flat landscape and development would impact on views toward the west. There is no impact on the historic environment.	X	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in the red and orange zones on the EA flood hazard maps	X	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is an agricultural field of grade 3.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is detached from the main body of the village, lying on the end of a finger of development running north out of the village toward the open countryside. It is approximately 1km distant from the main village centre and further from the village store and school. There is a footpath into	✓	Medium	Local	Permanent	Long

	the village which the site could link into.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is detached from the main body of the village, lying on the end of a finger of development running north out of the village toward the open countryside. It is approximately 1km distant from the main village centre and further from the village store and school. There is a footpath into the village which the site could link into.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is detached from the main body of the village, lying on the end of a finger of development running north out of the village toward the open countryside. It is approximately 1km distant from the main village centre and the recreation facilities it has to offer. There is a footpath into the village which the site could link into. The site does link to the open countryside and therefore could encourage walking and cycling	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is detached from the main body of the village, and is approximately 1km distant from the main village centre and further from the village store and school. There is a footpath into the village which the site could link into.	✓	Medium	Local	Permanent	Long

Summary: The site is in the red and orange zones on the EA flood hazard maps. The site is part of a larger agricultural field with boundaries of hedges along the east, north and south with open boundary to the rear. The site is detached from the main body of the village though there is a row of houses to the south so this piece of land forms an end to a narrow lane, the site does not therefore impact on the townscape. The site sits within a flat landscape; development would impact on views toward the west. There is no impact on the historic environment. The site is detached from the main body of the village, lying on the end of a finger of development running north out of the village toward the open countryside. It is approximately 1km distance from the main village centre and further from the village store and school. There is a footpath into the village which the site could link into. The site does link to the open countryside and therefore could encourage walking and cycling.

Site Reference Number: TNY308

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with hedges along most boundaries. Flood risk means that part of the site will have to be used for open space and, with this, biodiversity could be supported through a landscaping scheme.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with hedges along most boundaries. The site is well screened from wider views by intervening development and landscaping. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	Part of the site is in the red and orange zones on the EA flood hazard maps, this includes the access to the site and if development was to proceed the area of the site suitable for development would be very small.	✗	High	Local	Permanent	Long
5. Promote viable and	The site is an agricultural field of grade 3.	○	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is on the edge of the village but with development to the east and south. It is approximately 800m to the centre of the village and there is a footpath link from the site into the village. The site is not large enough to provide significant areas of green infrastructure, but the flood risk issues affecting the site could enable some amenity areas to be provided.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is approximately 800m to the centre of the village and there is a footpath link from the site into the village.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is approximately 800m from the centre of the village with a footpath link to the centre to enable access to sport and recreation facilities.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is approximately 800m from the centre of the village with a footpath link to the centre to enable access to services and	✓	Medium	Local	Permanent	Long

	facilities. There is space within the site o address flood risk issues.					
<p>Summary: The site is partially in the red and orange zones on the EA flood hazard maps, this includes the access to the site and if development were to proceed, the area of the suit suitable for development would be very small. The site is an agricultural field with hedges along the most boundaries. It is approximately 800m from the centre of the village, although further from some facilities, and with a footpath link to the enable pedestrian access to services and facilities. The site sits within a flat landscape but is well screened from wider views by intervening development and landscaping.. There is no impact on the historic environment.</p>						

Site Reference Number: TNY309						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a larger flat agricultural field with varying boundaries of hedges along the east, south and west. Biodiversity would be improved through a landscaping scheme and this could enhance existing biodiversity opportunities connected to ponds to the west of the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a larger flat agricultural field with varying boundaries of hedges along the east, south and west. The site is detached from the main body of the village and therefore does not impact on the townscape. It sits within a flat landscape and development would impact on views toward the north and along Humberston Road. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully	The site is not in flood risk	✓	Low	Local	Permanent	Long

mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	The site is an agricultural field of grade 3.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is detached from the main body of the village, approximately 500m from it, and further to the centre of the village. There is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site and would require land in a different ownership. A site of this size would be required to provide a range of green infrastructure, especially as it is remote from that already existing in the village.	X/✓	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is detached from the main body of the village, approximately 500m from it, further from the centre of the village. A vehicle access can be created onto the site. There is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site and would require land in a different ownership.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and	✓	Low	Local	Permanent	Long

	facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is detached from the main body of the village, approximately 500m from it, further from the centre of the village and the range of recreation opportunities it has. It is adjacent to the open countryside which could encourage walking or cycling.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is detached from the main body of the village, approximately 500m from it, further from the centre of the village. There is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site and would require land in a different ownership.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is part of a larger flat agricultural field with varying boundaries of hedges along the east, south and west. Biodiversity would be improved through a landscaping scheme and this could enhance existing biodiversity opportunities connected to ponds to the west of the site. The site is detached from the main body of the village and therefore does not impact on the townscape. It sits within a flat landscape and development would impact on views toward the north and along Humberston Road. There is no impact on the historic environment. The site is detached from the main body of the village, approximately 500m from it, further to the centre of the village and local services and facilities. A site of this size would be required to provide a range of green infrastructure, especially as it is remote from that already existing in the village. There is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site and this would require land in different ownership. A vehicle access can be created into the site.</p>						

Site Reference Number: TNY311

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field which rises slightly to the west with sparse boundaries of hedges. Biodiversity would be improved through a landscaping scheme.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with sparse boundaries of hedges and a partially open frontage to Humberston Road. The site is on the outskirts of the village but is in an area which already has development to the west and south. It would form a natural extension of the village, therefore it would not impact on the townscape. Although viewed against a backdrop of development to the south and west, the site would be visible in views from Humberston Road but this could softened with additional landscape. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is an agricultural field at Grade 3	○	Low	Local	None	None

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is on the edge of the village but with development to the west and south. It is approximately 700m to the centre of the village. There is no footpath or lighting for 95m though there is room to create one along the west side of the road, although this land is in separate ownership. There is the ability to create a footpath through Staves Court, though a vehicle access would impact on the amenities of residents here so an access would have to be onto Humberston Road.	X	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is on the edge of the village but with development to the west and south. It is approximately 700m from the centre of the village. There is no footpath or lighting for 75m though there is room to create one along the west side of the road, although this land is in separate ownership. There is the ability to create a footpath through Staves Court, though a vehicle access would impact on the amenities of residents here so an access would have to be onto Humberston Road.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is on the edge of the village but with development to the west and south. It is approximately 700m from to the centre of the village and the recreational facilities it offers. There is no footpath or lighting for 75m though there is room to create one along the west side of the road, although the land is in separate ownership. There is the ability to create a footpath through Staves Court, though a vehicle access would impact on the amenities of residents here so an access would have to be onto Humberston Road.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is on the edge of the village but with development to the west and south. It is approximately 95m from the centre of the village. There is no footpath or lighting for 75m though there is room to create one along the west side of the road, although the land is in separate ownership. There is the ability to create a footpath through Staves Court to facilitate walking, though a vehicle access would impact on the amenities of residents here so an access would have to be onto Humberston Road.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is an agricultural field which rises slightly to the west with sparse boundaries of hedges. Biodiversity would be improved through a landscaping scheme. The site is on the outskirts of the village but is in an area which already has development to the west and south and therefore would form a natural extension of the village. It would therefore not impact on the townscape. Although viewed against a backdrop of development to the south and west, the site would be visible in views from Humberston Road but this could softened with additional landscape. There is no impact on the historic environment. The site is on the edge of the village but with development to the west and south. It is approximately 75m from the centre of the village. There is no footpath or lighting for 75m though there is room to create one along the west side of the road, although the land is in separate ownership. There is the ability to create a footpath through Staves Court, though a vehicle access would impact on the amenities of residents here so an access would have to be onto Humberston Road.</p>						

Site Reference Number: TNY313

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is comprised of agricultural fields with boundaries of hedges and a number of drainage ditches. Biodiversity would be improved through a landscaping scheme.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is comprised of agricultural fields with boundaries of hedges. The site is on the east side of the A1031 in between Tetney Lock Road, and to the rear of development fronting Church Lane. There is some development along Church Lane and Hoop End (which lies beyond this site to the east) and this area therefore forms a natural, albeit large, extension to the village. There would be impact on views to the east from the A1031, west from Hoop End and south from Tetney Lock Road. However, because a large section of the site lies in flood risk, this area could be used to mitigate against any impact. There would be no impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	The site is comprised of almost 12ha of agricultural land, although this is grade 3.	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is partly in flood risk being in the orange (danger to most) on the EA flood hazard maps. The flood risk covers the eastern and northern parts of the site; the capacity has been reduced accordingly	X	Low	Local	Permanent	Long
5. Promote viable and	The site is an agricultural land at Grade 3	O	Low	Local	None	None

diverse economic growth that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural land at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access	The site lies to the east of Humberston Road, reasonably close to the majority of services and facilities. There is a footpath on the opposite of the road, the site is also opposite the local school and adjacent to the village hall area and playing field. A site of this size would be required to provide a comprehensive range of green infrastructure. An access can be formed on either Humberston Road or Tetney Lock Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site lies to the east of Humberston Road, reasonably close to the majority of services and facilities. There is a footpath on the opposite of the road, the site is also opposite the local school and adjacent to the village hall area. An access can be formed on either Humberston Road or Tetney Lock Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None

12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site lies to the east of Humberston Road, reasonably close to the majority of services and facilities. There is a footpath on the opposite of the road, the site is also opposite the local school and adjacent to the village hall area and playing fields. An access can be formed on either Humberston Road or Tetney Lock Road.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site lies to the east of Humberston Road, reasonably close to the majority of services and facilities. There is a footpath on the opposite of the road, the site is also opposite the local school and adjacent to the village hall area and playing fields. An access can be formed on either Humberston Road or Tetney Lock Road. As significant part of the site is affected by flood risk, the site will need to address potential future changes to these areas, as a result of climate change, in its design and layout.	✓	Low	Local	Permanent	Long
<p>Summary: The site is partly in flood risks being in the orange (danger to most) on the EA flood hazard maps; the area of flood risk lies to the eastern and northern parts of the site; the capacity has been reduced accordingly. The site is comprised of agricultural fields with boundaries of hedges and a number of drainage ditches. Biodiversity would be improved through a landscaping scheme and a site of this size would be required to provide a range of green infrastructure which would help support wildlife. As significant part of the site is affected by flood risk, the site will need to address potential future changes to these areas, as a result of climate change, in its design and layout. The site is on the east side of the A1031 in between Tetney Lock Road and Church Lane. There is some development along Church Lane and Hoop End (which lies beyond this site to the east) and this area therefore forms a natural, albeit large, extension to the village. There would be impact on views to the east from the A1031 and west from Hoop End and south from Tetney Lock Road. However, because a large section of the site lies in flood risk, this area could be used to mitigate against any impact. There would be no impact on the historic environment. The site lies to the east of Humberston Road, reasonably close to the majority of services and facilities. There is a footpath on the opposite of the road and the site is also opposite the local school and adjacent to the village hall area and playing fields. An access can be formed on either Humberston Road or Tetney Lock Road.</p>						

Site Reference Number: TNY315

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a larger agricultural field with boundaries of hedges along the southern frontage and western boundary; the other boundaries are open. If the site is developed at depth, there may be opportunities for biodiversity to be improved through a landscaping scheme. However, if the site were to be a long frontage of houses, these opportunities would be reduced.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a larger agricultural field with boundaries of hedges along the southern frontage and western boundary; the other boundaries are open. The site is on the outskirts of the village moving out westwards into the open countryside, the site does not form a natural extension to the village forming a finger of development in what is at present open countryside. There would be an impact on the landscape on views to the north. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth	The site is an agricultural field at Grade 3	0	Low	Local	None	None

that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is on the edge of the village. Whilst planning permission has been granted on a site to the east, this site is effectively stretching the village out into the open countryside where there is no footpath back into the village. The frontage of the site is almost 500m in length and a substantial footpath would need to be created.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is on the edge of the village. Whilst planning permission has been granted on a site to the east, this site is effectively stretching the village out into the open countryside where there is no footpath back into the village. The frontage of the site is almost 500m in length and a substantial footpath would need to be created.	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is on the edge of the village. Whilst planning permission has been granted on a site to the east, this site is effectively stretching the village out into the open	X	Medium	Local	Permanent	Long

	countryside where there is no footpath back into the village. Although the site is close to the golf club, other areas for recreation are located at the opposite side of the village.					
13. Positively plan for, and minimise the effects of, climate change.	The site is on the edge of the village. Whilst planning permission has been granted on a site to the east, this site is effectively stretching the village out into the open countryside where there is no footpath back into the village.	X	Medium	Local	Permanent	Long
<p>Summary; The site is not in flood risk. The site is part of a larger agricultural field with boundaries of hedges along the southern frontage and the western boundary; the other boundaries are open. If the site is developed at depth, there may be opportunities for biodiversity to be improved through a landscaping scheme. However if the site were to be a long frontage of houses, these opportunities would be reduced. The site is on the outskirts of the village moving out westwards into the open countryside, the site does not form a natural extension to the village forming a finger of development in what is at present open countryside. There would be an impact on the landscape on views to the north. There is no impact on the historic environment. Whilst planning permission has been granted on a site to the east, this site is effectively stretching the village out into the open countryside where there is no footpath back into the village. The frontage of the site is almost 500m in length and a substantial footpath would need to be created, creating further change to the rural character of this part of the village.</p>						

Site Reference Number: TNY316						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with boundaries of hedges and trees. Biodiversity would be improved through a landscaping scheme.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with boundaries of hedges and trees. The site lies to the west of the village but is attached to it. With the granting of outline planning permission along the frontage, the development of the rest of this site would sit more comfortably in the townscape/ landscape, though it still does appear to be out of line with the settlement pattern. The	✓	Medium	Local	Permanent	Long

	frontage development would block views to the south and therefore the impact on landscape is minimised. The site promoted only includes part of the larger agricultural field and there is no landscaping here to soften the line of development. The golf course to the south and intermediate planting along roads, which may otherwise have had views in the medium distance, will soften this but a good landscaping scheme will be needed to address this and any impact on the golf course. There is no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is an agricultural field	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	People living within the site will be around 500m from the village shop and post office, 750m from the school and 900m from the village hall and playing fields/ play area; footways are available for the majority of these routes. The golf course is immediately adjacent. As the site is somewhat distant from public recreation opportunities, particularly for young	X	High	Local	Permanent	Long

	children, the site will be required to provide accessible green infrastructure.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	With the granting of planning permission along the frontage this site is now more accessible to the village, there is a footpath connection; it is a reasonable distance to the facilities within the centre of the village. Planning permission has been granted for an access already.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	People living within the site will be around 900m from the village hall and playing fields/ play area; footways are available for the majority of these routes. The golf course is immediately adjacent. As the site is somewhat distant from public recreation opportunities, particularly for young children, the site will be required to provide accessible green infrastructure.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	With the granting of planning permission along the frontage this site is now more accessible to the village, there is a footpath connection; it is a reasonable distance to the facilities within the centre of the village. Planning permission has been granted for an access already.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is an agricultural field with boundaries of hedges and trees. Biodiversity would be improved through a landscaping scheme. Planning permission has been granted along the frontage with an access left into the rear of the site; the frontage development would impact on views to the south, additional development would not compound this impact. The site lies to the west of the village but is attached to it, with the granting of planning permission along the frontage the development of the rest of this site would not impact on the townscape. However, the site promoted only includes part of the larger agricultural field and there is no landscaping here to soften the line of development. The golf course to the south and intermediate planting along roads, which may otherwise have had views in the medium distance, will soften this but a good landscaping scheme will be needed to address this and any impact on the golf course. There is no impact on the historic environment. People living within the site will be around 500m from the village shop and post office, 750m from the school and 900m from the village hall and playing fields/ play area; footways are available for the majority of these routes. The golf course is immediately adjacent With the granting of planning permission along the frontage this site is now more accessible to the village, there is a footpath connection; it is a reasonable distance to the facilities within the centre of the village. As the site is somewhat distant from public recreation opportunities, particularly for young children, the site will be required to provide accessible green infrastructure. Planning permission has been granted for an access already.

Site Reference Number: TNY318						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is comprised of farm buildings with grassed areas to the rear, the boundaries are mature hedges and trees. To the south is a large pond, the grassed areas may house biodiversity including that related to the pond and the adjacent ponds connected to the caravan site. Biodiversity may be in the buildings so development may impact on biodiversity.	X	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is comprised of farm buildings with grassed areas to the rear, the boundaries are mature hedges and trees. The site is detached from the village and well screened so there would be no impact on the townscape. The site is well enclosed by hedging and trees so there would be no impact on the landscape. There is no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	0	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is farm buildings with green field to the rear	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is farm buildings with green field to the rear, though not brownfield land it is partly developed already.	✗	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is detached from the main body of the village and is somewhat isolated. It is accessed down a lane which runs past some residential houses. The lane accesses out onto a narrow lane with no footpath for over 500m or lighting over much of this distance. There may be some impact on the residential houses by the use of the access, though it is presently used for agricultural vehicles. There is a public right of way running into the village along the west boundary of the site which could encourage walking and facilitate access to recreation opportunities.	✗	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is detached from the main body of the village and is somewhat isolated. It is accessed down a lane which runs past some residential houses. The lane accesses out onto a narrow lane with no footpath for over 500m or lighting over much of this distance which would not offer an	✗	High	Local	Permanent	Long

	environment conducive to walking. There may be some impact on the residential houses by the use of the access though it is presently used for agricultural vehicles. There is a public right of way running into the village along the west boundary of the site.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is detached from the main body of the village and is somewhat isolated. It is accessed down a lane which runs past some residential houses. The lane accesses out onto a narrow lane with no footpath for over 500m or lighting over much of this distance which would not offer an environment conducive to walking. There may be some impact on the residential houses by the use of the access though it is presently used for agricultural vehicles. There is a public right of way running into the village along the west boundary of the site which could encourage walking to access services and facilities including those for recreation.	✗	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is detached from the main body of the village and is somewhat isolated. The site accesses out onto a narrow lane with no footpath for over 500m or lighting over much of this distance which would not offer an environment conducive to walking. There is a public right of way running into the village along the west boundary of the	✗	High	Local	Permanent	Long

	site which can facilitate access to services and facilities in the village.					
<p>Summary: The site is not in flood risk. The site is comprised of farm buildings with grassed areas to the rear, the boundaries are mature hedges and trees. To the south is a large pond, the grassed areas may house biodiversity included that relating to the pond and adjacent ponds connected to the caravan site. Biodiversity may also be in the buildings so development may impact on biodiversity. The site is detached from the village and well screened so there would be no impact on the townscape. The site is well enclosed by hedging and trees so there would be no impact on the landscape. There is no impact on the historic environment. The site is detached from the main body of the village and is somewhat isolated. It is accessed down a lane which runs past some residential houses. The lane accesses out onto a narrow lane with no footpath for over 500m or lighting over much of this distance which would not offer an environment conducive to walking. There may be some impact on the residential houses by the use of the access though it is presently used for agricultural vehicles. There is a public right of way running into the village along the west boundary of the site.</p>						

Site Reference Number: TNY319

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is largely an agricultural field with some buildings on the eastern side of the site and boundaries of hedges. Biodiversity would be improved through a landscaping scheme.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is largely an agricultural field with some buildings on the eastern side of the site and boundaries of hedges. The site is in the open countryside. There would be an impact on the landscape on views to the north. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long

5. Promote viable and diverse economic growth that supports communities within the district.	The site is predominantly an agricultural field at Grade 3. However, there are buildings on site which are used by local businesses.	X	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature. This site is predominantly an agricultural field at Grade 3, although there are buildings on a small part of the site.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access	The site is in the open countryside with no footpath to the village for 350m. An access could be provided but it would not link the site to the village to create the links to services and facilities.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is in the open countryside with no footpath to the village for 350m. An access could be provided but it would not safe access to the village to help support the local community.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is in the open countryside with no footpath to the village for 350m. An access could be provided but it would not provide a safe link the site to enable occupants to be active and access services and facilities, including those for sport and recreation, in	X	High	Local	Permanent	Long

	the village.					
13. Positively plan for, and minimise the effects of, climate change.	The site is in the open countryside with no footpath to the village for 350m. An access could be provided but it would not link site to the village and would not be conducive to walking.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is predominantly an agricultural field with boundaries of hedges. However, there are buildings on a small part of the site which are used by local businesses. Biodiversity would be improved through a landscaping scheme. The site is in the open countryside, the site does not form a natural extension to the village. There is no footpath for 350m so access to the village would not be conducive for pedestrians to use support services and facilities. There would be an impact on the landscape on views to the north. There is no impact on the historic environment.</p>						

Site Reference Number: TNY320						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field. The boundaries vary with hedges along two boundaries and trees within one of these. One of the other two boundaries is formed by fences and the final boundary is open to neighbouring development. Biodiversity may be improved through a landscaping scheme but the site is quite small so these would be limited.	0	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field. The boundaries vary with hedges along two boundaries and trees within one of these. One of the other two boundaries is formed by fences and the final boundary is open to neighbouring development. The site lies within the central part of the village so would be a natural development site and would not impact on the townscape. There is no impact on the historic environment	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and	No impact	0	Low	Local	None	None

pollution and minimise the impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is an agricultural field	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site lies within the central part of the village but it has no access except over land belonging to others, it therefore is not accessible at this time.	✗	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site lies within the central part of the village but it has no access except over land belonging to others, it therefore is not accessible at this time and cannot make a contribution to this objective. If vehicular access can be obtained, there are public rights of way crossing the site that can facilitate access to local services and facilities.	✗	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site lies within the central part of the village but it has no access except over land belonging to others, it therefore cannot provide access to infrastructure for healthy lifestyles at this time. If vehicular access can be obtained, there are public rights of way crossing the site that can facilitate walking and access to other recreation facilities in the village.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site lies within the central part of the village but it has no access except over land belonging to others, it therefore cannot make a positive contribution to climate change at this time.	X	High	Local	Permanent	Long

Summary: The site is not in flood risk. The site is an agricultural field with varying boundaries of hedges along two boundaries and trees within one of these. One of the other two boundaries is formed by fences and the final boundary is open to neighbouring development. Biodiversity may be improved through a landscaping scheme, although the site is not large enough to make a significant contribution. The site lies within the central part of the village but it has no access except over land belonging to others, it therefore is not accessible at this time. The site lies within the central part of the village so would be a natural development site and would not impact on the townscape. There is no impact on the historic environment.

Site Reference Number: TNY323

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is an agricultural field with boundaries of hedges. Biodiversity would be improved through a landscaping scheme. There may be opportunities to link to the copse and small lakes on the adjacent site to enhance existing biodiversity.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with boundaries of hedges. The site is in the open countryside. There would be an impact on the landscape on views to the south where there is a public right of way. There is no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	The site is an agricultural field at Grade 3	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is an agricultural field at Grade 3	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access	The site is in the open countryside with no footpath to the village, an access could be provided but it would not link the site to the village.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is in the open countryside with no footpath to the village, an access could be provided but it would not link the site to the village.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is	✓	Low	Local	Permanent	Long

	a large village with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is in the open countryside with no footpath to the village, an access could be provided but it would not link the site to the village.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is in the open countryside with no footpath to the village, an access could be provided but it would not link the site to the village.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is an agricultural field with boundaries of hedges. Biodiversity would be improved through a landscaping scheme. The site is in the open countryside, the site does not form a natural extension to the village. There would be an impact on the landscape on views to the south. There is no impact on the historic environment.</p>						

WAINFLEET ALL SAINTS

Site Reference Number: WAI302						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural and has very little in the way of boundary features excepting along the rear of properties in Spilsby Road. There is also a deep ditch along one of the boundaries, which may have potential for biodiversity. Any landscaping of the site would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is flat agricultural land and has very little in the way of boundary features excepting along the rear of properties in Spilsby Road. The views from Brewster Lane are very open and lead onto the wider landscape. The views from Spilsby Road are to a greater degree blocked by the existing dwellings. Development of the site would impact on the wider views of the open countryside, especially from Brewster Lane. The site would not impact on the townscape or historic environment.	X	High	Local	Permanent	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is wholly within flood zones 2 and 3 and is combination flood risk of tidal and fluvial.	X	High	Local	None	Long
5. Promote viable and diverse economic growth that supports communities	No impact	O	Low	Local	None	None

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is connected to the services and facilities in the village with a footpath along Spilsby Road. The access onto Brewster Lane is nearer to the village centre, but the lane is very narrow and rural in nature but there is a short stretch of roadway without a footpath, this offers an opportunity for a pedestrian and cycle only access to the site. Given the size of the site, there is an opportunity for some public open space.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is connected to the services and facilities in the village with a footpath along Spilsby Road. The access onto Brewster Lane is nearer to the village centre, but the lane is very narrow and rural in nature but there is a short stretch of roadway without a footpath, this offers an opportunity for a pedestrian and cycle only access to the site. Given the size of the site, there is an opportunity for some public open space.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide	The site is connected to the services and	✓	Low	Local	Permanent	Long

the facilities and infrastructure for “healthy lifestyles”	facilities in the village with a footpath along Spilsby Road. The access onto Brewster Lane is nearer to the village centre, but the lane is very narrow and rural in nature but there is a short stretch of roadway without a footpath, this offers an opportunity for a pedestrian and cycle only access to the site. Given the size of the site, there is an opportunity for some public open space.					
13. Positively plan for, and minimise the effects of, climate change.	The site is connected to the services and facilities in the village with a footpath along Spilsby Road. The access onto Brewster Lane is nearer to the village centre, but the lane is very narrow and rural in nature but there is a short stretch of roadway without a footpath, this offers an opportunity for a pedestrian and cycle only access to the site. Given the size of the site, there is an opportunity for some public open space.	✓	Low	Local	Permanent	Long

Summary: The site wholly lies in flood zones 2 and 3 and is combination flood risk of tidal and fluvial. It is a flat site with little boundary treatment; any landscaping would enhance biodiversity on the site. There are two possible accesses to the site from Brewster Lane and Spilsby Road, the views of the wider landscape would be impacted from Brewster Lane because of the open nature of the site, from Spilsby Road the views are obscured by the existing dwellings. The site is close to the village’s services and facilities with footpath connections from Spilsby Road. There is an opportunity for potential public open space given the size of the site and a footpath and cycle path connection to the village from Brewster Lane.

Site Reference Number: WAI305						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas’ biodiversity (native plants and animals) and geodiversity.	The site is agricultural and has very little in the way of boundary features, excepting existing dwellings. Any landscaping of the site would enhance biodiversity.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is flat agricultural land and has very little in the way of boundary features excepting the dwellings along Matt Pitts Lane. The views from the Lane are open and lead onto the wider landscape. The site would also impact on views back into the village from the public footpath to the south of the site. Development of the site would impact on the views of the open countryside. The site would not impact on the townscape or historic environment.	X	High	Local	Permanent	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is mainly not in flood risk except for the area that would be used for the access and this is tidal flood risk and outside the flood hazard areas.	✓	Low	Local	None	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is connected to the services and facilities in the village with a footpath along Matt Pitts Lane.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is connected to the services and facilities in the village with a footpath along	✓	Low	Local	Permanent	Long

	Matt Pitts Lane.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is connected to the services and facilities in the village with a footpath along Matt Pitts Lane. Matt Pitts Lane leads out into the open countryside and this could encourage walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is connected to the services and facilities in the village with a footpath along Matt Pitts Lane.	✓	Low	Local	Permanent	Long
Summary: The site is outside flood risk except for a small area which is the access area and this is only tidal flood risk. The site has little in the way of boundary features and any landscaping would enhance biodiversity. It is flat and development of it would impact to a degree on views to the wider countryside and views back to the village from the public footpath south of the site. The site is close to services and facilities in the village and is connected by a footpath along Matt Pitts Lane. Matt Pitts Lane leads to the open countryside which could encourage walking and cycling.						

Site Reference Number: WAI306						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is parkland associated with Northolme Hall and has a mixture of boundary features including fencing, hedgerows and trees. There are also trees in the site itself. Any landscaping of the site would enhance biodiversity.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with views across the site from the west, north and east toward an ancient tumulus burial mound within the site which is a significant local feature. The site would impact on the townscape and historic environment, it is in the Wainfleet Conservation Area and forms an important historical backdrop to its setting, the site also provides a greenscape entrance to the village.	XX	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is mainly not in flood risk except for a small area in tidal flood zone 2 in the north east corner but this is outside the flood hazard area.	✓	Low	Local	None	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is a mixture of Grades 1 and 2 agricultural land but to balance this out it is also historic parkland part of the Wainfleet Conservation Area.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is connected to the services and facilities in the village with footpaths along Skegness Road and Croft Lane.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe	The site is connected to the services and	✓	Low	Local	Permanent	Long

and vibrant communities.	facilities in the village with footpaths along Skegness Road and Croft Lane.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is connected to the services and facilities in the village with footpaths along Skegness Road and Croft Lane. There is a public footpath running across the site from the village.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is connected to the services and facilities in the village with footpaths along Skegness Road and Croft Lane.	✓	Low	Local	Permanent	Long
<p>Summary: The site is outside flood risk except for a small area in the north east corner. The site has a mixture of boundary features of hedgerows, trees and fencing, landscaping would enhance biodiversity. The site is part of the Northolme Hall parkland and lies within the Wainfleet Conservation Area; it forms an important historical backdrop to the setting of the conservation area, whose boundaries were reviewed in 2012 and a greenscape entrance to the village. There are views across the site from the west, north and east toward an ancient tumulus burial mound within the site which is a significant local feature.</p>						

Site Reference Number: WAI307						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is very open with very little in the way of boundary treatment. Any landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with views across the site to the open countryside beyond. The site would impact on the townscape and historic environment, it is on the edge of the Wainfleet Conservation Area and forms an important historical backdrop to its setting, the site also provides a green scape entrance to the village to complement the site on the other side of the road.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site in flood zones 2 and 3 – tidal flood risk but outside the flood hazard areas.	X	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 1 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is connected to the services and facilities in the village with footpaths along Skegness Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is connected to the services and facilities in the village with footpaths along Skegness Road and Croft Lane.	✓	Low	Local	Permanent	Long

10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is connected to the services and facilities in the village with footpaths along Skegness Road.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is connected to the services and facilities in the village with footpaths along Skegness Road.	✓	Low	Local	Permanent	Long
Summary: The site is in flood zones 2 and 3, although outside the flood hazard areas, and is grade 1 agricultural land. It lies adjacent to the Wainfleet Conservation Area and is part of its important setting in complement to the site on the opposite side of the road; it also forms part of a green entrance into the village. It has little in the way of boundary treatments and landscaping would enhance biodiversity. The site is relatively flat which allows wider views of the wider landscape. The site is linked to the services and facilities of the village by a footpath along Skegness Road.						

Site Reference Number: WAI308						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has a mixture of hedges and mature trees; these provide good opportunities as wildlife corridors and should be retained in the layout of any future development. Additional landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat, with mature trees crossing the site, wider views of the open countryside beyond are somewhat obscured. The site would not impact on the townscape and historic environment. However, Historic England has raised the issue of the impact on heritage assets (e.g. the former Salem Bridge Brewery site and nearby Listed Buildings and their settings). The site has been reassessed and there is considered to be significant impact on the setting of Bateman's Brewery and buildings, the church opposite and the Wainfleet Conservation Area.	XX	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site in flood zones 2 and 3 – tidal flood risk, apart from an area nearest to the existing development, however it is outside the flood hazard areas. There is no fluvial flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is agricultural land with part of it the old railway sidings.	0	Low	Local	None	None
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in Wainfleet and is connected to them with footpaths along Barton Road and Station Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise	No impact	0	Low	Local	None	None

the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in Wainfleet and is connected to them with footpaths along Barton Road and Station Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	The site is close to the services and facilities in Wainfleet and is connected to them with footpaths along Barton Road and Station Road.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in Wainfleet and is connected to them with footpaths along Barton Road and Station Road. There is a public footpath running from Station Road through the site out into the open countryside which would encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in Wainfleet and is connected to them with footpaths along Barton Road and Station Road.	✓	Low	Local	Permanent	Long
<p>Summary: The site is in flood zones 2 and 3 tidal flood risk but is outside the flood hazard areas. It is a mixture of agricultural land and former railway sidings. The boundary treatments are a mixture of hedges and mature trees and so the site would not impact on the wider landscape. Mature planting within the site provide good opportunities for biodiversity and these should be retained in the layout of any future development; additional planning will help supplement this. Access is through footpaths along Barton Road and Station Road and the site is close to services and facilities. Historic England has raised the issue of the impact on heritage assets (e.g. the former Salem Bridge Brewery site and nearby Listed Buildings and their settings). The site has been reassessed and there is considered to be significant impact on the setting of Bateman's Brewery and buildings, the church opposite and the Wainfleet Conservation Area.</p>						

Site Reference Number: WAI308B

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has a mixture of hedges and mature trees along its boundary. Any landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat. Mature trees beyond the site mean that wider views of the open countryside beyond are somewhat obscured. The site would not impact on the townscape and historic environment. However, Historic England has raised the issue of the impact on heritage assets (e.g. the former Salem Bridge Brewery site and nearby Listed Buildings and their settings). The site has been reassessed and there is considered to be significant impact on the setting of Bateman's Brewery and buildings, the church opposite and the Wainfleet Conservation Area.	XX	Low	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to the services and facilities in Wainfleet and is connected to them with footpaths along Station Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to the services and facilities in Wainfleet and is connected to them with footpaths along Station Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to the services and facilities in Wainfleet and is connected to them with footpaths along Station Road. There is a public footpath running from Station Road along the edge of the site out into the open countryside which would encourage walking.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to the services and facilities in Wainfleet and is connected to them with footpaths along Station Road.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. It is agricultural land with boundary treatment a mixture of hedges and mature trees and any landscaping would enhance biodiversity. The site would not impact on the wider landscape because its boundary treatment screens the site to a degree. It would not impact on the townscape or historic environment. Access is through Station Road and the site is close to services and facilities. However, Historic England has raised the issue of the impact on heritage assets (e.g. the former Salem Bridge Brewery site and nearby Listed Buildings and their settings). The site has been reassessed and there is considered to be significant impact on the setting of Bateman's Brewery and buildings, the church opposite and the Wainfleet Conservation Area.

Site Reference Number: WAI401						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural and has very little in the way of boundary features, excepting existing dwellings. Any landscaping of the site would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is flat agricultural land and has very little in the way of boundary features excepting the dwellings along Matt Pitts Lane. The views from the Lane are open and lead onto the wider landscape. The site would also impact on views back into the village from the public footpath to the south of the site. Development of the site would impact on the views of the open countryside. The site would not impact on the townscape or historic environment.	X	High	Local	Permanent	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	Around half of the site is in tidal flood risk including the area that would be used for the access and a strip down the boundary to the south. However, this is outside the flood hazard areas.	✓	Low	Local	None	Long

5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 2 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is connected to the services and facilities in the village with a footpath along Matt Pitts Lane.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is connected to the services and facilities in the village with a footpath along Matt Pitts Lane.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is connected to the services and facilities in the village with a footpath along Matt Pitts Lane. Matt Pitts Lane leads out into the open countryside and this could encourage walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is connected to the services and facilities in the village with a footpath along Matt Pitts Lane.	✓	Low	Local	Permanent	Long

Summary: Around half the site is in tidal flood risk including a small area which is the access area and a strip running down the boundary to the south, however, this is outside the flood hazard areas. The site has little in the way of boundary features and any landscaping would enhance biodiversity. It is flat and development of it would impact to a degree on views to the wider countryside and views back to the village from the public footpath south of the site. The site is close to services and facilities in the village and is connected by a footpath along Mat Pitts Lane. Mat Pitts Lane leads to the open countryside which could encourage walking and cycling.

Site Reference Number: WAI404

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has mainly hedgerow for its boundary treatment. Half the site is a caravan site the other half a grassed field. Any landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with mature trees along the east which minimises its impact in views from Croft Lane and sits as a backdrop to the site thus views to the open countryside from the west are obscured. The western boundary is low hedges which do little to reduce the impact of the development. The site would not impact on the townscape and historic environment.	✓	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is in flood zones 3 and 2, tidal and fluvial flood risk.	✗	High	Local	Permanent	Long
5. Promote viable and diverse economic growth	No impact	○	Low	Local	None	None

that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is on the edge of the village away from the services and facilities of the village, there is a footpath beginning on the corner of Spilsby Road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is on the edge of the village away from the services and facilities of the village, there is a footpath beginning on the corner of Spilsby Road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is on the edge of the village a way from the services and facilities of the village, there is a footpath beginning on the corner of Spilsby Road.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is on the edge of the village a way from the services and facilities of the village, there is a footpath beginning on the corner of Spilsby Road.	✓	Low	Local	Permanent	Long

Summary: The site is flood zones 2 and 3 tidal and fluvial flood risk. The site is flat and a mixture of a caravan site and grassland. The trees on the eastern boundary provide a backdrop to the site which minimises the impact on views of the wider landscape and the impact of the development from Croft Lane. The impact from Spilsby Road will be greater. The site is quite a long way from the services and facilities' of the village, in effect being in the open countryside but there is a footpath leading into the village.

Site Reference Number: WAI405

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site has very little in the way of boundary treatments on it. Any landscaping would enhance biodiversity.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is relatively flat with little boundary treatment, any development of it would impact on the wider landscape. The site would not impact on the townscape and historic environment.	X	High	Local	None	None
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site in flood zones 2 and 3 – tidal flood risk, however it is outside the coastal hazard areas and there is no fluvial flood risk.	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss	The District does not have very much brownfield land on which to develop because it is predominately rural in nature;	○	Low	Local	None	None

of the best agricultural land and greenfield sites.	this site is a grassed field with an old building on it.					
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to the services and facilities in the village, but there is no footpath along Brewster Lane with no reasonable prospect of providing one.	X	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to the services and facilities in the village, but there is no footpath along Brewster Lane with no reasonable prospect of providing one.	X	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to the services and facilities in the village, but there is no footpath along Brewster Lane with no reasonable prospect of providing one. However, the site leads out into the open countryside which would encourage walking.	X	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to the services and facilities in the village, but there is no footpath along Brewster Lane with no reasonable prospect of providing one.	X	Low	Local	Permanent	Long

Summary: The site is in flood zones 2 and 3 but is outside the coastal hazard areas and not in an area of fluvial risk. The site has little in the way of boundary features and any landscaping would enhance biodiversity. It is flat and development of it would impact to a degree on views to the wider countryside, this could be partially mitigated against with landscaping. The site is reasonably close to services and facilities in the village but is not connected by a footpath along Brewsters Lane, with not much reasonable hope of providing one. Brewsters Lane leads to the open countryside which could encourage walking and cycling.

WOODHALL SPA

Site Reference Number: WSP301						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field surrounded by woodland. There may be opportunities for landscaping to protect the biodiversity on the site, but due to the size and sensitive nature of its surroundings there may be many opportunities for enhancement.	○	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	Development would not impact on the wider landscape because the site is surrounded by woodland and blocked from views by existing development along Horncastle Road. The site does not sit comfortably within the existing pattern of development. There would be no impact on the historic environment.	✓	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield non agricultural land	✗	High	Local	Permanent	Long

and greenfield sites.						
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is quite remote from services and facilities; there is a footpath connection on the side of the road of the site. The site is accessed down a narrow private track past an existing dwelling, the track cannot be widened and is unsatisfactory for the size of the site.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is quite remote from services and facilities; there is a footpath connection on the side of the road of the site. The site is accessed down a narrow private track past an existing dwelling, the track cannot be widened and is unsatisfactory for the size of the site.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is quite remote from services and facilities; there is a footpath connection on the side of the road of the site. The site is accessed down a narrow private track past an existing dwelling, the track cannot be widened and is unsatisfactory for the size of the site.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is quite remote from services and facilities; there is a footpath connection on the side of the road of the site. The site is accessed down a narrow private track past an existing dwelling, the track cannot be	X	High	Local	Permanent	Long

	widened and is unsatisfactory for the size of the site.					
<p>Summary: The site is not in flood risk. Development would not impact on the wider landscape because the site is surrounded by woodland and blocked from views by existing development along Horncastle Road. The site does not sit comfortably within the existing pattern of development. There would be no impact on the historic environment. The site is quite remote from services and facilities; there is a footpath connection on the side of the road of the site. The site is accessed down a narrow private track past an existing dwelling, the track cannot be widened and is unsatisfactory for the size of the site.</p>						

Site Reference Number: WSP304						
Any Assumptions:						
<ul style="list-style-type: none"> 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land with a combination of woodland, a water course and a school playing field to the north. The other boundary treatments are made up of hedges, although the eastern part of the site is a subdivision of a larger field and there is no boundary treatment in this area. By linking to the woodland and the watercourse and additional green infrastructure as required on a site of this size, landscaping may enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land with a combination of woodland, a water course and school playing field to the north. The other boundary treatments are made up of hedges, although the eastern part of the site is a subdivision of a larger field and there is no boundary treatment in this area. Development would not impact on the wider landscape because of the site's boundary treatment. The site lies on the	✓	Low	Local	Permanent	Long

	edge of the built environment, as well as woodland there is a school playing field to the north and the site sits comfortably alongside this. There would be no impact on the historic environment. Historic England raised the potential for impact on the heritage assets, namely the Conservation Area and its setting. The site has been reassessed and it is considered that there is no impact on the setting of the Conservation Area.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk apart from the northern edge	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities; there is a footpath connection on the opposite side of the road to the site leading to the centre of the village. The site can be accessed from Tattershall Road. The site would be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe	The site is reasonably close to services and	✓	Low	Local	Permanent	Long

and vibrant communities.	facilities; there is a footpath connection on the opposite side of the road to the site leading to the centre of the village. The site can be accessed from Tattershall Road. The site would be required to provide green infrastructure.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities; there is a footpath connection on the opposite side of the road to the site leading to the centre of the village. The site can be accessed from Tattershall Road. The site would be required to provide green infrastructure, including some recreation provision.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities; there is a footpath connection on the opposite side of the road to the site leading to the centre of the village. The site can be accessed from Tattershall Road. There will be opportunities through the landscaping to strengthen links to the adjacent woodland and watercourse to help species migration and adaptation.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk apart from the northern edge which is in flood zone 2. The site is agricultural land with a combination of woodland, a water course and school playing field to the north. The other boundary treatments are made up of hedges, although the eastern part of the site is a subdivision of a larger field and there is no boundary treatment in this area. Development would not impact on the wider landscape because of the site's boundary treatment. The site lies on the edge of the built environment, as well as woodland there is a school playing field to the north and the site sits comfortably alongside this. There would be no impact on the historic environment. Historic England raised the potential for impact on the heritage assets, namely the Conservation Area and its setting. The site has been reassessed and it is considered that there is no impact on the setting of the Conservation Area. By linking to the woodland and the watercourse and additional green infrastructure as required on a site of this size, landscaping may enhance biodiversity on the site. The green infrastructure can also provide recreation opportunities. The site is

reasonably close to services and facilities; there is a footpath connection on the opposite side of the road to the site leading to the centre of the village. The site can be accessed from Tattershall Road.

Site Reference Number: WSP305

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land/small holding with woodland and a pond in the south east corner. The boundary treatments are made up of mature hedges and a water course runs along the southern boundary. Landscaping may enhance biodiversity on the site providing the woodland and pond were retained.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land/small holding with woodland and a pond in the south east corner; the boundary treatments are made up of mature hedges. Development would not impact on the wider landscape because of its boundary treatment, although there would be brief glimpses of the site from Tattershall Road. The site lies on the edge of the built environment it sits comfortably within the existing pattern of development. There would be no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is wholly in flood zones 2 and 3	X	High	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities; there is a footpath connection on the side of the road of the site. Though access can be formed onto Tattershall Road it would mean the loss of some of the mature hedgerow which could impact on the rural character of the street scene. The site would be required to provide green infrastructure.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities; there is a footpath connection on the side of the road of the site. Though access can be formed onto Tattershall Road it would mean the loss of some of the mature hedgerow which could impact on the rural character of the street scene. The site would be required to provide green infrastructure.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities; there is a footpath connection on the side of the road of the site. The site would be required to provide green infrastructure.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities; there is a footpath connection on the side of the road of the site. Though access can be formed onto Tattershall Road it would mean the loss of some of the mature hedgerow which could impact on the rural character of the street scene. The site would be required to provide green infrastructure and this could be used to link to existing features to benefit biodiversity.	✓	Medium	Local	Permanent	Long

Summary: The site is wholly in flood zones 2 and 3. The site is agricultural land/small holding with woodland and a pond in the south east corner; the boundary treatments are made up of mature hedges and a water course runs along the southern boundary. Landscaping may enhance biodiversity on the site providing the woodland and pond were retained. Development would not impact on the wider landscape because of its boundary treatment, although glimpses of the site will be visible from Tattershall Road. The site lies on the edge of the built environment it sits comfortably within the existing pattern of development. There would be no impact on the historic environment. The site is reasonably close to services and facilities; there is a footpath connection on the side of the road of the site. The site would be required to provide green infrastructure which would benefit biodiversity and provide recreation opportunities. Though access can be formed onto Tattershall Road it would mean the loss of some of the mature hedgerow which could impact on the rural character of the street scene.

Site Reference Number: WSP306

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of	The site is agricultural land. The northern boundary of the site is defined by mature	✓	Low	Local	Permanent	Long

the areas' biodiversity (native plants and animals) and geodiversity.	trees which are protected by a tree preservation order. To the south is a water course dotted with trees and a small clump of trees within the field. The site is very open to the west. By protecting existing assets and linking them in to the landscaping scheme there will be opportunities to enhance biodiversity on the site.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land. The northern boundary of the site is defined by mature trees which are protected by a tree preservation order. To the south is a water course dotted with trees and a small clump of trees within the field. The site is very open to the west. Development will be very prominent in views from Abbey Lane where there is no landscaping to interrupt the view. On the opposite side of Abbey Lane is the football club, so this is a well used thoroughfare. Planning permission has just been granted for development on the site to the north. The site lies on the edge of the built environment and largely follows the pattern of development, albeit being a large site, especially as there will be dwellings now to the north. There would be no impact on the historic environment.	X	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk apart from the southern edge	✓	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities	No impact	O	Low	Local	None	None

within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities; providing a pedestrian link can be provided to Witham Road from the eastern part of the site. There is a footpath connection on Witham Road leading to the centre of the village. A regular bus service also runs along Witham Road. The site is shown to be accessed off Witham Road through the area of an existing bungalow which is to be demolished. The bungalow has no historic importance but the proposed access would be narrow and because of the closeness of the adjoining properties this would have a detrimental effect on the occupiers. The western edge of the site abuts Abbey Lane but this is narrow and rural and has no footpath connection, this would be an inappropriate location for an access for a site of this size. A site of this size would be required to provide a comprehensive range of green infrastructure.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities; providing a pedestrian link can be provided to Witham Road from the eastern part of the site. There is a footpath connection on Witham Road leading to the centre of the village. The site is shown to be accessed off Witham Road through the area of an existing bungalow which is to be demolished. The bungalow has no historic importance but the proposed access would	X	High	Local	Permanent	Long

	be narrow and because of the closeness of the adjoining properties this would have a detrimental effect on the occupiers. The western edge of the site abuts Abbey Lane but this is narrow and rural and has no footpath connection, this would be an inappropriate location for an access for a site of this size.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities; providing a pedestrian link can be provided to Witham Road from the eastern part of the site. There is a footpath connection on Witham Road leading to the centre of the village. The site is shown to be accessed off Witham Road through the area of an existing bungalow which is to be demolished. The bungalow has no historic importance but the proposed access would be narrow and because of the closeness of the adjoining properties this would have a detrimental effect on the occupiers. The western edge of the site abuts Abbey Lane but this is narrow and rural and has no footpath connection, this would be an inappropriate location for an access for a site of this size. Woodhall Spa has a good range of sport and recreation facilities which can be accessed on foot, providing suitable pedestrian access can be achieved. The site will also be required to provide green infrastructure, including providing for	X	High	Local	Permanent	Long

	recreation.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities; providing a pedestrian link can be provided to Witham Road from the eastern part of the site. There is a footpath connection on Witham Road leading to the centre of the village. A regular bus service runs along Witham Road. The site is shown to be accessed off Witham Road through the area of an existing bungalow which is to be demolished. The bungalow has no historic importance but the proposed access would be narrow and because of the closeness of the adjoining properties this would have a detrimental effect on the occupiers. The western edge of the site abuts Abbey Lane but this is narrow and rural and has no footpath connection, this would be an inappropriate location for an access for a site of this size. The site will be required to provide green infrastructure which can, through linking to existing features within and around the site, support biodiversity and species migration and adaptation.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk apart from the southern edge which is in flood zone 2. The site is agricultural land. The northern boundary of the site is defined by mature trees which are protected by a tree preservation order. To the south is a water course dotted with trees and a small clump of trees within the field. The site is very open to the west. Development will be very prominent in views from Abbey Lane where there is no landscaping to interrupt the view. On the opposite side of Abbey Lane is the football club, so this is a well used thoroughfare. Planning permission has just been granted for development on the site to the north. The site lies on the edge of the built environment and largely follows the existing pattern of development, especially as there will be dwellings now to the north. There would be no impact on the historic environment. The site is reasonably close to services and facilities; providing a pedestrian link can be provided to Witham Road from the eastern part of the site. There is a footpath connection on Witham Road leading to the centre of the village. A regular bus service runs along Witham Road. The site is shown to be accessed off Witham Road through the area of an existing bungalow which is to be demolished. The bungalow has no historic importance but the proposed access would be narrow and because of the closeness of the adjoining properties this would have a detrimental effect on the occupiers. The western edge of the site abuts Abbey Lane but this is narrow and rural and has no footpath connection, this would be an inappropriate location for an access for a site of this size. A site of this size would be required to provide a comprehensive range of green infrastructure.</p>						

Site Reference Number: WSP310

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with hedges along most of the boundaries and some trees in the north western corner. Part of site already has planning permission for two plots. Due to the size of the site, it is unlikely that landscaping would significantly enhance biodiversity on the site.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with hedges along most of the boundaries and some trees in the north western corner. Part of site already has planning permission for two plots; development would not impact on the wider landscape because of the site's boundary treatment and houses on Clinton Way. The site lies on the edge of the built environment and sits comfortably within the existing pattern of development. There would be no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None

6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is 2km from the majority of services and facilities; there is a footpath connection on Clinton Way leading to the centre of the village. Planning permission has already been given for two plots and access has been left into the rest of the site.	X	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is 2km from the majority of services and facilities; there is a footpath connection on Clinton Way leading to the centre of the village. Planning permission has already been given for two plots and access has been left into the rest of the site.	X	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is 2km from the majority of services and facilities including those from sport and recreation; there is a footpath connection on Clinton Way leading to the centre of the village.	X	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is 2km from services and facilities; there is a footpath connection on Clinton Way leading to the centre of the village and	X	Low	Local	Permanent	Long

	a regular bus service runs along Witham Road.					
<p>Summary: The site is not in flood risk. The site is a grassed field with hedges along most boundaries and some trees in the north western corner. Part of site already has planning permission for two plots; development would not impact on the wider landscape because of the site's boundary treatment and houses on Clinton Way. The site lies on the edge of the built environment and sits comfortably within the existing pattern of development. There would be no impact on the historic environment. The site is 2km from the majority of services and facilities; there is a footpath connection on Clinton Way leading to the centre of the village and a regular bus service runs along Witham Road. Planning permission has been given for two already and access has been left into the rest of the site.</p>						

Site Reference Number: WSP311						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with some trees along the southern boundary and to the side of the access. The northern boundary is a little more open. Due to the size of the site, there will be few opportunities for landscaping to enhance biodiversity on the site.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with some trees along the southern boundary and to the side of the access. Development would not impact on the wider landscape because of the site's boundary treatment and houses on Witham Road. The site lies on the edge of the built environment and sits comfortably within the existing pattern of development. There would be no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding	The site is not in flood risk	✓	Low	Local	Permanent	Long

(where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities; there is a footpath connection on Mill Lane leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site which is adequate.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities; there is a footpath connection on Mill Lane leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site which is adequate.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and	The site is reasonably close to services and facilities including those for sport and	✓	Low	Local	Permanent	Long

infrastructure for "healthy lifestyles"	recreation; there is a footpath connection on Mill Lane leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site which is adequate.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities; there is a footpath connection on Mill Lane leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site which is adequate.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a grassed field with boundary hedges and some trees along the southern boundary and to the side of the access. The northern boundary is a little more open. Due to the size of the site, there will be few opportunities for landscaping to enhance biodiversity on the site. Development would not impact on the wider landscape because of the site's boundary treatment and houses on Witham Road. The site lies on the edge of the built environment and sits comfortably within the existing pattern of development. There would be no impact on the historic environment. The site is reasonably close to services and facilities; there is a footpath connection on Mill Lane leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site which is adequate.</p>						

Site Reference Number: WSP312						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site comprises a number of fields divided by hedgerows and incorporates established woodland following the line of the dismantled Lincoln - Boston railway. There is a drainage ditch going across it and it runs adjacent to the river Witham. Landscaping may enhance biodiversity on the site, though the site is very near the river and wildlife may use it in association with the river. Any scheme would have to be sympathetic to the feature on and adjacent to the site.	✓	Medium	Local	Permanent	Long

<p>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</p>	<p>The site comprises a number of fields divided by hedgerows and incorporates established woodland following the line of the dismantled Lincoln - Boston railway. There is a drainage ditch going across it and it runs adjacent to the river Witham. Development would impact on the wider landscape because the site is viewed from the road bridge over the river which opens up wider views to the north. There is a public footpath crossing the site and the riverside is used as a recreation resource. The site lies on the edge of the built environment but because of the river and its rural setting it does not sit comfortably within the existing pattern of development which already has an urban backstop in Mill Lane. There would be no impact on the historic environment.</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.</p>	<p>No impact</p>	<p>O</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.</p>	<p>The site is 66% in flood zone 2 from the river Witham.</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>5. Promote viable and diverse economic growth that supports communities within the district.</p>	<p>No impact</p>	<p>O</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.</p>	<p>The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land</p>	<p>X</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>7. Improve accessibility to key services, facilities amenities and green</p>	<p>The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath</p>	<p>✓</p>	<p>Medium</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

infrastructure including the promotion of sustainable modes of access.	connection on Mill Lane leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site on Mill Lane which is adequate. A site of this size would be expected to provide a comprehensive range of green infrastructure.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Mill Lane leading to the centre of the village. There is already an access into the site on Mill Lane which is adequate.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Mill Lane leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site on Mill Lane which is adequate. There is a public footpath across part of the site and its nearness to the river which is used for walking and cycling	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath	✓	Medium	Local	Permanent	Long

	connection on Mill Lane leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site on Mill Lane which is adequate.					
<p>Summary: The site is 66% in flood zone 2. The site comprises a number of fields divided by hedgerows and incorporates established woodland following the line of the dismantled Lincoln - Boston railway. There is a drainage ditch going across it and it runs adjacent to the river Witham. Landscaping may enhance biodiversity on the site, though the site is very near the river and wildlife may use it in association with the river. Any scheme would have to be sympathetic to the feature on and adjacent to the site. Development would impact on the wider landscape because the site is viewed from the road bridge over the river which opens up wider views to the north. There is a public footpath crossing the site and the riverside is used as a recreation resource. The site lies on the edge of the built environment but because of the river and its rural setting it does not sit comfortably within the existing pattern of development which already has an urban backstop in Mill Lane. There would be no impact on the historic environment. The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Mill Lane leading to the centre of the village and a regular bus service runs along Witham Road. There is already an access into the site on Mill Lane which is adequate. There is a public footpath through part of the site and adjacent to the site and its nearness to the river could encourage walking and cycling.</p>						

Site Reference Number: WSP313						
Any Assumptions: <ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site comprises disused railway siding of the dismantled Lincoln - Boston railway. There is a drainage ditch at the rear of the site and it runs adjacent to the river Witham, the site is overgrown with trees, bushes and patches of grassland. Landscaping may enhance biodiversity on the site, though the site is very near the river and wildlife may use it in association with the river, also its overgrown nature most likely provides a habitat for plants and animals.	X	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic	The site comprises disused railway siding of the dismantled Lincoln - Boston railway. There is a drainage ditch at the rear of the site and it runs adjacent to the river	X	High	Local	Permanent	Long

environment.	Witham, the site is overgrown with trees, bushes and patches of grassland. Development would impact on the wider landscape because the site is viewed from across the river and provides a green backdrop to both the river and the listed building and railway platform which lies on the boundary of the site. The site lies on the edge of the built environment but because of the river and its rural setting it does not sit comfortably within the existing pattern of development. There would be an impact on the historic environment because of the listed building the site helps to set this railway associated building in its context and provides a green backdrop for it.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The rear of the site is in flood zone 2 from the river Witham.	X	High	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is most likely Greenfield now given the length of time it appears to have been abandoned.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the	The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Witham Road leading to the	✓	Medium	Local	Permanent	Long

promotion of sustainable modes of access.	centre of the village and a regular bus service along Witham Road. There is already an access into the site which is adequate.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site which is adequate.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service along Witham Road. On the opposite side of the road is a public footpath and the site is adjacent to the river Witham which could encourage walking and cycling and other recreational activities.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus	?	Medium	Local	Permanent	Long

	<p>service runs along Witham Road. There is already an access into the site which is adequate. The potential for existing biodiversity on site and the possible impact development of the site would need further assessment.</p>					
<p>Summary: The rear of the site is in flood zone 2. The site comprises disused railway siding of the dismantled Lincoln - Boston railway. There is a drainage ditch at the rear of the site and it runs adjacent to the river Witham, the site is overgrown with trees, bushes and patches of grassland; Landscaping may enhance biodiversity on the site, though the site is very near the river and wildlife may use it in association with the river, also its overgrown nature most likely provides a habitat for plants and animals. Development would impact on the wider landscape because the site is viewed from across the river and provides a green backdrop to both the river the listed building and railway platform which lies on the boundary of the site. The site lies on the edge of the built environment but because of the river and its rural setting it does not sit comfortably within the existing pattern of development. There would be an impact on the historic environment because of the listed building the site helps to set this railway associated building in its context and provides a green backdrop for it. The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. There is already an access into the site which is adequate. On the opposite side of the road is a public footpath and the site is adjacent to the river Witham which could encourage walking and cycling and other recreational activities.</p>						

<p>Site Reference Number: WSP314</p>						
<p>Any Assumptions:</p> <ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
<p>1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.</p>	<p>The site is a flat agricultural field. There is an intermittent hedge line along green lane, a hedge along the western boundary and dwellings on the east and south boundaries. There will be opportunities landscaping to enhance biodiversity by linking to adjacent features (hedgerows, landscaped footways etc) to provide opportunities for species migration.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

<p>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</p>	<p>The site is a flat agricultural field. There is an intermittent hedge line along green lane, a hedge along the western boundary and dwellings on the east and south boundaries. Development would not significantly impact on the wider landscape because the site when viewed from Green Lane looks back to the built environment and views are obscured from Witham Road by development. Landscaping along the Green Lane boundary may need to be strengthened to reflect the move from urban to rural character. The site provides a natural extension to the built environment and fits in with the existing pattern of development. There would be no impact on the historic environment.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.</p>	<p>No impact</p>	<p>○</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.</p>	<p>The site is not in flood risk.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>5. Promote viable and diverse economic growth that supports communities within the district.</p>	<p>No impact</p>	<p>○</p>	<p>Low</p>	<p>Local</p>	<p>None</p>	<p>None</p>
<p>6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.</p>	<p>The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is grade 3 agricultural land</p>	<p>✗</p>	<p>High</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable</p>	<p>The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. There are two acceptable</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>

modes of access.	accesses into this site from existing development to the east all have footpath connections. Green Lane to the north is very rural and narrow and the site is large enough to consider a green walking and cycling corridor running alongside the lane. A site of this size will be required to provide a comprehensive range of green infrastructure.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. There are two acceptable accesses into this site from existing development to the east all have footpath connections. Green Lane to the north is very rural and narrow and the site is large enough to consider a green walking and cycling corridor running alongside the lane.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and there is a regular bus service along Witham Road. Green Lane to the north is very rural and narrow and the site is large enough to consider a green walking and cycling corridor running alongside the	✓	Low	Local	Permanent	Long

	lane, this could link with adjacent public footpaths out into the open countryside. A site of this size will be required to provide a comprehensive range of green infrastructure, including that for recreational activities.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. There are two acceptable accesses into this site from existing development to the east all have footpath connections. Green Lane to the north is very rural and narrow and the site is large enough to consider a green walking and cycling corridor running alongside the lane. There will be opportunities for landscaping through the site to link to adjacent features (hedgerows, landscaped footways etc) to provide opportunities for species migration.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a flat agricultural field. There is an intermittent hedge line along green lane, a hedge along the western boundary and dwellings on the east and south boundaries. There will be opportunities for landscaping through the site to link to adjacent features (hedgerows, landscaped footways etc) to provide opportunities for species migration. Development would not significantly impact on the wider landscape because the site, when viewed from Green Lane, looks back to the built environment and views are obscured from Witham Road by development. Landscaping along the Green Lane boundary may need to be strengthened to reflect the move from urban to rural character. The site provides a natural extension to the built environment and fits in with the existing pattern of development. There would be no impact on the historic environment. The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. There are two acceptable accesses into this site from existing development to the east all have footpath connections. Green Lane to the north is very rural and narrow and the site is large enough to consider a green walking and cycling corridor running alongside the lane, this could link with adjacent public footpaths out into the open countryside. The site will be required to provide a comprehensive green infrastructure which will support recreation and biodiversity.</p>						

Site Reference Number: WSP315

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a garage with a bungalow and some grassed land at the rear. There are some trees within the site. The site is only small and so opportunities for landscaping to enhance biodiversity will be limited. There will be some balance between the opportunities for redevelopment of the garage site, and potential loss of trees elsewhere in the site.	○	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a garage with a bungalow and some grassed land at the rear. There are some trees within the site. Development would not impact on the wider landscape because the site already has development on it which blocks views from Witham Road. The site provides a natural infill extension to the built environment and fits in with the existing pattern of development. There is a public right of way along the northern boundary, but as the site is already partially developed, there is not likely to be any significant change to impact from the footpath. There would be no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot	The site is not in flood risk.	✓	Low	Local	Permanent	Long

be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	Development of this site involves the loss of the garage which may involve job losses.	X	High	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is brownfield land	✓	Low	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. There is already an acceptable access into this site. The site is close to the River Witham and the recreational opportunities that this provides.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. There is already an acceptable access into this site.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and	The site is reasonably close to services and facilities; there is a footpath connection on	✓	Low	Local	Permanent	Long

infrastructure for "healthy lifestyles"	Witham Road leading to the centre of the village and a regular bus route runs along Witham Road. The site is close to the River Witham and the recreational opportunities that this provides.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus route runs along Witham Road. There is already an acceptable access into this site.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a garage with a bungalow and some grassed land at the rear. There are some trees within the site. Development would not impact on the wider landscape because the site already has development on it which blocks views from Witham Road. The site provides a natural infill extension to the built environment and fits in with the existing pattern of development. There would be no impact on the historic environment. Development of this site involves the loss of the garage which may involve job losses. The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. The site is close to the River Witham and the recreational opportunities that this provides. There is already an acceptable access into this site.</p>						

Site Reference Number: WSP316						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land. The boundary treatments are made up of mature hedges and a water course runs along the northern boundary. There are opportunities for landscaping to enhance biodiversity on the site by linking to the existing linear features of the hedgerows and watercourse.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land. The boundary treatments are made up of mature hedges; development would not impact on the wider landscape because of the site's boundary treatment. The site lies outside the built environment and is effectively in the open	X	High	Local	Permanent	Long

	countryside. Even if the site to the north came forward this site would not sit well with the existing pattern of development. There is a listed building to the east but good design would mitigate against any impact. There would be no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is partly in flood zones 2 and 3	X	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is moving away from services and facilities; there is a footpath connection on the side of the road of the site. A vehicle access can be formed onto Tattershall Road. The site will be required to provide green infrastructure.	✓	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities; there is a footpath connection on the side of the road of the site. A vehicle access can be formed onto Tattershall Road.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing	There is an identified need for future	✓	Low	Local	Permanent	Long

needs are met.	housing growth in the settlement, which is a large village with a range of services and facilities.					
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities; there is a footpath connection on the side of the road of the site. A vehicle access can be formed onto Tattershall Road. The site will be required to provide green infrastructure.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities; there is a footpath connection on the side of the road of the site. A vehicle access can be formed onto Tattershall Road. There are opportunities to enhance biodiversity by linking to the existing linear features of the hedgerows and watercourse.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is partly in flood zones 2 and 3. The site is agricultural land the boundary treatments are made up of mature hedges; development would not impact on the wider landscape because of the site's boundary treatment. The site lies outside the built environment and is effectively in the open countryside. Even if the site to the north came forward this site would not sit well with the existing pattern of development. There is a listed building to the east but good design would mitigate against any impact, so there would be no impact on the historic environment. There are opportunities to enhance biodiversity by linking to the existing linear features of the hedgerows and watercourse. The site is moving away from services and facilities; there is a footpath connection on the side of the road of the site. A vehicle access can be formed onto Tattershall Road.</p>						

Site Reference Number: WSP317

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land. The boundary treatments are made up of mature hedges and trees with some TPO trees on the northern and eastern boundaries; there is also a large pond at the western end of the site. A water course also runs along the southern boundary of the site. Landscaping may enhance biodiversity on the site providing it retains and links to existing features such as the trees, pond and the water course. The site is separated from Roughton Moor Nature Reserve by Kirkby Lane. The proximity to the eastern end of the site would need to be considered in any development. However, a well layout and landscaped scheme could link well to the Nature reserve and help provide a wildlife corridor.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land. The boundary treatments are made up of mature hedges and trees with some TPO trees on the northern and eastern boundaries; there is also a large pond at the eastern end of the site. A water course also runs along the southern boundary of the site. Development may impact on the wider landscape because the site is very open to the south and may be visible in views from Ostler's Plantation which is an accessible Forestry Commission woodland. The site would also be visible in views from the local cemetery. The impact will depend on the layout and landscaping of any proposed development.	?	Low	Local	Permanent	Long

	Also, the water course creates an area of flood risk and SUDS will be needed in this area, which can incorporate additional landscaping, which will offset any potential impact. The site lies on the edge of the built environment and would form a natural extension. There would be no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site has flood zone 3 running down the southern boundary	X	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities but there is no access into it, the only obvious access is from Grove Drive but this would mean going through the pond or removing it which would not be appropriate. The eastern end of the site is adjacent to Kirkby Lane but this boundary is lined with trees with TPOs and their removal would not be appropriate. Therefore the site is effectively landlocked and has no access to services or facilities. The site would be required to provide a comprehensive range of green infrastructure.	X	High	Local	Permanent	Long

8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities but there is no access into it, the only obvious access is from Grove Drive but this would mean going through the pond or removing it which would not be appropriate. The eastern end of the site is adjacent to Kirkby Lane but this boundary is lined with trees with TPOs and their removal would not be appropriate. Therefore the site is effectively landlocked and has no access to services or facilities. The site would be required to provide a comprehensive range of green infrastructure.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities but there is no access into it, the only obvious access is from Grove Drive but this would mean going through the pond or removing it which would not be appropriate. The eastern end of the site is adjacent to Kirkby Lane but this boundary is lined with trees with TPOs and their removal would not be appropriate. Therefore the site is effectively landlocked and has no access to services or facilities. The site would be required to provide a comprehensive range of green infrastructure, including that for recreation	X	High	Local	Permanent	Long

	opportunities.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities but there is no access into it, the only obvious access is from Grove Drive but this would mean going through the pond or removing it which would not be appropriate. The eastern end of the site is adjacent to Kirkby Lane but this boundary is lined with trees with TPOs and their removal would not be appropriate. Therefore the site is effectively landlocked and has no access to services or facilities. The site would be required to provide a comprehensive range of green infrastructure, including that for recreation and biodiversity.	X	High	Local	Permanent	Long

Summary: The site has flood zone 3 running down the southern boundary. The site is agricultural land. The boundary treatments are made up of mature hedges and trees with some TPO trees on the northern and eastern boundary; there is also a large pond at the western end of the site. A water course also runs along the southern boundary of the site. Landscaping may enhance biodiversity on the site providing it retains and links to existing features such as the trees, pond and water course. Development may impact on the wider landscape because the site is very open to the south and may be visible in views from Ostler's Plantation which is an accessible Forestry Commission woodland. The site would also be visible in views from the local cemetery. The impact will depend on the layout and landscaping of any proposed development. Also, the water course creates an area of flood risk and SUDS will be needed in this area, which can incorporate additional landscaping, which will offset any potential impact. The site lies on the edge of the built environment and would form a natural extension. There would be no impact on the historic environment. The site is reasonably close to services and facilities but there is no access into it, the only obvious access is from Grove Drive but this would mean going through the pond or removing it which would not be appropriate. The eastern end of the site is adjacent to Kirkby Lane but this boundary is lined with trees with TPOs and their removal would not be appropriate. Therefore the site is effectively landlocked and has no access to services or facilities.

Site Reference Number: WSP318						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals)	The site is agricultural land. Although the boundary treatments are made up of mature hedges, they are quite low and the western boundary, along Tattershall Road,	✓	Low	Local	Permanent	Long

and geodiversity.	is very open. Landscaping may enhance biodiversity on the site.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land. Although the boundary treatments are made up of mature hedges, they are quite low; development would impact on the wider landscape because the site would be highly visible in view eastwards as the western boundary is very open. The site lies outside the built environment and is effectively in the open countryside. Even if the site to the north came forward this site would not sit well with the existing pattern of development. There would be no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is moving away from services and facilities; there is a footpath connection on the other side of the road of the site. A vehicle access can be formed onto Tattershall Road. A site of this size would be required to provide a range of green infrastructure.	✓	Medium	Local	Permanent	Long

8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities; there is a footpath connection on the other side of the road of the site. A vehicle access can be formed onto Tattershall Road. A site of this size would be required to provide a range of green infrastructure.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities; there is a footpath connection on the other side of the road of the site. A site of this size would be required to provide a range of green infrastructure, including that for sport and recreation.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities; there is a footpath connection on the other side of the road of the site. A vehicle access can be formed onto Tattershall Road. A site of this size would be required to provide a range of green infrastructure, this would provide for sport and recreation and also for biodiversity.	✓	Medium	Local	Permanent	Long

Summary: The site is not in flood risk. The site is agricultural land. Although the boundary treatments are made up of mature hedges they are quite low; development would impact on the wider landscape because the site the site would be highly visible in view eastwards as the western boundary is very open. The site would be required to provide a range of green infrastructure, including landscaped areas, space for sport and recreation and for biodiversity. The site lies outside the built environment and is effectively in the open countryside. Even if the site to the north came forward this site would not sit well with the existing pattern of development. There would be no impact on the historic environment. The site is moving away from services and facilities; there is a footpath connection on the other side of the road of the site. A vehicle access can be formed onto Tattershall Road.

Site Reference Number: WSP321

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of the golf course with a Site of Nature Conservation Importance (SNCI) to the south and TPOs to the west and south along the boundary with Manor Road, there are also some trees within the site, the site has a parkland feel to it. As the site is only a strip of frontage, there is unlikely to be much opportunity to enhance biodiversity.	○	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of the golf course with a SNCI to the south and TPOs to the west and south along the boundary with Manor Road, there are also some trees within the site; the site has a parkland feel to it. Development would impact on the wider landscape because, although there are trees along the southern boundary, development would still be very visible under the canopy. There are public rights of way along the southern boundary and to the north of the site around Coal Pit Wood. Although there are intervening trees, again it is likely that the site will be visible below the canopy. The site also would be highly	✘	High	Local	Permanent	Long

	visible to users of the golf course, as there is no boundary treatment to the north, and this would alter the character of this part of the course for users. The site lies on the south of Manor Road which has very little development and is very woody and rural the site would not form a natural extension to the built environment and would be out of context with the surrounding environment. The loss of any of the front boundary trees would be detrimental to the Woodhall Spa Conservation Area, which the site sites adjacent to, and add to the urbanisation of the street scene. The site lies on the edge of the Woodhall Spa Conservation Area, good design would ensure there would be no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the	The site is reasonably close to services and facilities but there is no access into it without removing some of the TPO front boundary trees which would be detrimental	X	High	Local	Permanent	Long

promotion of sustainable modes of access.	to the street scene and the Conservation Area. The roads surrounding the area are narrow rural lanes with no footpath connections and no room to create them without significant impact on the rural character of the area.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities but there is no access into it without removing some of the TPO front boundary trees which would be detrimental to the street scene and the Conservation Area. The roads surrounding the area are narrow rural lanes with no footpath connections and no room to create them without significant impact on the rural character of the area.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities but there is no access into it without removing some of the TPO front boundary trees which would be detrimental to the street scene and the Conservation Area. The roads surrounding the area are narrow rural lanes with no footpath connections and no room to create them without significant impact on the rural character of the area.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of,	The site is reasonably close to services and facilities but there is no access into it	X	High	Local	Permanent	Long

climate change.	without removing some of the TPO front boundary trees which would be detrimental to the street scene and the Conservation Area. The roads surrounding the area are narrow rural lanes with no footpath connections and no room to create them without significant impact on the rural character of the area.					
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Summary: The site is not in flood risk. The site is part of the golf course with an SNCI to the south and TPOs to the west and south along the boundary with Manor Road, there are also some trees within the site, the site has a parkland feel to it. The site is only a frontage strip and it is unlikely the site would significantly enhance biodiversity. Development would impact on the wider landscape because although there are trees along the southern boundary, development would still be very visible under the canopy. There are public rights of way along the southern boundary and to the north of the site around Coal Pit Wood. Although there are intervening trees, again it is likely that the site will be visible below the canopy. The site also would be highly visible to users of the golf course, as there is no boundary treatment to the north, and this would alter the character of this part of the course for users.. The site lies on the south of Manor Road which has very little development and is very woody and rural the site would not form a natural extension to the built environment and would be out of context with the surrounding environment. The loss of any of the front boundary trees would be detrimental to the Woodhall Spa Conservation Area and add to the urbanisation of the street scene. The site lies on the edge of the Woodhall Spa Conservation Area, good design would ensure there would be no impact on the historic environment. The site is reasonably close to services and facilities but there is no access into it without removing some of the TPO front boundary trees which would be detrimental to the street scene and the Conservation Area. The roads surrounding the area are narrow rural lanes with no footpath connections and no room to create them without significant impact on the rural character of the area.

Site Reference Number: WSP322						
Any Assumptions:						
<ul style="list-style-type: none"> 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land divided into field parcels with mature hedgerows and trees for boundary treatment including within the site. To the north is a Site of Special Scientific Interest (SSSI) with trees and there are trees to the east of the site. The proximity of the SSSI to the north is an issue. The SSSI is classified by Natural England as 'unfavourable condition - declining'. There may be opportunities for landscaping to enhance biodiversity on the	?	Medium	Local	Permanent	Long

	site providing the trees and hedgerows are retained and strengthened, but careful consideration would need to be given of how development of the site would impact on the SSSI.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land divided into field parcels with mature hedgerows and trees for boundary treatment including within the site. To the north is a SSSI with trees and there are trees to the east of the site; development would not impact on the wider landscape because the site has good boundary treatment, being surrounded by trees and hedgerows. The site would not form a natural extension to the built environment and would be out of context with the surrounding environment, given its very rural character. The loss of any of the front boundary hedging and trees would be detrimental to the street scene. There would be no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long

7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road.	X	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village	X	Medium	Local	Permanent	Long

Summary: The site is not in flood risk. The site is agricultural land divided into field parcels with mature hedgerows and trees for boundary treatment including within the site. To the north is a SSSI with trees and there are trees to the east of the site. Landscaping may enhance biodiversity on the site providing the trees and hedgerows are retained. Development would not impact on the wider landscape because the site has good boundary treatment, being mainly surrounded by trees and hedgerows. The site would not form a natural extension to the built environment and would be out of context with the surrounding environment, given its very rural character. The loss of any of the front boundary hedging and trees would be detrimental to the street scene. There would be no impact on the historic environment. The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village.

Site Reference Number: WSP323						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is used for horticulture and as a nursery, the boundaries are trees and hedges and there are buildings on the site. Landscaping may enhance biodiversity on the site providing the trees and hedgerows are retained.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is used for horticulture and as a nursery, the boundaries are trees and hedges and there are buildings on the site; development would not impact on the wider landscape because the site has good boundary treatment, being mainly surrounded by trees and hedgerows and development along Horncastle Road. The site would not form a natural extension to the built environment being detached from the main body of development in Woodhall Spa. There would be no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None

4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is away from services and facilities, there is a footpath on Horncastle Road, but the access to the site would be from Moor Lane which is narrow and rural in character, it has no footpath or street lighting.	✗	Medium	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is away from services and facilities, there is a footpath on Horncastle Road, but the access to the site would be from Moor Lane which is narrow and rural in character, it has no footpath or street lighting.	✗	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and	The site is away from services and facilities, there is a footpath on Horncastle Road, but	✗	Medium	Local	Permanent	Long

infrastructure for "healthy lifestyles"	the access to the site would be from Moor Lane which is narrow and rural in character, it has no footpath or street lighting.					
13. Positively plan for, and minimise the effects of, climate change.	The site is away from services and facilities, there is a footpath on Horncastle Road, but the access to the site would be from Moor Lane which is narrow and rural in character, it has no footpath or street lighting.	X	Medium	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is used for horticulture and as a nursery, the boundaries are trees and hedges and there are buildings on the site; development would not impact on the wider landscape because the site has good boundary treatment, being mainly surrounded by trees and hedgerows and development along Horncastle Road. The site would not form a natural extension to the built environment being detached from the main body of development in Woodhall Spa. There would be no impact on the historic environment. The site is away from services and facilities, there is a footpath on Horncastle Road, but the access to the site would be from Moor Lane which is narrow and rural in character, it has no footpath or street lighting.</p>						

Site Reference Number: WSP327						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is agricultural land divided into field parcels by hedges which, although forming strong lines, are quite thin in places. There are mature hedgerows and trees for boundary treatment. To the north is a Site of Special Scientific Interest (SSSI) with trees and there are trees to the east of the site. The site itself was formerly a Site of Nature Conservation Importance but was de-designated when the resurvey of local sites took place. The proximity of the SSSI to the north is an issue. The SSSI is classified by Natural England as 'unfavourable condition – declining'. There may be opportunities for landscaping may enhance biodiversity on the site providing the trees and hedgerows are retained and strengthened, but careful consideration	?	Medium	Local	Permanent	Long

	would need to be given of how development of the site would impact on the SSSI.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is agricultural land divided into field parcels by hedges which, although forming strong lines, are quite thin in places. There are mature hedgerows and trees for boundary treatment. To the north is an SSSI with trees and there are trees to the east of the site; development would have a limited impact on the wider landscape because the site has good boundary treatment, being mainly surrounded trees and hedgerows. The site would not form a natural extension to the built environment and would be out of context with the surrounding environment, given its very rural character. The loss of any of the front boundary hedging and trees would be detrimental to the street scene. There would be no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	X	High	Local	Permanent	Long
7. Improve accessibility to	The site is moving away from services and	X	Medium	Local	Permanent	Long

key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	facilities, there is a footpath on the other side of Horncastle Road.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village	X	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village	X	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village. The site may have an impact on the adjacent SSSI and its opportunities to recover.	X	Medium	Local	Permanent	Long

Summary: The site is not in flood risk. The site is agricultural land divided into field parcels by hedges which, although forming strong lines, are quite thin in places. There are mature hedgerows and trees for boundary treatment. To the north is a SSSI with trees and there are trees to the east of the site. There may be opportunities for landscaping may enhance biodiversity on the site providing the trees and hedgerows are retained and strengthened, but careful consideration would need to be given of how development of the site would impact on the SSSI. Development would not impact significantly on the wider landscape because the site has good boundary treatment, being mainly surrounded by trees and hedgerows. The site would not form a natural extension to the built environment and would be out of context with the surrounding environment, given its very rural character. The loss of any of the front boundary hedging and trees would be detrimental to the street scene. There would be no impact on the historic environment. The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village.

WRAGBY

Site Reference Number: WRA024

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a house and garden with grassed land at the rear, boundaries are weak at the rear with garden landscaping around the house. There is a small pond in the north western corner of the site. Landscaping, if it retains and links to the pond, may enhance biodiversity on the site.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a house and garden with grassed land at the rear, boundaries are weak at the rear with garden landscaping around the house; development would not impact on the wider landscape because the site is presently screened from the road by the existing house and garden landscaping. The site would form a natural extension to the built environment and lies within the main body of the village. There would be no impact on the historic environment. Historic England questioned the affect of the setting of heritage assets, namely the grade II Old Grammar School Listed Building and its setting. The site has been reassessed and it is determined that there would be no impact on the setting of the Old Grammar School. The building is orientated to the south, with the site being located to the north there will be no impact. The Land has no historic connection or significance to the school.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the	No impact	0	Low	Local	None	None

impacts of unavoidable losses and pollution.						
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield.	✗	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities with a footpath along Louth Road, the vehicle access already exists and it is proposed to demolish the significant historical value, this will allow better access into the rear.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities with a footpath along Louth Road, the vehicle access already exists and it is proposed to demolish the existing property which has no significant historical value, this will allow better access into the rear.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities with a footpath along Louth Road, the vehicle access already exists and it is proposed to demolish the existing property which has no significant historical value, this will allow better access into the rear.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities with a footpath along Louth Road, the vehicle access already exists and it is proposed to demolish the existing property which has no historical value, this will allow better access into the rear.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a house and garden with grassed land at the rear, boundaries are weak at the rear with garden landscaping around the house; development would not impact on the wider landscape because the site is presently screened from the road by the existing house and garden landscaping. The site would form a natural extension to the built environment and lies within the main body of the village. There would be no impact on the historic environment. Historic England questioned the affect of the setting of heritage assets, namely the grade II Old Grammar School Listed Building and its setting. The site has been reassessed and it is determined that there would be no impact on the setting of the Old Grammar School. The building is orientated to the south, with the site being located to the north there will be no impact. The Land has no historic connection or significance to the school. The site is close to services and facilities with a footpath along Louth Road, the vehicle access already exists and it is proposed to demolish the existing property which has no significant historical value, this will allow better access into the rear.

Site Reference Number: WRA301

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals)	The site is a grassed field with hedges and trees for its boundary treatment. There may be opportunities enhance biodiversity on the site if appropriate landscaping and	✓	Low	Local	Permanent	Long

and geodiversity.	open space is included.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with hedges and trees for its boundary treatment; development would not impact on the wider landscape because the site is screened by its boundary treatment and is quite flat. The site would form a natural extension to the built environment and sits comfortably within the context of the existing pattern of development. There would be no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities with a footpath on the opposite side of Victoria Road, the vehicle access already exists. The site would be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities with a footpath on the opposite side of	✓	Low	Local	Permanent	Long

	Victoria Road, the vehicle access already exists.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities with a footpath on the opposite side of Victoria Road, the vehicle access already exists. A public footpath runs along the northern boundary of the site out into the countryside which could encourage walking. The site will be required to provide green infrastructure and this may include recreation.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities with a footpath on the opposite side of Victoria Road, the vehicle access already exists.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a grassed field with hedges and trees for its boundary treatment; development would not impact on the wider landscape because the site is screened by its boundary treatment and is quite flat. The site would form a natural extension to the built environment and sits comfortably within the context of the existing pattern of development. There would be no impact on the historic environment. The site is close to services and facilities with a footpath on the opposite side of Victoria Road, the vehicle access already exists. A public footpath runs along the northern boundary of the site out into the countryside which could encourage walking.</p>						

Site Reference Number: WRA303

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with hedges and trees for its boundary treatment. It used to be the area for the cattle market. As the site has not been disturbed for many years, it is unclear what the current level of biodiversity is on site. Due to the size of the site, there may be few opportunities for landscaping may enhance biodiversity on the site.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with hedges and trees for its boundary treatment. It used to be the area for the cattle market; development would not impact on the wider landscape because the site is screened by its boundary treatment and surrounding development. The site would form a natural extension to the built environment and sits comfortably within the context of the existing pattern of development. The site is wholly within the Wragby Conservation Area. The eastern end of the site is also close to the listed All Saints church. Good design could mitigate against any impacts on the historic environment, but this will depend very much on the scheme presented.	?	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully	The site is not in flood risk	✓	Low	Local	Permanent	Long

mitigate against the impacts of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is very close to services and facilities but there is no defined access into it and therefore no access to the services.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is very close to services and facilities but there is no defined access into it and therefore no access to the services.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is very close to services and facilities, including those for sport and recreation, but there is no defined access into it and therefore no access to the services.	X	High	Local	Permanent	Long
13. Positively plan for, and	The site is very close to services and	X	High	Local	Permanent	Long

minimise the effects of, climate change.	facilities but there is no defined access into it and therefore no access to the services. The impact on biodiversity and the historic environment is unclear.					
<p>Summary: The site is not in flood risk. The site is a grassed field with hedges and trees for its boundary treatment. It used to be the area for the cattle market; development would not impact on the wider landscape because the site is screened by its boundary treatment and surrounding development. The site would form a natural extension to the built environment and sits comfortably within the context of the existing pattern of development. The site is wholly within the Wragby Conservation Area. The eastern end of the site is also close to the listed All Saints church. Good design could mitigate against any impacts on the historic environment but this will depend very much on the scheme presented. Similarly, as the site has not be disturbed for many years, it is unclear what the current level of biodiversity is on site and what the impact of development will be. The site is very close to services and facilities but there is no defined access into it and therefore no access to the services.</p>						

Site Reference Number: WRA304						
Any Assumptions:						
<ul style="list-style-type: none"> • 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a grassed field with hedges for its boundary treatment and trees along the northern boundary. Landscaping may enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with hedges for its boundary treatment and trees along the northern boundary; development would not impact on the wider landscape, the site is well screened by development along Bardney Road and will be screened to the rear by development on the industrial estate. The site forms a natural extension to the built environment, planning permission has been granted for housing to the north and this site fits in with the proposed pattern of development. If the site is not accessed via WRA309 the access will have to be via the demolition of an existing property on Bardney Road. This	✓	Low	Local	Permanent	Long

	area has no significant historical value, there would be no impact on the historic environment.					
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities, to which there is a footpath. Access can be either through WRA309 or via the demolition of an existing property on Bardney Road; both are acceptable.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities, to which there is a footpath. Access can be either through WRA309 or via the demolition of an existing property on Bardney Road; both are acceptable.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for “healthy lifestyles”	The site is close to services and facilities, to which there is a footpath. Access can be either through WRA309 or via the demolition of an existing property on Bardney Road; both are acceptable.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities, to which there is a footpath. Access can be either through WRA309 or via the demolition of an existing property on Bardney Road; both are acceptable.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a grassed field with hedges for its boundary treatment and trees along the northern boundary; development would not impact on the wider landscape, the site is well screened by development along Bardney Road and will be screened to the rear by development on the industrial estate. The site forms a natural extension to the built environment, planning permission has been granted for housing to the north and this site fits in with the proposed pattern of development. If the site is not accessed via WRA309 the access will have to be via the demolition of an existing property on Bardney Road. This area has no significant historical value, there would be no impact on the historic environment. The site is close to services and facilities, to which there is a footpath. Access can be either through WRA309 or via the demolition of an existing property on Bardney Road; both are acceptable

Site Reference Number: WRA306						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a larger grassed field with hedges for its boundary treatment. As the site is a short linear frontage, it is unlikely that landscaping will significantly enhance biodiversity on the site.	○	Low	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a grassed field with hedges for its boundary treatment; development would not impact on the wider landscape, the site is well screened by its boundary treatment. The site does not form a natural extension to the built environment because it protrudes into the open countryside in an area of the village where ribbon development is prominent, a small number of homes along Louth Road would mean it would fit in with the existing pattern of the built environment. There would be no impact on the historic environment.	✓	Medium	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities, there is a footpath on the opposite side of the road. Access can be formed onto Louth Road as on the other side of the road.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise	No impact	○	Low	Local	None	None

the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities, there is a footpath on the opposite side of the road. Access can be formed onto Louth Road as on the other side of the road.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, there is a footpath on the opposite side of the road. Access can be formed onto Louth Road as on the other side of the road.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities, there is a footpath on the opposite side of the road. Access can be formed onto Louth Road as on the other side of the road.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is a grassed field with hedges for its boundary treatment; development would not impact on the wider landscape, the site is well screened by its boundary treatment. The site does not form a natural extension to the built environment because it protrudes into the open countryside in an area of the village where ribbon development is prominent, a small number of homes along Louth Road would mean it would fit in with the existing pattern of the built environment. There would be no impact on the historic environment. The site is reasonably close to services and facilities, there is a footpath on the opposite side of the road. Access can be formed onto Louth Road as on the other side of the road.</p>						

Site Reference Number: WRA307

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is a part of a much larger field. There are hedges to the east and west boundary and development to the south but the northern boundary is open to the larger field. Landscaping may enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a much larger grassed field. There are hedges to the east and west boundary and development to the south but the northern boundary is open to the larger field. Development would not impact on the wider landscape, the site is well screened by its boundary treatment and the open northern boundary is not widely visible in public views and suitable landscaping can be included. The site does not form a natural extension to the built environment because it protrudes into the open countryside and does not fit in with the existing pattern of the village. There would be no impact on the historic environment.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth	No impact	0	Low	Local	None	None

that supports communities within the district.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities; there is a footpath on Horncastle Road. The access to the site can be secured through the adjacent site but this is not acceptable and could lead to a conflict between users of each site. Therefore unless the business use stops or another access if found this site is not well connected to services and facilities.	X	High	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities, there is a footpath on Horncastle Road. The access to the site can be secured through the adjacent site but this is not acceptable and could lead to a conflict between users of each site. Therefore unless the business use stops or another access if found this site is not well connected to services and facilities.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and	The site is reasonably close to services and facilities, there is a footpath on Horncastle	X	High	Local	Permanent	Long

infrastructure for "healthy lifestyles"	Road. The access to the site can be secured through the adjacent site but this is not acceptable and could lead to a conflict between users of each site. Therefore unless the business use stops or another access is found this site is not well connected to services and facilities.					
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities, there is a footpath on Horncastle Road. The access to the site can be secured through the adjacent site but this is not acceptable and could lead to a conflict between users of each site. Therefore unless the business use stops or another access is found this site is not well connected to services and facilities.	X	High	Local	Permanent	Long

Summary: The site is not in flood risk. The site is part of a much larger field. There are hedges to the east and west boundary and development to the south but the northern boundary is open to the larger field. Development would not impact on the wider landscape, the site is well screened by its boundary treatment and the open northern boundary is not widely visible in public views and suitable landscaping can be included. The site does not form a natural extension to the built environment because it protrudes into the open countryside and does not fit in with the existing pattern of the village. There would be no impact on the historic environment. The site is reasonably close to services and facilities, there is a footpath on Horncastle Road. The access to the site can be secured through the adjacent site but this is not acceptable and could lead to a conflict between users of each site. Therefore unless the business use stops or another access is found this site is not well connected to services and facilities.

Site Reference Number: WRA310						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a slightly larger grassed field. There are hedges for its boundary treatment, however as the site is part of a larger field the northern and part of the western boundary have no treatment. There are a few tree protected by tree preservation orders on the boundaries. Landscaping may enhance biodiversity on	✓	Low	Local	Permanent	Long

	the site.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a slightly larger grassed field. There are hedges for its boundary treatment, however as the site is part of a larger field the northern and part of the western boundary have no treatment. There are a few tree protected by tree preservation orders on the boundaries. Development would not impact on the wider landscape, the site is well screened by from public view. The site does form a natural extension to the built environment and does fit in with the existing pattern of the village. There would be no impact on the historic environment.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities, there is a footpath on Silver Street. There appears to be no access to the site and it is landlocked. Therefore unless an access is found this site is not well connected to services and facilities.	✗	High	Local	Permanent	Long
8. Increase reuse and	No impact	○	Low	Local	None	None

recycling rates and minimise the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities, there is a footpath on Silver Street. There appears to be no access to the site and it is landlocked. Therefore unless an access is found this site is not well connected to services and facilities.	X	High	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	O	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, there is a footpath on Silver Street. There appears to be no access to the site and it is landlocked. Therefore unless an access is found this site is not well connected to services and facilities.	X	High	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities, there is a footpath on Silver Street. There appears to be no access to the site and it is landlocked. Therefore unless an access is found this site is not well connected to services and facilities.	X	High	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is part of a slightly larger grassed field. There are with hedges for its boundary treatment however as the site is part of a larger field the northern and part of the western boundary have no treatment. There are a few tree protected by tree preservation orders on the boundaries. Development would not impact on the wider landscape, the site is well screened from public view. The site does form a natural extension to the built environment and does fit in with the existing pattern of the village. There would be no impact on the historic environment. The site is reasonably close to services and facilities, there is a footpath on Silver Street. There appears to be no access to the site and it is landlocked. Therefore unless an access is found this site is not well connected to services and facilities.</p>						

Site Reference Number: WRA311

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part a grassed field with open boundaries to the east and south, there are some trees and hedges on the northern boundary. The built environment forms the western boundary. As the site has not been disturbed for many years, it is unclear what the current level of biodiversity is on site. Due to the size of the site, there may be few opportunities for landscaping to enhance biodiversity on the site.	?	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is a grassed field with open boundaries to the east and south, there are some trees and hedges on the northern boundary. The built environment forms the western boundary; development would impact on the wider landscape, because there are views of the ancient monument from potential access points into the site. Two public rights of way cross the site and development will be prominent in views from these footpaths and will significantly alter their character. The lack of boundary treatment along this eastern boundary exacerbates the potential wider impact. The site does form a natural extension to the built environment and does fit in with the existing pattern of the village but it lies adjacent to and within the setting of the manorial complex ancient monument and bringing development nearer this encroaching on its surrounding green space would cause significant harm to the historic environment.	XX	High	Local	Permanent	Long

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	0	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities, there are potential access points into the site from existing development to the west, all these have footpath links.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	0	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities, there are potential access points into the site from existing development to the west, all these have footpath links.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long

11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	0	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is close to services and facilities, there are potential access points into the site from existing development to the west, all these have footpath links. There are public footpaths crossing the site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities, there are potential access points into the site from existing development to the west, all these have footpath links.	✓	Low	Local	Permanent	Long

Summary: The site is not in flood risk. The site is a grassed field with open boundaries to the east and south, there are some trees and hedges on the northern boundary. As the site has not been disturbed for many years, it is unclear what the current level of biodiversity is on site. Due to the size of the site, there may be few opportunities for landscaping to enhance biodiversity. The built environment forms the western boundary; development would impact on the wider landscape, because there are views of the ancient monument from potential access points into the site. Two public rights of way cross the site and development will be prominent in views from these footpaths and will significantly alter their character. The lack of boundary treatment along this eastern boundary exacerbates the potential wider impact. The site does form a natural extension to the built environment and does fit in with the existing pattern of the village but it lies adjacent to and within the setting of the manorial complex ancient monument and bringing development nearer this encroaching on its surrounding green space would cause significant harm to the historic environment. The site is close to services and facilities, there are potential access points into the site from existing development to the west, all these have footpath links. There are public footpaths crossing the site.

Site Reference Number: WRA312						
Any Assumptions:						
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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is two large agricultural fields with a drainage ditch between and along their southern boundary. There are hedges for its boundary treatment. Linking to the existing features of the water courses and the hedgerows, there will be opportunities of	✓	Low	Local	Permanent	Long

	landscaping to enhance biodiversity on the site.					
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is two large agricultural field with a drainage ditch between and along their southern boundary. There are hedges for its boundary treatment. Development would impact on the wider landscape, the site slopes gently down towards the south and wider views of the landscape can be seen coming out of the village. Part of the site is on the edge of the built environment but it then protrudes into the open countryside and does not sit comfortably within the existing pattern of the village, it is not a natural extension.	X	High	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is 45% is flood zones 2 and 3 in the southern section of the site	X	Medium	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land.	X	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is reasonably close to services and facilities, there is a footpath but it is on the other side of the road and does not run the length of the site. The site would be require to provide a comprehensive range of green infrastructure.	✓	Medium	Local	Permanent	Long
8. Increase reuse and	No impact	O	Low	Local	None	None

recycling rates and minimise the production of waste.						
9. Support inclusive, safe and vibrant communities.	The site is reasonably close to services and facilities, there is a footpath but it is on the other side of the road and does not run the length of the site. A vehicle access can be formed onto Horncastle Road. The site would be require to provide a comprehensive range of green infrastructure.	✓	Medium	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site is reasonably close to services and facilities, there is a footpath but it is on the other side of the road and does not run the length of the site. The site would be require to provide a comprehensive range of green infrastructure, including that for recreation.	✓	Medium	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The site is reasonably close to services and facilities, there is a footpath but it is on the other side of the road and does not run the length of the site. The site would be require to provide a comprehensive range of green infrastructure which would include opportunities to provide for wildlife.	✓	Medium	Local	Permanent	Long
<p>Summary: The site is 45% in flood zones 2 and 3 in the southern portion. The site is two large agricultural fields with a drainage ditch between and along their southern boundary. There are hedges for its boundary treatment. Development would impact on the wider landscape, the site slopes gently down towards the south and wider views of the landscape can be seen coming out of the village. Part of the site is on the edge of the built environment but it then protrudes into the open countryside and does not sit comfortably within the existing pattern of the village, it is not a natural extension. The site is reasonably close to services and facilities, there is a footpath but it is on the other side of the road and does not run the length of the site. A vehicle access can be formed onto Horncastle Road. The site would be required to provide a comprehensive range of green infrastructure, including that for recreations and, linking to the existing features of the water courses and the hedgerows, there will be opportunities of landscaping to enhance biodiversity on the site.</p>						

Site Reference Number: WRA313

Any Assumptions:

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Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is part of a larger agricultural field with hedges for boundary treatment. The built environment forms the northern boundary, there is no boundary treatment to the south as it open out into the remainder of the field. There may be opportunities for landscaping to enhance biodiversity on the site.	✓	Low	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is part of a larger agricultural field with hedges for boundary treatment. The built environment forms the northern boundary, there is no boundary treatment to the south as it open out into the remainder of the field; development would impact to a degree on views to the east but the site is relatively flat and its boundary treatment helps screen it. The site forms a natural extension to the built environment and would fit in with the existing pattern of development. A public right of way crosses the site and this will have to be accommodated in a way that retains some of its rural character. There may be a minor impact on the historic environment as the listed mill tower can be see in views across the site, but this can be mitigated through design and layout.	✓	Low	Local	Permanent	Long
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact	0	Low	Local	None	None

4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is not in flood risk	✓	Low	Local	Permanent	Long
5. Promote viable and diverse economic growth that supports communities within the district.	No impact	○	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Greenfield grade 3 agricultural land.	✗	High	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site is close to services and facilities, there are potential access points into the site from existing development to the north; all these have footpath links. The site would be required to provide green infrastructure.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site is close to services and facilities, there are potential access points into the site from existing development to the north; all these have footpath links.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a large village with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy	The site is close to services and facilities, there are potential access points into the site from existing development to the	✓	Low	Local	Permanent	Long

lifestyles”	north; all these have footpath links. The site would be required to provide green infrastructure, which could incorporate recreation, including the existing public right of way that crosses the site and links to the wider public rights of way network.					
13. Positively plan for, and minimise the effects of, climate change.	The site is close to services and facilities, there are potential access points into the site from existing development to the north; all these have footpath links. The green infrastructure required with the site can be used to provide for biodiversity.	✓	Low	Local	Permanent	Long
<p>Summary: The site is not in flood risk. The site is part of a larger agricultural field with hedges for boundary treatment. The built environment forms the northern boundary, there is no boundary treatment to the south as it open out into the remainder of the field; development would impact to a degree on views to the east but the site is relatively flat and its boundary treatment helps screen it. A public right of way crosses the site and this will have to be accommodated in a way that retains some of its rural character. The site forms a natural extension to the built environment and would fit in with the existing pattern of development. There may be a minor impact on the historic environment as the listed mill tower is visible in views across the site, but this can be mitigated through design and layout. The site is close to services and facilities, there are potential access points into the site from existing development to the north, all these have footpath links. The site would be required to provide green infrastructure, which could incorporate recreation, including the existing public right of way that crosses the site and links to the wider public rights of way network and provide for biodiversity.</p>						