

Ingham Neighbourhood Plan

Site Options and Assessment

Ingham Parish Council

May 2021

Quality information

Prepared by	Checked by	Verified by	Approved by
Angus McNeill Peel Graduate Planner	Tim Fearn Senior Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	26 Mar 21	Draft Report	TF	Tim Fearn	Senior Planner
V2	28 Apr 21	Group Review	GM	Gavin Monks	Ingham Neighbourhood Plan Group
V3	29 Apr 21	Final Draft	TF	Tim Fearn	Senior Planner
V4	10 May 21	Final Report	JW	John Wilkinson	Neighbourhood Planning Officer, Locality

Prepared for:

Ingham Parish Council

Prepared by:

Angus McNeill Peel
Graduate Planner
T: 07502-174-144
E: angus.mcneillpeel@aecom.com

AECOM Limited
Aldgate Tower
2 Lemn Street
London E1 8FA
United Kingdom
aecom.com

© 2021 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying Body (QB) chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a ‘snapshot’ in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

Table of Contents

Executive Summary	5
1. Introduction.....	6
Background.....	6
2. Methodology	8
Task 1: Identify Sites to be included in the Assessment.....	8
Task 2: Gathering Information for Site Assessments.....	8
Task 3: Site Assessment.....	9
Task 4: Consolidation of Results.....	9
Task 5: Indicative Housing Capacity	9
3. Policy Context	10
Planning Policy	10
National Planning Policy Framework (2019).....	10
Central Lincolnshire Local Plan (2017)	12
Central Lincolnshire Local Plan Review (Issues and Options consultation 2019).....	14
Evidence Base.....	14
Ingham Conservation Area Appraisal.....	14
West Lindsey Landscape Character Assessment (1999).....	15
Ingham Green Infrastructure Report and Local Green Spaces Assessment (2020)	15
Ingham Neighbourhood Profile (2021).....	16
4. Site Assessment.....	18
Identified sites.....	18
Central Lincolnshire HELAA.....	18
Ingham Neighbourhood Plan Call for Sites	19
Site assessment results.....	21
5. Conclusions	34
Next Steps	34
Viability.....	35
Appendix A Review of HELAA sites.....	36
Appendix B Individual Site Assessments	41

Figures

Figure 1.1: Ingham Neighbourhood Area	6
Figure 3.1: Ingham Polices Map	13
Figure 3.2: Ingham Conservation Area	15
Figure 3.3: Proposed Local Green Space designations.....	16
Figure 3.4: Character areas in Ingham	17
Figure 4.1: HELAA sites in Ingham	18
Figure 4.2: Map of all sites included in assessment.....	20
Figure 4.3: Map of site suitability ratings.....	33

Tables

Table 2.1: AECOM Net Housing Density.....	9
Table 4.1: Site assessment summary	22

Abbreviations used in the report

Abbreviation

AGLV	Area of Great Landscape Value
CLLP	Central Lincolnshire Local Plan
CSDCP	Core Strategy and Development Control Policies
DPD	Development Plan Document
Ha	Hectare
HELAA	Housing and Economic Land Availability Assessment
IPC	Ingham Parish Council
KDS	Key Defined Settlement
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
QB	Qualifying Body
SLAA	Strategic Land Availability Assessment
SuDS	Sustainable Drainage Systems
TPO	Tree Preservation Order
WLDC	West Lindsey District Council
WLLCA	West Lindsey Landscape Character Assessment

Executive Summary

The Ingham Neighbourhood Plan, which will cover the whole of Ingham Parish, is being prepared in the context of the adopted Central Lincolnshire Local Plan (2017) and the emerging Central Lincolnshire Local Plan. The parish is located in the district of West Lindsey, 8 miles north of Lincoln and 13 miles southeast of Gainsborough, and was designated as a Neighbourhood Plan Area in February 2017. Ingham Parish Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan, which seeks to preserve the character of the main settlement of Ingham and to guide development in the parish towards locations which will help to achieve this aim.

Ingham is a historic rural village with a Conservation Area, several listed buildings and an ancient village green. As of the 2011 census the parish had a population of 857. The parish covers Ingham alongside a number of scattered farmhouses and employment uses in the countryside. The parish contains a major topographic feature, the Lincoln Cliff escarpment, and the eastern part of the parish is covered by an Area of Great Landscape Value recognising the importance of long-distance views and rural scenery of this part of Lincolnshire.

Ingham is designated as a 'Medium Village' in the adopted Local Plan and is permitted to grow 15% in the number of dwellings over the plan period. With a base of 430 dwellings, this allows for an additional 65 dwellings in the parish over the plan period. This figure has already been exceeded through completions and existing commitments (sites with planning permission) and therefore there is no Local Plan requirement for further growth. However, it is expected that the emerging Local Plan will update the housing requirement figure, and following a call by the Central Lincolnshire authorities for landowners to identify potential sites for future development, Ingham Parish Council conducted its own call for sites. This will allow the community to identify whether there are opportunities to guide future development to more sustainable locations within the parish which will preserve and enhance the character of the village of Ingham and meet the objectives of the Neighbourhood Plan.

In order to assist the Parish Council in allocating land in the most sustainable locations, this report provides an assessment of potential development sites within the parish, taking into account strategic policies in the adopted and emerging Local Plans, as well as national planning criteria, to establish which, if any, of the sites are suitable for development. It replaces an earlier site assessment report, produced in August 2020, and reflects new information received from landowners as well as commentary on individual sites from a range of statutory consultees.

Important to the background of this work is the Central Lincolnshire Housing and Economic Land Availability Assessment (HELAA), published in March 2020, which assessed a total of 5 sites in the parish. The HELAA reviewed site details including potential capacity, the proposed land use, site constraints, availability and achievability, but did not provide conclusions on the overall suitability of sites for development. One HELAA site was subsequently submitted to the Neighbourhood Plan group as four separate parcels and has been assessed accordingly in this report.

Ingham Parish Council issued a Call for Sites in March 2020 to April 2020 which resulted in 14 sites being submitted for consideration for allocation in the NP. Two of these sites correspond to sites included in the HELAA and have therefore been reviewed as HELAA sites, rather than as new Call for Sites submissions. In total, after accounting for duplicates, 20 sites are considered in this report, 8 derived from the HELAA and 12 derived from the Ingham Call for Sites. The report concludes that 10 sites are potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints and to due consideration of Local Plan policy. The remaining 10 sites are considered unsuitable for allocation in the Neighbourhood Plan.

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

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an update to an independent site appraisal for the Ingham Neighbourhood Plan (NP) on behalf of Ingham Parish Council (IPC). The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in January 2021 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The neighbourhood plan, which will cover the whole parish of Ingham (see **Figure 2.1**), is being prepared in the context of the Central Lincolnshire Local Plan (CLLP) and Central Lincolnshire Local Plan review. Neighbourhood plans are required to be in conformity with the strategic policies of adopted Local Plans and should also have regard to emerging Local Plans.
- 1.4 Neighbourhood Plans can add value to the Local Plan policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.
- 1.5 Ingham is a historic rural village located in the district of West Lindsey and county of Lincolnshire. The village has a Conservation Area, several listed buildings and an ancient village green regarded as one of the best preserved in Lincolnshire. As of the 2011 census the parish had a population of 857. The parish, which is the same as the Neighbourhood Plan Area, covers Ingham alongside a number of scattered farmhouses and employment uses in the countryside. The parish contains a major topographic feature, the Lincoln Cliff escarpment and Ingham is one of a number of spring-line villages to the west of the Lincoln Cliff. The eastern part of the parish is covered by an Area of Great Landscape Value recognising the long-distance views and rural scenery of this part of Lincolnshire.

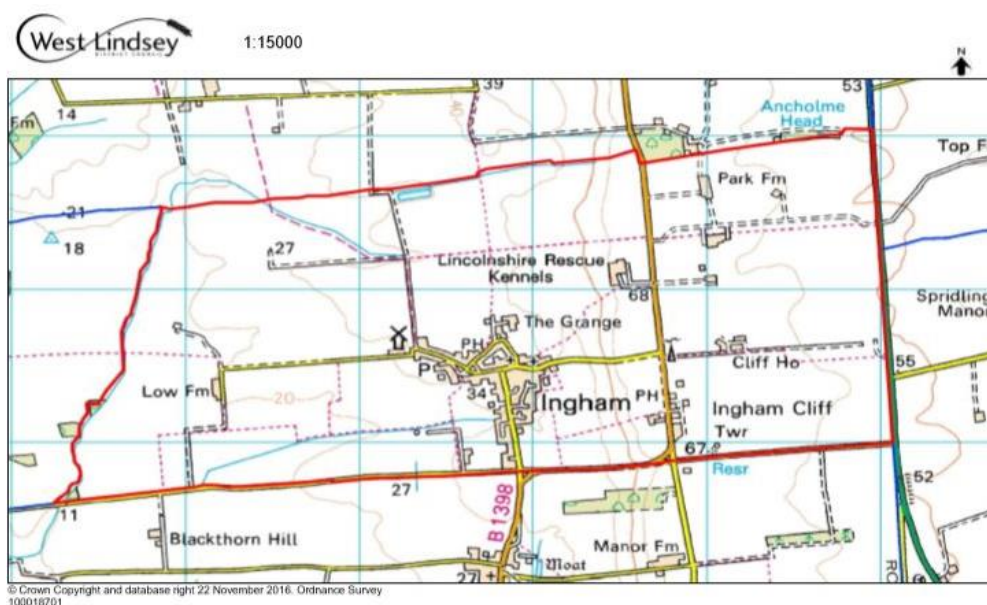


Figure 1.1: Ingham Neighbourhood Area. Source: West Lindsey District Council, 2017

- 1.6 The Central Lincolnshire Local Plan Policy LP2 designates Ingham as a ‘Medium Village’. Ingham, with key facilities, is permitted to grow 15% in the number of dwellings over the plan period by Policy LP4. With a base of 430 dwellings, this allows for an additional 65 dwellings

over the plan period. Taking into account 3 completions and 89 outstanding dwellings with planning permission, there is no Local Plan requirement for further growth. However, it is expected that the emerging Local Plan will update the housing requirement figure, and following a call by the Central Lincolnshire authorities for landowners to identify potential sites for future development, Ingham Parish Council conducted its own call for sites. This will allow the community to identify whether there are opportunities to guide future development to more sustainable locations within the parish which will preserve and enhance the setting of the village of Ingham and meet the objectives of the Neighbourhood Plan.

- 1.7 Policy LP4 allows for NPs to deliver additional growth in excess of the levels proposed by the Local Plan. Policy LP4 additionally sets out a sequential test for the selection sites, which states that previously developed (brownfield) sites within the settlement should be prioritised, followed by brownfield sites adjacent to the settlement and lastly greenfield sites adjacent to the settlement. Policy LP17 requires that development especially considers impact on landscapes and views within Areas of Great Landscape Value.
- 1.8 IPC intends to identify sites which may be able to deliver additional housing which meets local needs, as well as possible employment sites, and may consider allocating such sites in the NP, particularly where development has the potential to contribute to and enhance local amenity and infrastructure provision.
- 1.9 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the NP. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)¹, Neighbourhood Planning (updated February 2018)² and Locality's Neighbourhood Planning Site Assessment Toolkit³. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

Task 1: Identify Sites to be included in the Assessment

- 2.2 The first task is to identify which sites should be considered as part of the assessment.
- 2.3 For the Ingham NP, this included sites identified in the Ingham Neighbourhood Plan Call for Sites consultation undertaken by Ingham Parish Council between February and April 2020.
- 2.4 The most recent update of the Housing and Economic Land Availability Assessment (HELAA) for Central Lincolnshire was reviewed to identify sites within the neighbourhood area.

Task 2: Gathering Information for Site Assessments

- 2.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁴ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria. Sites identified through the Call for Sites consultation which had not already been assessed through the HELAA were appraised using AECOM's site assessment pro-forma. One HELAA site (WL/ING/003) was also assessed using the pro-forma so that individual parcels could be assessed separately.
- 2.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability

¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

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

³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- 2.7 Sites identified through the HELAA were reviewed separately, with conclusions taking into account the constraints identified in the HELAA as well as the criteria used for the full assessment of other sites as set out above.

Task 3: Site Assessment

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

Task 4: Consolidation of Results

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

Task 5: Indicative Housing Capacity

- 2.11 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 2.12 Where there are no estimated figures provided, the density assumption of 30 dwellings per hectare (dph) is used in accordance with the evidence report for Policy LP48 submitted to the Central Lincolnshire Local Plan examination⁵. This established a density assumption of 30 dph for sites in rural areas outside of designated main settlements.
- 2.13 The indicative housing capacities have been calculated so that the sites can be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.

Table 2.1: AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

⁵ Available Online: <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/17939.pdf>

3. Policy Context

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 3.3 National policy is set out in the National Planning Policy Framework (2019)⁶ and is supported by Planning Practice Guidance⁷ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority for Ingham is West Lindsey District Council (WLDC), which in association with North Kesteven District Council and Lincoln City Council adopted the joint Central Lincolnshire Local Plan (CLLP) in 2017. The adopted CLLP⁸ is the key document in the statutory development plan for Ingham.
- 3.5 The CLLP is under review in response to changes in national planning policy. The Issues and Options consultation took place during June and July 2019⁹. The most recent timetable for plan production states that the pre-submission draft of the emerging plan will be published for consultation in June 2021¹⁰.
- 3.6 The village of Ingham contains a Conservation Area which covers the historic village centre. WLDC has prepared a Conservation Area Character Appraisal¹¹ which identifies heritage assets and provides guidance to shape future development in and around the Conservation Area.
- 3.7 The parish of Ingham covers areas of landscape importance including an Area of Great Landscape Value (AGLV). WLDC prepared a Landscape Character Assessment (1999)¹² which is an evidence base document for planning decisions.
- 3.8 Supporting the Neighbourhood Plan are two studies prepared by the Ingham Neighbourhood Plan steering group with support from OpenPlan Consultants. The Green Infrastructure Report and Local Green Space Assessment (2020) provides an analysis of existing green spaces and assets in the village of Ingham, while the Neighbourhood Profile (2021) defines character areas within the village and sets out recommendations to preserve and enhance their individual character.
- 3.9 The relevant policies and findings of the above documents are highlighted below.

Planning Policy

National Planning Policy Framework (2019)

- 3.10 The policies of relevance to development in Ingham are set out below, but this report has regard to all other aspects of national planning policy where appropriate.

⁶ Available at www.gov.uk/guidance/national-planning-policy-framework

⁷ Available at www.gov.uk/government/collections/planning-practice-guidance

⁸ Available at <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

⁹ Available at <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

¹⁰ Available at: <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/105961.pdf>

¹¹ Available at <https://www.west-lindsey.gov.uk/my-services/planning-and-building/conservation-and-environment/conservation-areas/>

¹² Available at <https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/evidence-base-and-monitoring/landscape-character-assessment/>

- 3.11 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.12 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 3.13 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential dwelling; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 3.14 **Paragraph 84** requires that planning policies should recognise that rural sites to meet local business and community needs may have to be found adjacent to or beyond existing settlements. In these circumstances, development should be sensitive to its surroundings. The use of previously developed land and sites that are physically well-related to existing settlements should be encouraged where possible.
- 3.15 **Paragraph 149** requires that plans take a proactive approach to mitigating and adapting to climate change, and take into account the long-term implications for flood risk, biodiversity and landscapes.
- 3.16 **Paragraph 170** sets out that plans should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity in a manner commensurate with their statutory status. They should also recognise the intrinsic character and beauty of the countryside.
- 3.17 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.18 **Paragraph 174** requires that plans should identify, map and safeguard the hierarchy of designated sites of importance for biodiversity, promote the conservation, restoration and enhancement of habitats and ecological networks, and pursue measurable net gains for biodiversity.
- 3.19 **Paragraph 177** adds that the presumption in favour of sustainable development does not apply where a development is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded it will not adversely affect its integrity.
- 3.20 **Paragraph 185** states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.
- 3.21 **Paragraph 193** sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.
- 3.22 **Paragraph 200** states that proposals in Conservation Areas should be encouraged where they enhance or better reveal their significance.

Central Lincolnshire Local Plan (2017)

- 3.23 The Central Lincolnshire Local Plan was adopted by the Central Lincolnshire Joint Strategic Planning Committee covering Central Lincolnshire, of which the District of West Lindsey is a constituent part along with the City of Lincoln and District of North Kesteven, in April 2017. It provides land use planning policies, allocates sites for development and identifies other areas designated for protection that will shape the growth and regeneration of the Central Lincolnshire area over the next 20 years and beyond. The Local Plan sets out the long-term vision and objectives for Central Lincolnshire, and identifies Gainsborough, Lincoln and Sleaford as settlements to which new development will be directed and specifies the amount of new housing and employment land that will be provided in these areas up to 2036, with appropriate and sensitive development being permitted in villages to ensure they remain sustainable, thriving local communities.
- 3.24 Between 2012 and 2036, the Local Plan states that Central Lincolnshire will require 36,960 new homes, meeting the housing needs of all communities. The level of growth for each settlement is established through a settlement hierarchy spatial strategy, whereby Ingham is identified as a 'Medium Village' in the settlement hierarchy. Ingham has been given an indicative growth level of 15%, however, no specific sites have been allocated. Policy LP4 allows for Neighbourhood Plans to exceed the level of growth proposed by the Local Plan.
- 3.25 The 2017 Local Plan sets out a range of policies governing development in Central Lincolnshire. It should be referred to in full by proposals within Ingham Parish. Those policies of particular relevance to development to Ingham include:
- 3.26 **Policy LP2: The Spatial Strategy and Settlement Hierarchy** identifies Ingham as a 'Medium Village'. Unless otherwise promoted, via a neighbourhood plan or through the demonstration of clear local community support¹³, Medium Villages are expected to accommodate limited development to support their function or sustainability. Typically, and only in appropriate locations, development proposals will be on sites of up to 9 dwellings or 0.25 hectares for employment uses. However, in exceptional circumstances, proposals may come forward at a larger scale on sites of up to 25 dwellings or 0.5hectares per site for employment uses where proposals can be justified by local circumstances.

Development in the countryside outside of settlements is restricted to that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services, renewable energy generation and minerals or waste development.

- 3.27 **Policy LP4: Growth in Villages** identifies the level of growth in villages. Ingham, with key facilities, is permitted to grow 15% in the number of dwellings over the plan period. With a base of 430 dwellings, this allows for an additional 65 dwellings over the plan period. Taking into account 3 completions and 89 outstanding dwellings with planning permission, there is no Local Plan requirement for further growth, although the requirement may be subject to change in the emerging Local Plan (see paragraph 4.32). Policy LP4 allows for NPs to deliver additional growth in excess of the levels proposed by the Local Plan.

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

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

Proposals for development of a site lower in the above list should include clear explanation of why sites are not available or suitable for categories higher up the list.

¹³ Where 'demonstration of clear local community support' means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.

- 3.28 **Policy LP5: Delivering Prosperity and Jobs** supports employment proposals outside of allocated locations or Local Employment Sites where there is a clear demonstration that there were no suitable or appropriate sites or buildings within allocated sites or within the built up area of the existing settlement. Employment proposals should be commensurate with the scale and character of the existing area and no significant adverse impact on the character and appearance of the area. The expansion of existing businesses is encouraged where they do not conflict with neighbouring land uses.
- 3.29 **Policy LP17: Landscape, Townscape and Views** sets out that proposals should have regard to maintaining and responding positively to any natural or man-made features within the landscape and townscape which positively contribute to the character of the area. These considerations are particularly important in reference to Areas of Great Landscape Value as identified on the policies map (see **Figure 3.1**). The eastern part of Ingham Parish is covered by an Area of Great Landscape Value.
- 3.30 **Policy LP25: The Historic Environment** sets out that development should protect, conserve and seek opportunities to enhance the historic environment. In particular, development proposals that affect the setting of a Listed Building will only be supported where they preserve or better reveal the significance of the Listed Building and proposals that result in substantial harm will only be granted in exceptional circumstances. Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve its features. Proposals must assess and mitigate against any negative impact the proposal might have on the townscape, roofscape, skyline and landscape. Proposals within the Ingham Conservation Area or in its setting should refer to Policy LP25 in detail.
- 3.31 **Policy LP55: Development in the Countryside** states that applications for new dwellings will only be acceptable where they are essential to the effective operation of rural operations listed in policy LP2. Proposals for non-residential developments will be supported if necessary to maintain or enhance the rural economy or the location is justified by means of existing established businesses. Proposals on the best and most versatile agricultural land will only be permitted if there is insufficient lower grade land available at that settlement and impacts are minimal on ongoing agricultural operations. The re-use and conversion of non-residential buildings for residential use and replacement of dwellings in the countryside will be supported provided restrictive criteria are met.

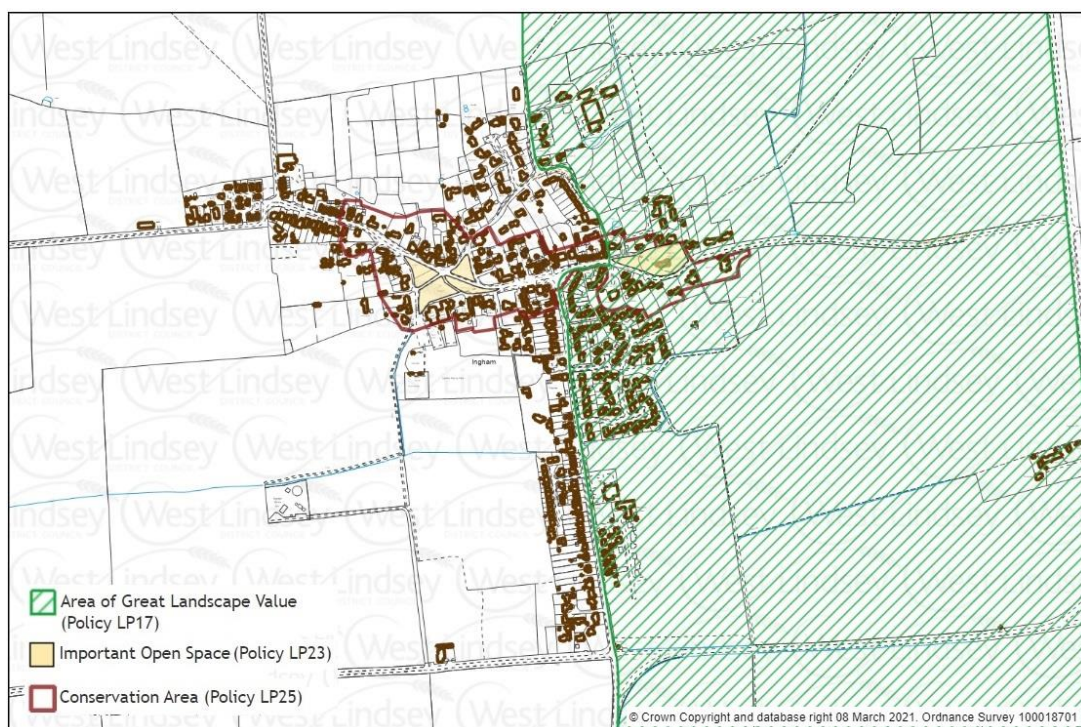


Figure 3.1: Ingham Policies Map. Source: Central Lincolnshire Local Plan.

Central Lincolnshire Local Plan Review (Issues and Options consultation 2019)

- 3.32 Despite the recent adoption of the Local Plan, it is currently being reviewed in response to significant changes to national policy. The Issues and Options consultation which took place in June and July 2019 proposed some key areas for review, including:
- The overall housing requirement of a range of 1,083 -1,300 dwellings per year, as opposed to the target of 1,540 dwellings per year in the current Local Plan (proposal 6);
 - Changes to the settlement hierarchy based on address point data. Ingham remains a Medium Village in the proposed changes (proposal 5);
 - The threshold for housing site allocations is proposed to be reduced from sites for 25 dwellings or more to sites that can deliver 10 dwellings or more (proposal 9);
 - Retaining housing allocations that are still considered to be suitable development and deallocating sites that are built-out or are no longer suitable or available. Allocated sites without permission and with no clear and demonstrable evidence that progress is likely within the next five years will also be deallocated (proposal 10);
 - The approach to growth in small and medium villages is maintained, with a baseline of 10% and 15% for certain settlements where certain criteria are achieved (proposal 11); and
 - A change of approach for identifying and protecting Important Open Spaces. Designated Local Green Spaces are proposed to be retained (proposals 18 and 19).
- 3.33 Since the Issues and Options consultation, no further drafts of the emerging plan have been published. The most recent Local Development Scheme, approved in September 2020, states that the pre-submission draft of the plan will be published for consultation in June 2021.

Evidence Base

Ingham Conservation Area Appraisal

- 3.34 The Conservation Area Appraisal report¹⁴ identifies the character and qualities of the Ingham Conservation Area (see **Figure 3.2**) and puts forward proposals for its management and enhancement. It sets out the key designated and non-designated heritage assets in the village's historic core, as well as important views, tree groups and focal buildings, and is a material consideration in the determination of planning applications. All proposals within the Conservation Area or its setting should refer to the document in full.
- 3.35 The Ingham Conservation Area was first designated in 1967 as two separate Conservation Areas in the village, before they were subsequently amalgamated after a review.
- 3.36 Ingham was likely founded in Anglo-Saxon times around 500 AD and was mentioned in the Domesday Book. It is one of several spring-line villages, founded at points where springs rising from underneath the scarp slope of the cliff ensured adequate water supply. The most remarkable and prominent survivals from the early village are the two village greens. The larger village green is a particularly fine example of an English rural scene and is one of the most impressive in Lincolnshire. Important buildings include the Parish Church of All Saints, the historic houses bordering the larger village green and the village school with its ornate bell tower. The high street which connects the two greens also has numerous historic and important buildings.

¹⁴ Available at <https://www.west-lindsey.gov.uk/my-services/planning-and-building/conservation-and-environment/conservation-areas/>

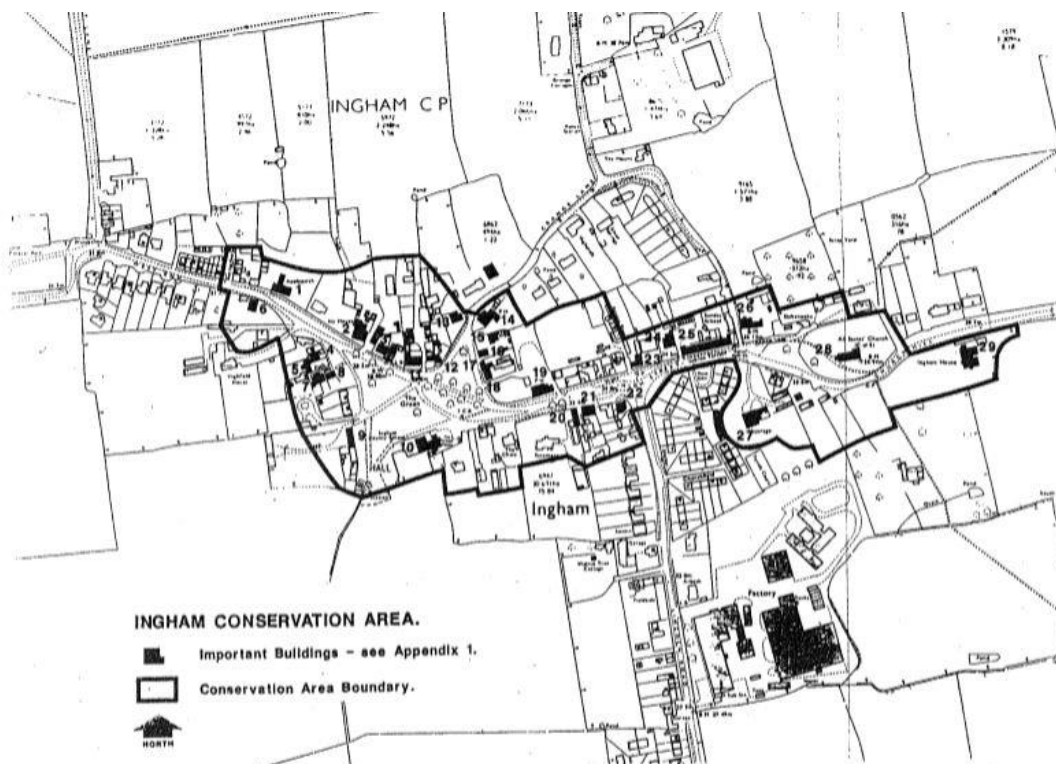


Figure 3.2: Ingham Conservation Area. Source: West Lindsey District Council.

West Lindsey Landscape Character Assessment (1999)

- 3.37 The West Lindsey Landscape Character Assessment was written in 1999 as an evidence base for assessing the distinctiveness and quality of different landscape types within West Lindsey.¹⁵ Ingham Parish contains distinct and valued landscapes and this document should be referred to by all proposals in detail.
- 3.38 Ingham Parish straddles two Landscape Character Areas. The western part of the parish falls into 'The Till Vale' which is an agricultural landscape with large, flat open fields. Ingham is one of a string of small nucleated spring-line villages on higher undulating ground along a minor north south route at the bottom of the Lincoln 'Cliff' slope. The flat landscape offers long distance views which should be retained, to the west of the River Trent and its series of power stations, and to the east, the western scarp face of the Lincoln 'Cliff' and landmark village churches that are situated at the foot of the escarpment.
- 3.39 The village and the east of the parish falls into The Cliff Landscape Character Area. This is also mostly designated by WLDC as an Area of Great Landscape Value, including much of the east of Ingham Parish and an eastern portion of the settlement itself. The scarp slope and steep minor lanes which descend the ridge into these villages contribute to a quiet and secluded atmosphere. These spring-line villages have attractive settings with many trees and smaller hedgerows, contrasting with the wide, open landscape to the west. There is relatively little scope for new development in these historic and sensitive villages with only small-scale development appropriate on individual sites. New developments should not encroach on the existing small pastures on the fringes of villages and they should be carefully designed to complement existing buildings and entrances to villages.

Ingham Green Infrastructure Report and Local Green Spaces Assessment (2020)

- 3.40 The Green Infrastructure Report was prepared in August 2020 to support the Neighbourhood Plan. It catalogues 30 green spaces within the village of Ingham, including Public Rights of

¹⁵ Available at <https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/evidence-base-and-monitoring/landscape-character-assessment/>

Way, recreational green space, verges, trees, pocket green spaces and larger natural habitats, as well as providing an assessment of green spaces which may be suitable for designation as Local Green Space in the Neighbourhood Plan.

- 3.41 The report recommends that the identified elements of green infrastructure are protected through a policy in the Neighbourhood Plan, and in some cases this may affect site suitability where the proposed site boundary encompasses green infrastructure. Of particular priority are the five spaces which are proposed for Local Green Space designation, as shown in **Figure 3.3**.

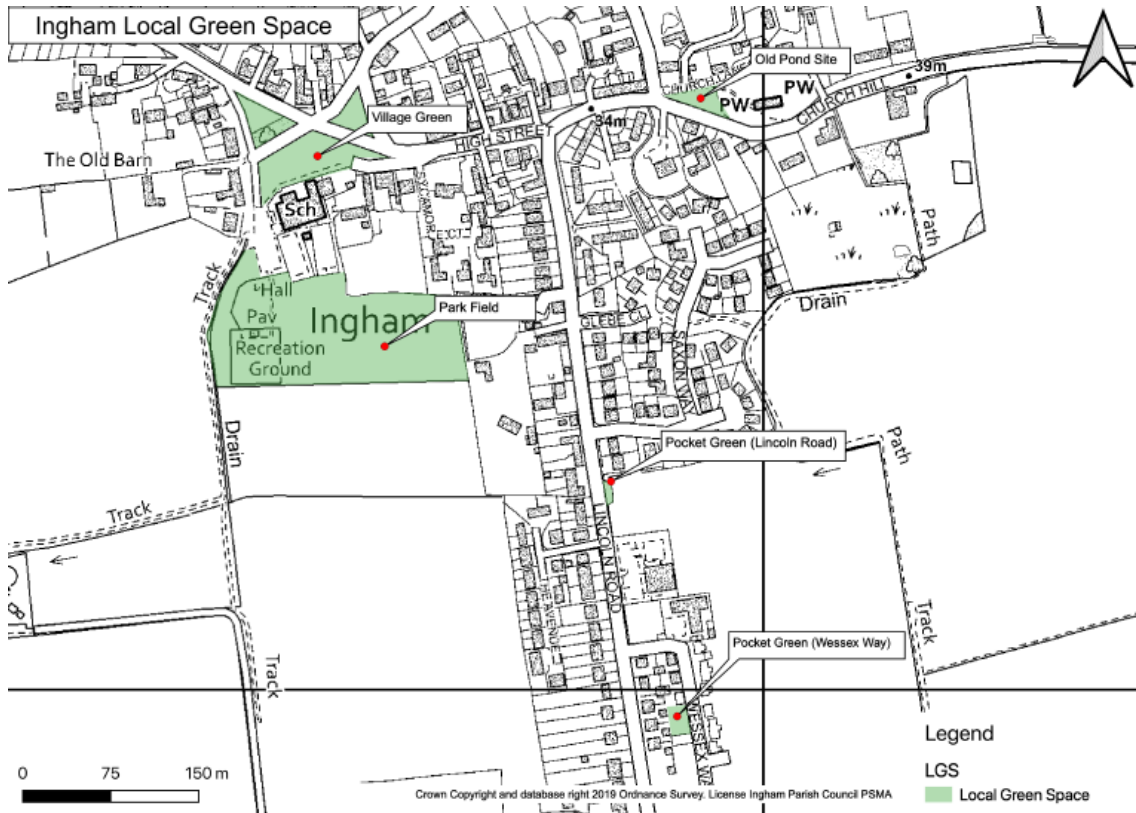


Figure 3.3: Proposed Local Green Space designations. Source: Ingham Parish Council.

Ingham Neighbourhood Profile (2021)

- 3.42 The Neighbourhood Profile, prepared by Ingham Neighbourhood Plan steering group and OpenPlan, identifies character areas within the village of Ingham and records their key features, including notable buildings and other landmarks, natural features, important views, open spaces/recreational areas, and rights of way. It presents recommendations for new development proposals within each of the three character areas which are likely to affect capacity on specific sites. The character areas are shown on the map in **Figure 3.4**.
- 3.43 For Character Area 1 (Historic Core), the report recommends that residential development should generally be detached or semi-detached, although short terraces may be acceptable in some areas. Building heights should normally be two storeys, although a limited number of bungalows would also be in character.
- 3.44 For Character Area 2 (Lincoln Road), two-storey houses and bungalows are recommended, with a limited number of three-storey houses (lofts with dormers) being acceptable. Detached, semi-detached and terraces would all be in character, depending on the precise location within the character area.
- 3.45 In Character Area 3 (Grange Lane, West End, Church Hill), detached houses are the predominant house type, with a minority of semi-detached and terraced houses. Two-storey houses or bungalows should form the majority of new homes.

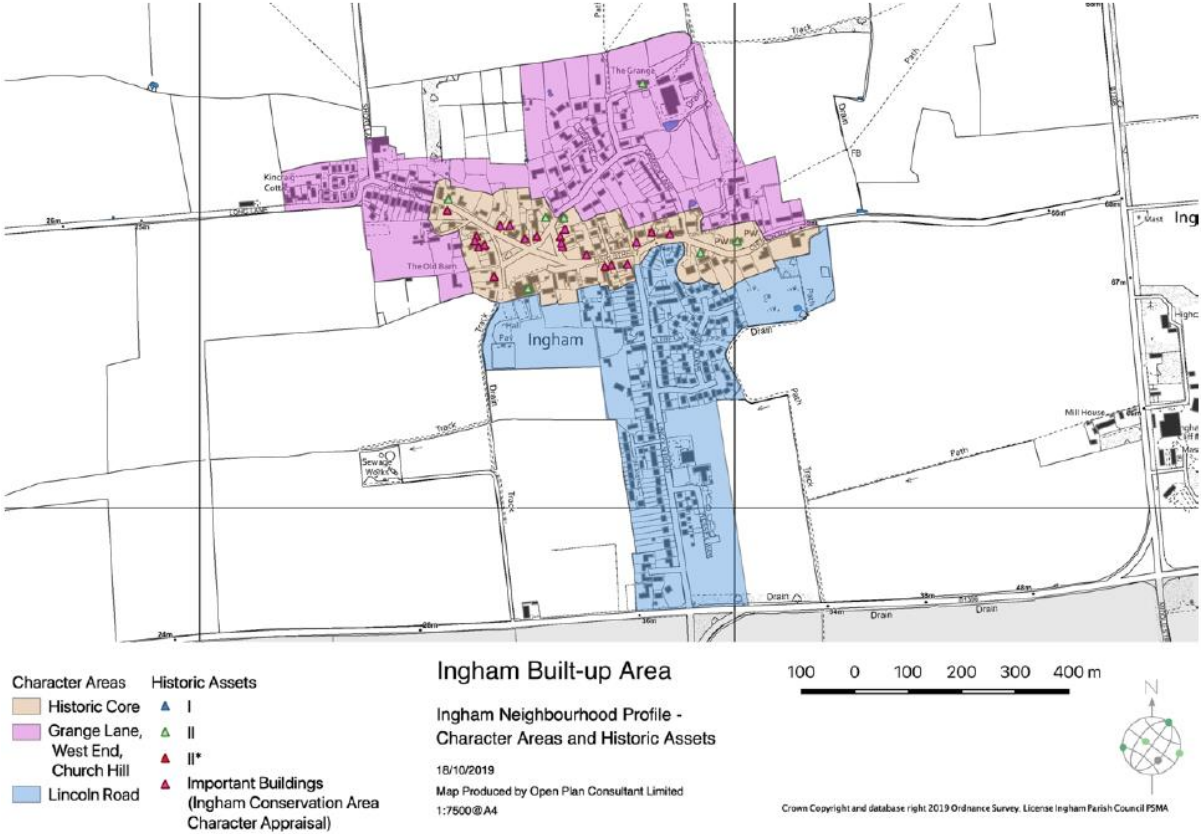


Figure 3.4: Character areas in Ingham. Source: Ingham Parish Council

4. Site Assessment

Identified sites

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

- Central Lincolnshire HELAA report (2020); and
- IPC's Call for Sites (2020).

Central Lincolnshire HELAA

4.2 The Central Lincolnshire HELAA (March 2020)¹⁶ considered 5 sites in the Ingham NP area, which were identified through updating the previous land supply assessment in February to March 2019 and a new Call for Sites in June 2019. The previous land assessment was a Strategic Housing Land Availability Assessment (SHLAA) from 2015. In February and March 2019, promoters and owners of sites in the Central Lincolnshire sites database were asked to provide a new site suggestion form to confirm the ongoing suitability and availability of their sites for development. This updated the sites that were put forward for the 2015 SHLAA. The second Call for Sites in June 2019 was carried out to allow for new sites to be put forward. The 2020 HELAA contains both the updated SHLAA sites and the new sites.

4.3 The HELAA fully assessed 5 separate sites within the NP area, illustrated in **Figure 4.1**. Three additional small parcels were included in the HELAA but were not fully assessed. These parcels are constituent smaller parts of site WL/ING/003 and were given the references WL/ING/003A, WL/ING/003B and WL/ING/003C. In order to determine the suitability of the individual parts of the site, this report has fully assessed each of the parcels of WL/ING/003 as four separate sites: WL/ING/003A, WL/ING/003B, WL/ING/003C and WL/ING/003D. WL/ING/003D represents the easternmost part of the site outside of A, B and C (south of WL/ING/005).

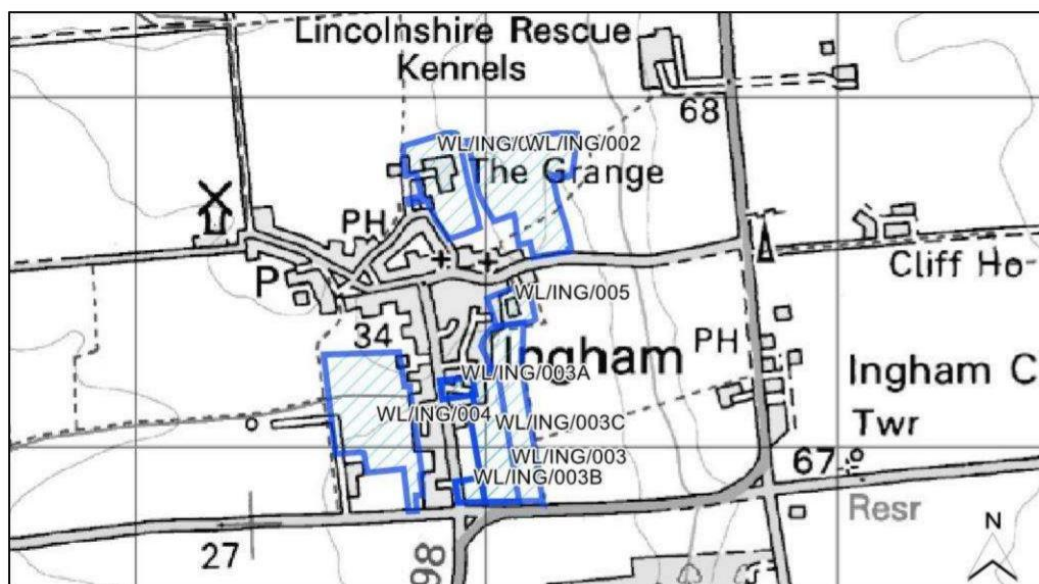


Figure 4.1: HELAA sites in Ingham. Source: Central Lincolnshire HELAA¹⁷

4.4 The HELAA did not provide suitability ratings for sites in order that decisions on which sites will be taken forward for allocation will be made through the Local Plan process. The HELAA reviewed site details including potential capacity and what use the site is promoted for, site constraints, availability and achievability.

¹⁶ Available at <https://www.n-kesteven.gov.uk/central-lincolnshire/>

¹⁷ Available at <https://www.n-kesteven.gov.uk/central-lincolnshire/>

Ingham Neighbourhood Plan Call for Sites

- 4.5 Ingham Parish Council issued a Call for Sites in March 2020 to April 2020 which resulted in 14 sites being submitted for consideration for allocation in the NP. Two of these sites correspond to sites included in the HELAA and have therefore been reviewed as HELAA sites, rather than as new Call for Sites submissions with full site proformas. These respective sites are: INP2, which corresponded to WL/ING/002; and INP8, which corresponded to WL/ING/001. Site INP6 consists of two parcels on the same plot. Site INP14 also consists of two parcels. 12 sites are therefore new sites from the Call for Sites and will be reviewed with full site proformas in this report.
- 4.6 In total, 20 sites are considered in this report, 8 derived from the HELAA (including the separate parcels of WL/ING/003) and 12 derived from the Ingham Call for Sites. These sites are shown in the map at **Figure 4.2**. The majority of sites are within or adjacent to the village of Ingham, with the exception of two sites further to the east in the countryside. For each site assessed through the HELAA, conclusions have been made based on the information provided in the HELAA, including a review of site details including potential capacity and what use the site is promoted for, site constraints, availability and achievability. The HELAA does not provide site suitability conclusions and therefore new conclusions are required - these are presented in the HELAA review table at **Appendix A**. For the sites which have come forward through the NP Call for Sites, alongside the 4 parcels of WL/ING/003, a full assessment was carried out, based on a mixture of desktop research and the site visit, and presented in the proformas at **Appendix B**.



Figure 4.2: Map of all sites included in assessment (source: AECOM)

Site assessment results

4.7 The assessment has identified 10 sites which are potentially suitable for allocation in the Neighbourhood Plan, subject to constraints being addressed and to due consideration of Local Plan policy. Nine of these sites are considered potentially suitable for residential allocation, and one (INP14) is potentially suitable for employment allocation. These sites are:

- WL/ING/001 – Land off Grange Lane
- WL/ING/003A – Land east of Lincoln Road
- WL/ING/003B – Land east of Lincoln Road
- WL/ING/005 – Land east of Saxon Way
- INP3 – The Builders Yard, Long Lane
- INP4 – Rear Paddock and Adjacent Barn, 3, The Green
- INP5 – 3 Church Hill
- INP6 – Ashfield House
- INP9 – Field adjacent to the Brambles
- INP14 – Land at Highcliffe Farm

4.8 Of these 10 sites, 2 are only potentially suitable for partial allocation, meaning that development of the whole site would be inappropriate. These sites are WL/ING/001 and INP14. Further detail on the parts of each site considered potentially suitable or unsuitable for development can be found in **Table 4.1**.

4.9 The remaining 10 sites are considered unsuitable for allocation in the Neighbourhood Plan.

4.10 **Table 4.1** provides a summary of the findings of the assessment of all known potential development sites within the Ingham Neighbourhood Plan area. The final column in the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated. The site suitability is shown on the map in **Figure 4.3**. Appendix **A** contains the detailed assessment of each site along with recommendations on next steps.

Table 4.1: Site assessment summary

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
WL/ING/001	Land off Grange Lane, Ingham	3.98	Farmyard, paddocks and livery yard	10	Housing	<p>The site is potentially suitable for partial allocation and this should take account of the major constraints on development on most areas of the site.</p> <p>The only part of the site suitable for development runs parallel to the eastern side of Grange Lane where the road runs north-south. Development of other parts of the site would have a significant impact on the AGLV and loss of rural setting and views on the edge of Ingham. In addition, there would be potential harm to the setting of Grade II listed Grange Farmhouse and damage to its historic association with agricultural uses from development within any views of this building.</p> <p>There are attractive long-distance views of this heritage asset looking northwards from Grange Lane which would be harmed by development and this vista should be preserved. The site has high archaeological potential and a heritage impact assessment and archaeological evaluation may be required. The site also falls within the Grange Lane, West End, Church Hill Character Area and Grange Lane is considered a particularly sensitive location because of its landmark view of the Lincoln Cliff escarpment.</p> <p>Access is a constraint because Grange Lane is a narrow road which already services a large number of properties. Development may be accommodated on the portion of the site east of Grange Lane where the road runs north-south subject to highway improvements including road widening and the creation of a new parallel service road servicing dwellings set back from Grange Lane. Development could not be serviced by the lane leading off Grange Lane to Grange Farmhouse as this is a single track, narrow lane incapable of supporting more than one further dwelling. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	Potentially suitable for partial allocation

¹⁸ Where the site was assessed through the HELAA, or the site promoter has indicated the scale of proposed development, this capacity has been used where appropriate. Where this information has not been provided, the indicative capacity has been calculated according to the approach set out in Paragraphs 3.11 to 3.13 of this report. For sites considered unsuitable for residential development, no indicative capacity is provided. Exceptions include: Site INP6 where the promoter's indicated capacity has not been deemed appropriate owing to access constraints, and INP9 where there a smaller capacity has been used than the method would calculate owing to access constraints.

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
WL/ING/002	Land off Church Hill, Ingham, LN1 2YD	7.21	Agricultural land	N/A	Housing	<p>The site is unsuitable for allocation because development would have a significant impact on the AGLV, including views from and to the Lincoln Cliff, which runs immediately to the east of the site, contradicting Policy LP17. The site is highly exposed to the open countryside with little screening and steep topography. The site is detached from and out of scale with the existing settlement pattern. Development would therefore constitute an intrusion into the open countryside. The site is identified as green infrastructure (GI 20) in the draft Green Infrastructure Report. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	Unsuitable for allocation
WL/ING/003A	Land east of Lincoln Road	0.5	Agricultural land	5-6	Housing	<p>The site is potentially suitable for allocation. The site is on the east side of Lincoln Road and forms a gap in the linear development between Saxon Way and the Doctor's Surgery. It is within the AGLV and has important views of the Lincoln Cliff from the Lincoln Road Character Area and the proposed Local Green Space 2 on Lincoln Road which is adjacent to the site. The site has medium landscape sensitivity and medium visual sensitivity, which are moderated by the presence of existing built-up areas immediately north and south of the site. There is a risk of surface water flooding across the entire site, and power lines cross the site which may result in additional development costs. A programme of archaeological evaluation may be required.</p> <p>On balance, development in this location would continue the linear development on Lincoln Road and is likely to meet the requirements of adopted Policies LP2 and LP17. However, it should be noted that the site provides views important to the Lincoln Road Character Area, and the views from the adjacent proposed Local Green Space are highlighted as important in the draft Green Infrastructure study. Development may therefore result in a significant loss of visual amenity, although the landowner is proposing to set aside an area for SuDS and landscaping at the north of the site, which may allow for continued intervisibility with the surrounding landscape. The landowner is proposing lower density development than could be accommodated on the site, which may mitigate the visual impact.</p> <p>The site is potentially suitable for allocation subject to consideration of its landscape and visual constraints as part of the site selection process, and to mitigation of surface water flood risk. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	Potentially suitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
WL/ING/003B	Land east of Lincoln Road	0.5	Agricultural land	6-7	Housing	<p>The site is potentially suitable for allocation. The site is on the east side of Lincoln Road and lies immediately south of an existing built up area and north of a band of woodland, towards the southernmost extent of Ingham. The site is within the AGLV and has important views of the Lincoln Cliff. The site has medium landscape sensitivity and medium visual sensitivity. It does not have pedestrian access as there is no footpath on this part of Lincoln Road, although there is a pavement on the opposite side of the road and it may be possible to either provide a crossing point or extend the pavement on the east side of Lincoln Road southwards. A programme of archaeological evaluation may be required.</p> <p>Development would moderately extend the linear development on Lincoln Road and is likely to meet the requirements of Policy LP2 and LP17. The landscape and visual sensitivity of this location is moderated by the presence of an existing built up area immediately north of the site, and a band of woodland screening the site from the landscape to the south. However, the site provides views important to the Lincoln Road Character Area and from a permissive footpath running along the band of woodland to the south and this is identified as green infrastructure (GI 11). Development may therefore result in a minor loss of visual amenity.</p> <p>The site is potentially suitable for allocation subject to consideration of its landscape and visual constraints as part of the site selection process. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	Potentially suitable for allocation
WL/ING/003C	Land east of Lincoln Road	3.4	Agricultural land	N/A	Housing	<p>The site is a large field parcel east of the built up area of Ingham east of Lincoln Road. It is within the AGLV and is exposed to views to and from the Lincoln Cliff. The site has high landscape sensitivity and high visual sensitivity. It has medium surface water flooding risk, and power lines cross the site which may affect development costs. There is no vehicular access to the site, although it may be possible to establish access from Wessex Way to the west, or through sites WL/ING/003A or WL/ING/003B which are in the same ownership. A PRoW runs adjacent to the site, and development could result in a loss of visual amenity.</p> <p>Development would not be acceptable with regard to Policies LP2 and LP17 in this location as it would significantly extend the settlement of Ingham into the</p>	Unsuitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
						<p>open countryside and would be out of keeping with the character of the settlement by extending it far to the SE from its historic core. The impact on the AGLV could be adverse because the site has no defensible boundaries to its east and is exposed to views to and from the Lincoln Cliff. The loss of a large area of the best and most versatile agricultural land would be contrary to Policy LP55.</p> <p>The site is not suitable for allocation chiefly because of the impacts development would have on the AGLV but also because it would extend the settlement into the open countryside and significantly modify the existing character of Ingham. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	Unsuitable for allocation
WL/ING/003D	Land east of Lincoln Road	3.57	Agricultural land	N/A	Housing	<p>The site is a large field parcel isolated in the open countryside away from Ingham to the east of Lincoln Road. The site is within the AGLV and is exposed to views to and from the Lincoln Cliff, and it has high landscape sensitivity and high visual sensitivity. It has medium surface water flooding risk, and power lines cross the site which may affect development costs. There is no vehicular access, and it would not be possible to establish access without additional land (either westwards to Wessex Way or southwards to the B3198). A PRoW crosses the site and development may have adverse impacts on visual amenity. There are potentially significant and/or veteran trees on the eastern boundary within the hedgerow.</p> <p>Development would not be acceptable with regard to Policies LP2 and LP17 in this location as it would significantly extend the settlement of Ingham into the open countryside and would be out of keeping with the character of the settlement by extending it far to the SE from its historic core. The impact on the AGLV could be adverse because the site has little to no screening in places to its east and is exposed to views to and from the Lincoln Cliff. The loss of a large area of the best and most versatile agricultural land would be contrary to Policy LP55.</p> <p>The site is not suitable for allocation chiefly because of the impacts development would have on the AGLV but also because it would extend the settlement into the open countryside and significantly modify the existing character of Ingham. In terms of the sequential test set out in Policy LP4 this</p>	

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
						would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.	Unsuitable for allocation
WL/ING/004	Stow Road, Ingham, Lincoln	7.75	Agricultural land	N/A	Housing	<p>The site is unsuitable for allocation because development of this scale would contradict Policy LP2's recommendations for the size of development in medium villages and would in this case not be in keeping with the character of the settlement of Ingham. Permission was granted in 2016 for 31 dwellings on a field to the southwest (application ref: 130739). While development at this location may have brought site WL/ING/004 within the built-up area of Ingham, the permission has not been implemented, and was granted with regard to policies in the now-superseded West Lindsey Local Plan. Under current policy the site is considered unsuitable owing to its separateness from the settlement and impact on a broad area of open landscape, as well as its potential to significantly alter the form of the village.</p> <p>Access from the site to the village could be an issue with the only access to an adopted road being at the extreme south of the site, which is not well connected to the existing settlement. This would be an out of scale expansion of the village at a considerable distance from its historic core with poor access. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	
WL/ING/005	Land east of Saxon Way, Ingham	1.05	Agricultural land	10	Housing	<p>The site is potentially suitable for allocation. The site is within the AGLV and is situated to the east of Saxon Way. This location has limited exposure to views from the Lincoln Cliff with some screening provided by mature trees and hedgerows.</p> <p>Development in this location would represent a proportionate extension to Ingham's built-up form in an area close to the village core and would therefore meet the requirements of Policy LP2. The promoter proposes 15 dwellings to be serviced by Saxon Way and the highways authority has confirmed that this access would be appropriate. The promoter has also prepared a landscape report which regards that the site is viewed within the visual context of the built-up area of Ingham. However, to ensure that any development meets the requirements of Policy LP17 consultation with WLDC about landscape impact should take place as part of the site selection process.</p>	Potentially suitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
						The site has been considered as Green Infrastructure in the Neighbourhood Plan draft Green Infrastructure Assessment and therefore its loss should be weighed as part of the site selection process. The site falls within the Lincoln Road Character Area and views from the village towards the Lincoln Cliff are particularly important in this area. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.	
INP1	Ingham House, 20 Church Hill, Ingham, LN1 2YG	0.85	Paddock	N/A	Housing	<p>The site is unsuitable for allocation. The site is within the Area of Great Landscape Value (AGLV) and is highly sensitive. The site has some screening with open gaps to its south and east and is therefore visible from a broad area of open countryside, including views from the Lincoln Cliff.</p> <p>The site does not have vehicular access, although the landowner has confirmed this could be taken from the existing access to the property to the north which is in the same ownership. This may require widening the existing access, and care should be taken to avoid impacts on the original parts of a limestone wall within the Conservation Area. The site contributes to the rural character of the edge of Ingham in an area of heritage and landscape constraints. In addition, there is a solar photovoltaic plant on site which may limit capacity. Development would be contrary to Central Lincolnshire Local Plan Policy LP17.</p> <p>The site is also identified as green infrastructure (GI 18) in the draft Green Infrastructure Report. The site falls within the Lincoln Road Character Area and views from the village towards the Lincoln Cliff are particularly important in this area. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	Unsuitable for allocation
INP3	The Builders Yard, Long Lane, Ingham, LN1 2YB	0.07	Builders yard and outbuildings	1	Housing	<p>The site is potentially suitable for allocation. The site is previously developed land adjacent to the built-up area of Ingham and is proposed for one new dwelling where there is currently a builder's yard. The site is well screened to the north and west, and its conversion from its current use to housing would be unlikely to have significant impacts on landscape character.</p> <p>The site is adjacent to a PRow and immediately west of the site the speed limit on Long Lane increases to 60mph. The highways authority has confirmed that the site would be acceptable subject to the westward extension of the 30mph</p>	Potentially suitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
						limit, and to the provision of a footway along Long Lane. The verges (hedges and trees) on Long Lane are identified as green infrastructure (GI 5) in the draft Neighbourhood Plan Green Infrastructure Report – a footway could enhance their amenity value and improve pedestrian safety by providing a link between the PRoW network and the village centre. The site falls within the Grange Lane, West End, Church Hill Character Area but is not considered a sensitive location owing to existing uses. In terms of the sequential test set out in Policy LP4 this would be ranked towards the more suitable end of the sequence as a brownfield site adjacent to the settlement.	
INP4	Rear Paddock and Adjacent Barn, 3, The Green, Ingham	0.44	Paddock and barn	6	Housing	<p>The site is potentially suitable for allocation. The site is proposed for 5 dwellings and a barn conversion. A similar proposal was refused in February 2017 (application ref: 135552) and a subsequent appeal was also refused (Appeal ref: APP/N235/W/17/3172399). The refusals were based both on the now superseded West Lindsey Local Plan and the then emerging Central Lincolnshire Local Plan. In the appeal decision, the inspector found that whilst the impact on the Conservation Area and level of development in the village was manageable, vehicles using the site's narrow access to access the new dwellings to the rear of the site would have a significant adverse effect on the living conditions of the residents of No. 3 The Green, contrary to adopted policy LP26.</p> <p>The access/amenity issue still requires resolution, although both West Lindsey District Council and the highways authority have suggested that access issues can be overcome. Further consultation with the relevant authorities is recommended to establish the level of development that could be supported by the existing access without negative impacts on neighbouring residents.</p> <p>The site is identified as green infrastructure (GI 2) in the draft Neighbourhood Plan Green Infrastructure Report and this should be considered as part of the site selection process. The site straddles two Character Areas: Historic Core and Grange Lane, West End, Church Hill. Development in this location would require sensitive design to mitigate impacts on both the historic core and Conservation Area of the village. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	Potentially suitable for allocation
INP5	3 Church Hill, Ingham,	0.08	House and garden	1	Housing	The site is potentially suitable for allocation. The site is previously developed land which is proposed to accommodate an additional dwelling. The plot is	Potentially suitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
	Lincoln, LN1 2YE					<p>relatively narrow and has access constraints. However, development would cohere well with the existing perimeter of the built-up area of Ingham and is screened from the wider landscape.</p> <p>Access is a significant constraint as the rear of the property would only be accessible through another landowner's parcel and a narrow lane. The lane which would accommodate the access already services two properties and capacity may be a concern. There may also be impacts on the PRoW which runs to the north.</p> <p>It is considered any heritage impacts on the Conservation Area or Grade II listed All Saint's Church would be minor. The site has some potential for archaeological remains and therefore archaeological monitoring may be required as a condition. The site falls within the Historic Core Character Area but is not considered a sensitive location owing to existing uses. In terms of the sequential test set out in Policy LP4 this would be ranked at the most suitable end of the sequence as a brownfield site within the settlement.</p>	Potentially suitable for allocation
INP6	Ashfield House, Grange Lane, Ingham, Lincoln LN1 2YD	0.16	Garden	1	Housing	<p>The site is potentially suitable for allocation. The site consists of two parcels north and south of an existing dwelling in its surrounding gardens, each of which is proposed to accommodate one dwelling. The site is adjacent to the AGLV, contains some mature trees, some owned by third parties. In order to prevent impact on the AGLV or the PRoW running to the east, hedgerows and trees should be retained where possible. The site is relatively exposed to long distance views and the open countryside to the west.</p> <p>The site has high archaeological potential and a heritage impact assessment may be required given the proximity to the Grade II listed Grange Farmhouse. Access is an additional constraint as the lane to the property already services a number of dwellings so there may be capacity issues. The property is also served by a single narrow driveway and therefore two properties as proposed would not be suitable in terms of capacity.</p> <p>It is considered that a total of one dwelling, located either on the north or south parcel, would be the maximum acceptable quantum of development. The site falls within the Grange Lane, West End, Church Hill Character Area but is not considered a sensitive location owing to existing uses. In terms of the sequential test set out in Policy LP4 this would be ranked towards the more suitable end of the sequence as a brownfield site adjacent to the settlement.</p>	

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
INP7	Land north of Cliff Farm House, Ingham, LN1 2YQ	0.62	Barn, agricultural buildings and garden	N/A	Housing	The site is isolated in the countryside and is highly exposed to long distance views from the AGLV with a lack of screening. The site is currently in agricultural use and it is unlikely that Policies LP2 and LP55 would support development on this site unless it was specifically in order to support rural operations. The site lacks adequate vehicular or pedestrian access. In terms of the sequential test set out in Policy LP4 this would be ranked at the least suitable end of the sequence as a brownfield site outside of the settlement.	Unsuitable for allocation
INP9	Field adjacent to The Brambles, Church Lane, Ingham, Lincoln, LN1 2XW	0.18	Greenfield	2	Housing	<p>The site is potentially suitable for allocation. The site is within the AGLV and is visible from both the Conservation Area and the open countryside. However, it is surrounded by existing dwellings on three sides and this part of Ingham has a built-up character. Development would not extend the settlement into the open countryside and would essentially constitute infill.</p> <p>A scheme would be required to incorporate sensitive design to mitigate any impacts on the Conservation Area, listed buildings or other important local landmarks. The site has moderate to high archaeological potential and a heritage impact assessment and archaeological evaluation may be required.</p> <p>There are also constraints with access, as the lane to the site is relatively narrow and already services a number of dwellings, but this is not considered insurmountable.</p> <p>The site is identified as green infrastructure (GI 19) in the draft Green Infrastructure Report and this should be considered as part of the site selection process. The site falls within the Grange Lane, West End, Church Hill Character Area and is a sensitive location because it is an existing open space which contributes to the low to medium density character of this area. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	Potentially suitable for allocation
INP10	Land to rear of Highfield House, West End, Ingham, LN1 2XY	0.05	Greenfield	N/A	Housing	The site is unsuitable for allocation. The site is a small parcel of a paddock to the rear of an existing property on the western edge of Ingham, with no existing access. A planning application (133790) for a single dwelling was refused and subsequently dismissed on appeal on the basis that development would affect the character and appearance of the area. It is not considered that these constraints could be overcome. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.	Not suitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
INP11	Land at Church Hill, Ingham	0.34	Greenfield	N/A	Housing	<p>The site is unsuitable for allocation. The site is within the AGLV and is sensitive to long distance views as the site is not completely screened to the north and east. The site can be viewed from across a scenic area of open countryside including the Lincoln Cliff. It also has important amenity value as it is crossed by a PRow which leads to the Lincoln Cliff from Ingham. The site contributes to the rural character of the edge of Ingham where a number of small fields and smallholdings create a transition from the built-up area to open countryside. In addition, access to the site is narrow and may not be capable of supporting further dwellings.</p> <p>Electricity pylons crossing the site and mature trees and hedgerows are additional constraints. The site falls within the Grange Lane, West End, Church Hill Character Area and is a sensitive location because it is an existing open space which contributes to the low to medium density character of this area. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	Unsuitable for allocation
INP12	Land at rear of Linden House, Grange Close, Ingham, Lincolnshire, LN1 2UY	3.03	Agricultural land	N/A	Housing	<p>The site is unsuitable for allocation. The site is a large area of agricultural land which is relatively isolated from the built-up area of Ingham. Development on a site of this scale would significantly change the character of Ingham and would accommodate a level of growth beyond LP2 for medium villages. In addition, LP55 would discourage the loss of agricultural land. LP17 is relevant as the site is exposed to a broad area of open countryside, and the landscape and visual impacts would be significant.</p> <p>Access is a major constraint, as there is no existing vehicular or pedestrian access. Gaining access may require a long access road through another landowner's land to the west. The site does not cohere well with the settlement pattern of Ingham and development would not conform with Local Plan policy. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	
INP13	Paddock to rear of 3a West End, Ingham,	1.07	Paddock	N/A	Housing	<p>The site is unsuitable for allocation. The site is large enough that development would significantly change the character of this part of Ingham. The paddocks and smallholdings on the edge of Ingham create a transition from the built-up area to open countryside. The site contains some woodland, other mature trees and hedgerows. While it is relatively well visually screened by these features,</p>	

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁸	Proposed use	Summary of assessment	Assessment of suitability for allocation
	Lincoln, LN1 2XY					<p>the removal of any woodland or hedgerows would impact on the open countryside.</p> <p>The site has no vehicular or pedestrian access and is some distance from a road. Access may require the agreement of a different landowner. Development would not conform to LP2 and LP17 in terms of its scale and impact on the landscape. The site falls within the Grange Lane, West End, Church Hill Character Area and is a sensitive location because it is an existing open space which contributes to the low to medium density character of this area. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>	
INP14	Land at Highcliffe Farm, Ingham, LN1 2WE	1.24	Greenfield and storage	N/A	Employment	<p>The site is potentially suitable for partial allocation. The site consists of two parcels, the southern parcel is currently greenfield and is proposed for three storage units, and the northern parcel is currently used for storage. Both parcels have a detailed planning history.</p> <p>In the case of the southern parcel, proposals for business units have been refused due to impacts on the road network and adjacent AGLV. There was also a failure to demonstrate employment uses could not be accommodated in more sustainable locations. No new information is available which would suggest that this southern parcel would be suitable on the grounds of LP5, LP17 and LP55. The southern parcel is therefore not suitable for allocation.</p> <p>The northern parcel was proposed for an agricultural store and this has recently received planning permission (application ref: 141217). The site is relatively well screened and currently in storage use, and has permission for a general agricultural machinery store building. This part of the site could be allocated to show support for the permitted employment use, although an allocation is not necessary given the planning permission. In terms of the sequential test set out in Policy LP4 this would be ranked at the least suitable end of the sequence as a greenfield site outside of the settlement.</p>	Potentially suitable for partial allocation



Figure 4.3: Map of site suitability ratings (source: AECOM)

5. Conclusions

- 5.1 Ingham Parish Council is preparing a Neighbourhood Plan to shape the future growth of Ingham in the context of the adopted Central Lincolnshire Local Plan and the emerging Central Lincolnshire Local Plan review. Ingham is classified as a Medium Village in Local Plan Policy LP2 and is given a growth figure of 15% in LP4.
- 5.2 With a base of 430 dwellings, this allows for an additional 65 dwellings over the plan period. Taking into account recent completions and outstanding dwellings with planning permission, there is no Local Plan requirement for further growth. However, it is expected that the emerging Local Plan will update the housing requirement, and following a call by the Central Lincolnshire authorities for landowners to identify potential sites for future development, Ingham Parish Council conducted its own call for sites. This will allow the community to identify whether there are opportunities to guide future development to more sustainable locations within the parish which will preserve and enhance the setting of the village of Ingham and meet the objectives of the Neighbourhood Plan.
- 5.3 The assessment of sites in Ingham found that, subject to evidence of the need for development, 10 sites are potentially suitable for residential allocation either in their entirety or in part, and an additional site is considered potentially suitable for partial allocation for employment use. These sites are:
- WL/ING/001 – Land off Grange Lane (residential);
 - WL/ING/003A - Land east of Lincoln Road (residential);
 - WL/ING/003B – Land east of Lincoln Road (residential);
 - WL/ING/005 – Land east of Saxon Way (residential);
 - INP3 – The Builders Yard, Long Lane (residential);
 - IN4 – Rear Paddock and Adjacent Barn, 3 The Green (residential);
 - INP5 - 3 Church Hill (residential);
 - INP6 – Ashfield House, Grange Lane (residential);
 - INP9 – Field adjacent to The Brambles, Church Lane (residential); and
 - INP14 – Land at Highcliffe Farm (employment).
- 5.4 Policy LP4 of the Local Plan sets out a sequential test for development sites. Sites should be ranked and allocated in order of brownfield sites within the settlement first, brownfield sites adjacent to the settlement second and greenfield sites adjacent to the settlement last. **Table 4.1** sets out where sites are likely to fall within this ranking, however, it does not provide specific ranking numbers as multiple sites are within the same categories of the sequential test. Instead, it provides an indication of where they may fall in a ranking, but the ultimate decisions made about the order in which sites may be allocated should be made through a process of engagement with WLDC and the community.
- 5.5 10 sites were found to be unsuitable for allocation on the grounds of availability, sustainability and/or potential adverse impacts on the landscape and the environment.

Next Steps

- 5.6 Site-specific recommendations on next steps are provided in **Appendix A** of this report. From the shortlist of suitable sites, the Parish Council should engage with WLDC and the community to select sites for allocation in the NP which best meet the objectives of the NP.

5.7 The site selection process should be based on the following:

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

Viability

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

Affordable Housing

- 5.9 Nine of the 20 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. Two of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area¹⁹. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes²⁰), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.
- 5.10 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

¹⁹ See NPPF para 62-64

²⁰ The Government consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. They intend to bring this forward via a Written Ministerial Statement in due course. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-first-homes-proposals-in-changes-to-the-current-planning-system>

Appendix A Review of HELAA sites

This appendix summarises the findings of the Central Lincolnshire HELAA²¹ and assesses whether the findings can reasonably be applied to this site assessment or whether different findings have been reached. Further detail on the Local Planning Authority's conclusions is available in the relevant documents.

Site Ref.	Site size	Site capacity	HELAA summary What are the site constraints? Is the site available? What is the site promoted for?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Is the HELAA summary reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the summary change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA summary is reasonable and defensible?			
WL/ING/001	3.98	90	<i>TPO adjacent, more than 50% of site Grade 1, 2 or 3 agricultural land, listed building on site, Locally Important Wildlife Site within 500m, Conservation Area within 200m, within Area of Great Landscape Value (AGLV). Available 0-10 years. Promoted for housing. No viability assessment.</i>	No	<i>Site has been submitted to Ingham Call for Sites as INP8 for 10 dwellings. Note application 135656 for 9 dwellings on greenfield was withdrawn in 2017.</i>	No	Yes	<i>The site is potentially suitable for partial allocation subject to the mitigation of constraints. Only the portion parallel to the eastern side of Grange Lane (i.e. the southwestern edge of the site) is suitable for development. In addition, there could be potential harm to the setting of Grade II listed Grange Farmhouse and damage to its historic association to agricultural uses</i>	<i>Policy LP17 sets out that developments should preserve or enhance key local views and vistas, particularly in AGLVs. Development on other parts of the site would impact on rural vistas from this part of Ingham, particularly on Grange Lane, which has a rural quality.</i>

²¹ Available at <https://www.n-kesteven.gov.uk/central-lincolnshire/>

Site Ref.	Site size	Site capacity	HELAA summary What are the site constraints? Is the site available? What is the site promoted for?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Is the HELAA summary reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the summary change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA summary is reasonable and defensible?		<i>otherwise. There are also attractive long-distance views of this heritage asset from Grange Lane which would be harmed by development in this portion of the site.</i>	
WL/ING/002	7.21	162	<i>More than 50% of site Grade 1, 2 or 3 agricultural land, listed building within 200m, Locally Important Wildlife Site within 500m, Conservation Area within 200m, within AGLV. Available 0-10 years. Promoted for housing. No viability assessment.</i>	No	<i>Site has been submitted to Ingham Call for Sites as INP2 for 100-150 dwellings.</i>	No	Yes	<i>The site is unsuitable for allocation because development would lead to a significant impact on the AGLV in contradiction of Policy LP17, including views from and to the Lincoln Cliff, which runs immediately to the east of the site. The site is highly exposed to the open countryside with little screening and steep topography. The site is detached from and is out of scale with the existing</i>	<i>Development of such scale would be out of keeping with the aims of Local Plan Policy LP2 for medium villages and would significantly extend the settlement to the NE. The impact on the AGLV would be considerable as the site is exposed with steep topography, this would not be supported by Policy LP17. Development would lead to a considerable loss of the best and most versatile agricultural land</i>

Site Ref.	Site size	Site capacity	HELAA summary What are the site constraints? Is the site available? What is the site promoted for?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment? Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large? Does more recent or additional information now exist which could change the HELAA findings? Are there any concerns that the HELAA summary is reasonable and defensible?			Is the HELAA summary reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the summary change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
WL/ING/003 ²²	8.25	186	More than 50% of site Grade 1, 2 or 3 agricultural land, listed building within 200m, Locally Important Wildlife Site within 500m, Conservation Area within 200m, within AGLV. Available 0-5 years. Promoted for housing. No viability assessment.	No	No	No	Yes	settlement pattern of Ingham. The site is potentially suitable for partial allocation subject to the mitigation of constraints including the AGLV. Most of the site is unsuitable for development as it would lead to a significant impact on the AGLV and would therefore not conform to Policy LP17. Eastern parts of the site are exposed to the open countryside and currently provide vistas of the Lincoln Cliff. Land to the west of the site was given planning permission for 47 dwellings in 2017, this	which would not be supported by Policy LP55. Development of the whole site would be out of keeping with the aims of Local Plan Policy LP2 for medium villages and would significantly extend the settlement to the SE away from its historic core. The impact on the AGLV would be considerable because the site is highly exposed to views from the Lincoln Cliff. While there has already been recent development along Lincoln Road to the west, development to the east of this site would significantly change the rural character of the landscape. Development would also lead to a

²² Includes parcels WL/ING/003A, WL/ING/003B and WL/ING/003C which were submitted to the HELAA but not fully assessed. For the purposes of this report, only WL/ING/003 is reassessed.

Site Ref.	Site size	Site capacity	HELAA summary What are the site constraints? Is the site available? What is the site promoted for?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Is the HELAA summary reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the summary change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA summary is reasonable and defensible?		<p><i>was prior to the adoption of the Central Lincolnshire Local Plan and was a planning decision based chiefly on the West Lindsey Local Plan. Parcels 3A and 3B are considered potentially suitable because they would continue this line of linear development along Lincoln Road but parcel 3C is considered unsuitable.</i></p>	<p><i>significant loss of the best and most versatile agricultural land which would not be supported by Policy LP55. On balance, portions of the site north and south of land which received planning permission for 47 dwellings, namely parcels 3A and 3B, are potentially suitable for allocation as they would continue the linear development. Please see Appendix B for more detailed assessment of the respective site parcels.</i></p>
WL/ING/004	7.75	174	More than 50% of site Grade 1, 2 or 3 agricultural land, listed building within 200m, Locally Important Wildlife Site within 500m, Conservation Area	No	No	No	Yes	<p>The site is unsuitable for allocation because development of this scale would contradict Policy LP2's recommendations for the size of development in medium villages. Access</p>	<p>Policy LP2 sets out that typically proposals in medium villages should be on sites of up to 9 dwellings, or in exceptional circumstances, up to 25 dwellings. This site is of too large a scale for a village</p>

Site Ref.	Site size	Site capacity	HELAA summary What are the site constraints? Is the site available? What is the site promoted for?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment? Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large? Does more recent or additional information now exist which could change the HELAA findings? Are there any concerns that the HELAA summary is reasonable and defensible?			Is the HELAA summary reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the summary change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			<i>within 200m, AGLV within 200m. Available 0-5 years. Promoted for housing. No viability assessment.</i>					<i>from the site to the village is a concern with the only access to an adopted road is at the extreme south of the site, reducing mobility and cohesion with the village. This would be an out of scale expansion of the village far to the SW from its historic core with poor access.</i>	<i>such as Ingham to accommodate. Development would lead to a significant loss of the best and most versatile agricultural land which would not be supported by Policy LP55.</i>
WL/ING/005	1.05	27	<i>Within AGLV. Available 0-5 years. Promoted for housing. Viability assessment completed and site is confirmed viable.</i>	No	No	No	Yes	<i>The site is potentially suitable for allocation. The site is within the AGLV and has some exposure to views from the Lincoln Cliff. However, the site is seen within the visual context of the built-up area of Ingham, reducing its landscape and visual sensitivity.</i>	<i>The site is potentially suitable. The site is a proportionate extension of Ingham's built-up area in regard to Policy LP2. Visual screening and buffering of the site are likely needed to ensure that development meets the requirements of Policy LP17 by reducing any impacts on the AGLV.</i>

Appendix B Individual Site Assessments

WL/ING/003A

1. Site Details	
Site Reference / Name	WL/ING/003A
Site Address / Location	Land east of Lincoln Road
Gross Site Area (Hectares)	0.50
SHLAA/SHELAA Reference (if applicable)	WL/ING/003A
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5-6 bungalows (proposed by landowner)
Site identification method / source	HELAA
Planning history	N/A
Neighbouring uses	Residential to north, agricultural land to east, doctor's surgery to south, residential to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Area of Great Landscape Value
- Nitrate Vulnerable Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

Site is at risk of surface water flooding?

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Medium Risk
Entire site is affected by high risk of surface water flooding.

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from Lincoln Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - pavement on Lincoln Road</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - only via road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - power lines crossing site</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	400-800m	>800m

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>The site has medium landscape sensitivity. The site falls within the AGLV and provides important views of the Lincoln Cliff from Lincoln Road. However, the site's proximity to built up areas immediately to the north and south significantly lessens the impact development would have on the wider landscape and the AGLV. Development in this location would fill in a gap in the linear built up area along Lincoln Road. The landscape setting in this location is important for the character of Ingham and the Lincoln Road Character Area.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>The site has medium visual sensitivity. While the site does provide views of the Lincoln Cliff, its sensitivity is moderated by the close presence of residential and modern development. When viewed from Lincoln Road, to the north, the backs of houses off Saxon Way are visible, and to the south, the modern doctor's surgery building and car park. The site represents a gap in the linear development along Lincoln Road and has a visual context influenced by existing development. Development would impact on views of the Lincoln Cliff from proposed Local Green Space 2 on Lincoln Road and this would represent a significant loss of visual amenity.</p>

Heritage Constraints

2. Assessment of Suitability

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

Planning Policy Constraints

<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>LP2, LP4, LP17</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

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

4. Assessment of Viability

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

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>5-6 (proposed by landowner)</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable Yes - power lines crossing site</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation. The site is on the east side of Lincoln Road and forms a gap in the linear development between Saxon Way and the Doctor's Surgery. It is within the AGLV and has important views of the Lincoln Cliff from the Lincoln Road Character Area and the proposed Local Green Space 2 on Lincoln Road which is adjacent to the site. The site has medium landscape sensitivity and medium visual sensitivity, which are moderated by the presence of existing built-up areas immediately north and south of the site. There is a risk of surface water flooding across the entire site, and power lines cross the site which may result in additional development costs. A programme of archaeological evaluation may be required.</p> <p>On balance, development in this location would continue the linear development on Lincoln Road and is likely to meet the requirements of adopted Policies LP2 and LP17. However, it should be noted that the site provides views important to the Lincoln Road Character Area, and the views from the adjacent proposed Local Green Space are highlighted as important in the draft Green Infrastructure study. Development may therefore result in a significant loss of visual amenity, although the landowner is proposing to set aside an area for SuDS and landscaping at the north of the site, which may allow for continued intervisibility with the surrounding landscape. The landowner is also proposing lower density development than could be accommodated on the site, which may mitigate the visual impact.</p> <p>The site is potentially suitable for allocation subject to consideration of its landscape and visual constraints as part of the site selection process, and to mitigation of surface water flood risk. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

WL/ING/003B

1. Site Details	
Site Reference / Name	WL/ING/003B
Site Address / Location	Land east of Lincoln Road
Gross Site Area (Hectares)	0.50
SHLAA/SHELAA Reference (if applicable)	WL/ING/003B
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	6-7 dwellings – 3 detached houses and 3-4 bungalows (proposed by landowner)
Site identification method / source	HELAA
Planning history	N/A
Neighbouring uses	Residential to north, agricultural land to east, woodland to south, residential to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Area of Great Landscape Value
- Nitrate Vulnerable Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - no vehicular access currently but potential to achieve access from Lincoln Road</i></p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No - unless pavement can be extended south along Lincoln Road</i></p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - only via road</i></p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site has medium landscape sensitivity. The site falls within the AGLV and provides important views of the Lincoln Cliff from Lincoln Road. However, the site's proximity to the built up area immediately to the north significantly lessens the impact development would have on the wider landscape and the AGLV. The site is also screened from the landscape to the south by a band of woodland. Development in this location would extend the linear built up area along Lincoln Road in a limited manner. This landscape setting in this location is important for the character of Ingham and the Lincoln Road Character Area.

2. Assessment of Suitability

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

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site has medium visual sensitivity. While the site does provide views of the Lincoln Cliff, its sensitivity is moderated by the close presence of residential and modern development. When viewed from Lincoln Road, development to the immediate north is visible and a band of woodland to the south prevents views of the open countryside in this direction. Development would constitute a proportionate extension of the linear development along Lincoln Road and has a visual context influenced by existing development. Development may impact on views from a permissive footpath which runs along the band of woodland to the south of the site and this would represent a minor loss of visual amenity.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

LP2, LP4, LP17

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

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

4. Assessment of Viability

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

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>6-7 (proposed by landowner)</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation. The site is on the east side of Lincoln Road and lies immediately south of an existing built up area and north of a band of woodland, towards the southernmost extent of Ingham. The site is within the AGLV and has important views of the Lincoln Cliff. The site has medium landscape sensitivity and medium visual sensitivity. It does not have pedestrian access as there is no footpath on this part of Lincoln Road, although there is a pavement on the opposite side of the road and it may be possible to either provide a crossing point or extend the pavement on the east side of Lincoln Road southwards. A programme of archaeological evaluation may be required.</p> <p>Development would moderately extend the linear development on Lincoln Road and is likely to meet the requirements of Policy LP2 and LP17. The landscape and visual sensitivity of this location is moderated by the presence of an existing built up area immediately north of the site, and a band of woodland screening the site from the landscape to the south. However, the site provides views important to the Lincoln Road Character Area and from a permissive footpath running along the band of woodland to the south and this is identified as green infrastructure (GI 11). Development may therefore result in a minor loss of visual amenity. The landowner is proposing lower density development than could be accommodated on the site, which may mitigate the visual impact.</p> <p>The site is potentially suitable for allocation subject to consideration of its landscape and visual constraints as part of the site selection process. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

WL/ING/003C

1. Site Details	
Site Reference / Name	WL/ING/003C
Site Address / Location	Land east of Lincoln Road
Gross Site Area (Hectares)	3.40
SHLAA/SHELAA Reference (if applicable)	WL/ING/003C
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	0
Site identification method / source	HELAA
Planning history	N/A
Neighbouring uses	Residential to north, agricultural land to east, woodland to south, residential to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Area of Great Landscape Value
- Nitrate Vulnerable Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Medium Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - access would have to be facilitated via alternative land</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from PRoW Ingh 21/1</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - only via road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - although PRoW Ingh 21/1 adjacent</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes - power lines crossing site
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-800m	>800m

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: red;">The site has high landscape sensitivity. The site falls within the AGLV and is exposed to long distance views to and from the Lincoln Cliff. The site has no defensible boundaries to the east. Development would significantly extend Ingham's built up area into the open countryside and into an area highly sensitive owing to its proximity to the Lincoln Cliff, the key feature of the AGLV. This landscape setting is important for the character of Ingham and the Lincoln Road Character Area.</p>
---	---

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>The site has high visual sensitivity. The site has no defensible boundaries to its east and is therefore entirely exposed to views to and from the Lincoln Cliff. The site is prominent in long distance views from the Lincoln Cliff as a foreground to the built up area of Ingham to the west. PRow Ingh 21/1, which runs adjacent to the site to its north, provides a scenic walking route to the east of Ingham with excellent views of the Lincoln Cliff to the east. Development in this location would have adverse visual impacts on the AGLV and represent a major loss of visual amenity.</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>LP2, LP4, LP17</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes

3. Assessment of Availability

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

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - power lines crossing site
--	---------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>0</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>The site is not currently suitable, available and achievable Yes - power lines crossing site</p>
<p>Summary of justification for rating</p>	<p>The site is a large field parcel east of the built up area of Ingham east of Lincoln Road. It is within the AGLV and is exposed to views to and from the Lincoln Cliff. The site has high landscape sensitivity and high visual sensitivity. It has medium surface water flooding risk, and power lines cross the site which may affect development costs. There is no vehicular access to the site, although it may be possible to establish access from Wessex Way to the west, or through sites WL/ING/003A or WL/ING/003B which are in the same ownership. A PRoW runs adjacent to the site, and development could result in a loss of visual amenity.</p> <p>Development would not be acceptable with regard to Policies LP2 and LP17 in this location as it would significantly extend the settlement of Ingham into the open countryside and would be out of keeping with the character of the settlement by extending it far to the SE from its historic core. The impact on the AGLV could be adverse because the site has no defensible boundaries to its east and is exposed to views to and from the Lincoln Cliff. The loss of a large area of the best and most versatile agricultural land would be contrary to Policy LP55.</p> <p>The site is not suitable for allocation chiefly because of the impacts development would have on the AGLV but also because it would extend the settlement into the open countryside and significantly modify the existing character of Ingham. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

WL/ING/003D

1. Site Details

Site Reference / Name	WL/ING/003D
Site Address / Location	Land east of Lincoln Road
Gross Site Area (Hectares)	3.57
SHLAA/SHELAA Reference (if applicable)	WL/ING/003
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	0
Site identification method / source	HELAA
Planning history	N/A
Neighbouring uses	Residential to north-west, agricultural land to north and east, woodland to south, agricultural land to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Area of Great Landscape Value
- Nitrate Vulnerable Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Medium Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - access would have to be facilitated via alternative land</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from PRow Ingh 21/1</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - only via road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - PRow Ingh 21/1 crosses the site</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - potentially some significant trees along eastern boundary</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - potentially some veteran trees along eastern boundary</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes - power lines crossing site

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The site has high landscape sensitivity. The site falls within the AGLV and is exposed to long distance views to and from the Lincoln Cliff. The site has an existing hedgerow with little to no screening in many sections to the east. Development would significantly extend Ingham's built up area into the open countryside and into an area highly sensitive owing to its proximity to the Lincoln Cliff, the key feature of the AGLV. This landscape setting is important for the character of Ingham and the Lincoln Road Character Area.

2. Assessment of Suitability

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

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site has high visual sensitivity. The site has an existing hedgerow to its east but this offers little to no screening in many sections where it is lower or there are gaps. The site has a rural visual context as it is fully detached from the settlement and is only adjacent to the built up area at its far north perimeter. The site is prominent in long distance views from the Lincoln Cliff as a foreground to the built up area of Ingham which is beyond another parcel of field to the west. PRow Ingh 21/1 crosses the site and then runs alongside the eastern perimeter of most of the southern two thirds of the site. This provides a scenic walking route to the east of Ingham with excellent views of the Lincoln Cliff to the east. Development on this location would have adverse visual impacts on the AGLV and represent a major loss of visual amenity.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

LP2, LP4, LP17

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability

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

4. Assessment of Viability

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

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>0</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>The site is not currently suitable, available and achievable</p> <p>Yes - power lines crossing site</p>
<p>Summary of justification for rating</p>	<p>The site is a large field parcel isolated in the open countryside away from Ingham to the east of Lincoln Road. The site is within the AGLV and is exposed to views to and from the Lincoln Cliff, and it has high landscape sensitivity and high visual sensitivity. It has medium surface water flooding risk, and power lines cross the site which may affect development costs. There is no vehicular access, and it would not be possible to establish access without additional land (either westwards to Wessex Way or southwards to the B3198). A PRoW crosses the site and development may have adverse impacts on visual amenity. There are potentially significant and/or veteran trees on the eastern boundary within the hedgerow.</p> <p>Development would not be acceptable in regard to Policies LP2 and LP17 in this location as it would significantly extend the settlement of Ingham into the open countryside and would be out of keeping with the character of the settlement by extending it far to the SE from its historic core. The impact on the AGLV could be adverse because the site has little to no screening in places to its east and is exposed to views to and from the Lincoln Cliff. The loss of a large area of the best and most versatile agricultural land would be contrary to Policy LP55. The site is not suitable for allocation chiefly because of the impacts development would have on the AGLV but also because it would extend the settlement into the open countryside and significantly modify the existing character of Ingham. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

INP1

1. Site Details

Site Reference / Name	INP1
Site Address / Location	Ingham House, 20 Church Hill, Ingham, LN1 2YG
Gross Site Area (Hectares)	0.85
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock/Garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	8
Site identification method / source	Call for Sites
Planning history	128722 - Planning application for installation of 25 kWp ground mounted array of photovoltaic panels. Granted with conditions 17/08/12.
Neighbouring uses	Single dwelling and garden to north, agricultural to east and south, paddock to west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes - Area of Great Landscape Value Site is also within a Nitrate Vulnerable Zone Adjacent to Primary Use Natural and Semi-Natural Greenspace (Publicly Accessible)</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Grade 3a but in use as a garden</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access may be possible from Church Hill but should avoid damage to original part of limestone wall in Conservation Area. There are also visibility concerns.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - no footway on Church Hill.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - PRoW footpath Ingh 21/1 runs to western perimeter of site..</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - west of site has a number of mature trees which could potentially be significant</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - potentially veteran or ancient trees to west of site</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>No - unlikely given site's use as a garden</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Yes - site contains four banks of solar photovoltaics producing 25 kWp and associated connection to electricity grid.</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Yes - development could negatively impact on the adjacent open space and PRow Ingh 21/1 to the west.</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	400-800m	>1200m	400-1200m	>3900m	<400m	>800m

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: red;">High sensitivity - the site is within the AGLV and is visible from a broad area of open countryside including the Lincoln Cliff and Church Hill. In addition, part of the site is adjacent to the Conservation Area.</p>
--	---

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - the site is not well visually screened to the south and east where there are low shrub hedgerows, meaning that the site is highly exposed to long distance views from the Lincoln Cliff within the AGLV. In addition, the entrance of Church Hill into Ingham may be impacted by creating an access to the site. There are also impacts on the amenity of PRow Ingh 21/1.</p>
<h3>Heritage Constraints</h3>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<h3>Planning Policy Constraints</h3>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p> <p>The site forms part of the gardens of the neighbouring house.</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Yes - it is unclear if vehicular access can be secured from Church Hill through land to the north.</p>
<p>Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>0-5 years</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Yes - the site contains a solar photovoltaic farm and associated electricity lines. This may affect viability.</p>
---	---

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>8 low-energy, sustainable dwellings proposed by landowner.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Yes - the site contains a solar photovoltaic farm and associated electricity lines. This may affect viability.</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation. The site is within the Area of Great Landscape Value (AGLV) and is highly sensitive. This site has some screening with open gaps to its south and east and is therefore visible from a broad area of open countryside, including views from the Lincoln Cliff.</p> <p>The site does not have vehicular access, although the landowner has confirmed this could be taken from the existing access to the property to the north which is in the same ownership. This may require widening the existing access, and care should be taken to avoid impacts on the original parts of a limestone wall within the Conservation Area. The site contributes to the rural character of the edge of Ingham in an area of heritage and landscape constraints. In addition, there is a solar photovoltaic plant on site which may limit capacity. Development would be contrary to Central Lincolnshire Local Plan Policy LP17.</p> <p>The site is also identified as green infrastructure (GI 18) in the draft Green Infrastructure Report. The site falls within the Lincoln Road Character Area and views from the village towards the Lincoln Cliff are particularly important in this area. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

INP3

1. Site Details

Site Reference / Name	INP3
Site Address / Location	The Builders Yard, Long Lane, Ingham, LN1 2YB
Gross Site Area (Hectares)	0.07
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Builders yard and outbuildings
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1
Site identification method / source	Call for Sites
Planning history	139818 - Outline planning application to erect 1 no. dwelling - all matters reserved - resubmission of 137858. Withdrawn by applicant. 137858 - Outline planning permission to erect 1no. dwelling - all matters reserved. Withdrawn by applicant.
Neighbouring uses	Garden to north, residential to east, agricultural to south and west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes – Within a Nitrate Vulnerable Zone</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access may be possible from Long Lane although adjacent to 60 mph speed limit to the west and the 30mph would need to be extended to the west as confirmed by the highways authority.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing pedestrian access via PRoW footpath Ingh 26/1 on Long Lane. However, there is no footway on Long Lane so this is via the road which may be a concern.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No – however, PRoW footpath Ingh 26/1 runs adjacent at the southern perimeter of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown - is a possibility as site is used for storage
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	>3900m	<400m	>800m

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Low sensitivity - the site is currently occupied by a builder's yard and does not contribute to the quality of landscape.
---	---

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity - the site is visually screened by existing dwellings and trees from the open countryside. However, as an entrance to the village it does have importance. Its current use means that it currently provides low visual amenity. There are also potential impacts on the amenity of PRoW Ingh 26/1.</p>
--	---

Heritage Constraints

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

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

Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
--	------------

<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
---	----------------------------------

<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
---	---------------

<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>
---	---

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

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

4. Assessment of Viability

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

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1 dwelling
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	N/A

<p>Overall rating (<i>Red/Amber/Green</i>)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, and available</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation. The site is previously developed land adjacent to the built-up area of Ingham and is proposed for one new dwelling where there is currently a builder's yard. The site is well screened to the north and west, and its conversion from its current use to housing would be unlikely to have significant impacts on landscape character.</p> <p>The site is adjacent to a PRoW and immediately west of the site the speed limit on Long Lane increases to 60mph.. The highways authority has confirmed that the site would be acceptable subject to the westward extension of the 30mph limit, and to the provision of a footway along Long Lane. The verges (hedges and trees) on Long Lane are identified as green infrastructure (GI 5) in the draft Neighbourhood Plan Green Infrastructure Report – a footway could enhance their amenity value and improve pedestrian safety by providing a link between the PRoW network and the village centre. The site falls within the Grange Lane, West End, Church Hill Character Area but is not considered a sensitive location owing to existing uses. In terms of the sequential test set out in Policy LP4 this would be ranked towards the more suitable end of the sequence as a brownfield site adjacent to the settlement.</p>

INP4

1. Site Details

Site Reference / Name	INP4
Site Address / Location	Rear Paddock and Adjacent Barn, 3, The Green, Ingham
Gross Site Area (Hectares)	0.44
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock and barn
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	6
Site identification method / source	Call for Sites
Planning history	135522 - Planning application for proposed 5 new detached dwellings with detached double garages to land at the rear of 3 The Green, Ingham. Refused 10/02/17, and refused on appeal (APP/N235/W/17/3172399).
Neighbouring uses	Village green to north, residential to east, playing field to south, residential to west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes - adjacent to Important Open Space, Amenity Greenspace, Outdoor Sports Facilities, Primary Use Natural and Semi-Natural Greenspace (Not identified as Publicly Accessible)</p> <p>Site is also within a Nitrate Vulnerable Zone</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Grade 3a but in use as informal paddock</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing vehicular access via driveway from The Green within site boundary. This is narrow but could potentially service a small number of dwellings.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing pedestrian access via driveway from The Green.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - no dedicated cycle access so would be via road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - much of site has a parkland character with a number of potentially significant trees which can be seen from afar</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - site contains several potentially veteran or ancient trees throughout</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely given site's use as a paddock

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site is visible from the village green and school playing fields. However, it is relatively well screened from view in both locations. The mature trees in the site complement the rural landscape, particularly to the south and are therefore of note.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is visually screened by thick vegetation and it is very narrow where it is visible from the village green and the wider Conservation Area. However, mature trees provide visual interest from the school playing fields.</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Conservation Area, 33 The Green, School and Attached School House, The Generous Britain Public House</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Village Green, Important Open Space</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

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

4. Assessment of Viability

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

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>5 new dwellings and a barn conversion adding up to 6 units in total.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, and available.</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation. The site is proposed for 5 dwellings and a barn conversion. A similar proposal was refused in February 2017 (application ref: 135552) and a subsequent appeal was also refused (Appeal ref: APP/N235/W/17/3172399). The refusals were based both on the now superseded West Lindsey Local Plan and the then emerging Central Lincolnshire Local Plan. In the appeal decision, the inspector found that whilst the impact on the Conservation Area and level of development in the village was manageable, vehicles using the site's narrow access to access the new dwellings to the rear of the site would have a significant adverse effect on the living conditions of the residents of No. 3 The Green, contrary to adopted policy LP26.</p> <p>The access/amenity issue still requires resolution, although both West Lindsey District Council and the highways authority have suggested that access issues can be overcome. Further consultation with the relevant authorities is recommended to establish the level of development that could be supported by the existing access without negative impacts on neighbouring residents.</p> <p>The site is identified as green infrastructure (GI 2) in the draft Neighbourhood Plan Green Infrastructure Report and this should be considered as part of the site selection process. The site straddles two Character Areas: Historic Core and Grange Lane, West End, Church Hill. Development in this location would require sensitive design to mitigate impacts on both the historic core and Conservation Area of the village. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

INP5

1. Site Details

Site Reference / Name	INP5
Site Address / Location	3 Church Hill, Ingham, Lincoln, LN1 2YE
Gross Site Area (Hectares)	0.08
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	House and garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Residential on all sides



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Area of Great Landscape Value
Site is also within a Nitrate Vulnerable Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - submission states access to be negotiated with neighbour. Front of property has access from Church Hill but rear has no existing access. Would require agreement of neighbour to provide access from lane.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - no existing pedestrian access to rear of property and would require negotiation with other landowner. No pavements at front of property on Church Hill.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No - unlikely given site's use as a garden
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Unknown
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is currently occupied by a house and garden. Despite being in the AGLV, it is well screened from the landscape and relatively concealed from the open countryside.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is narrow with some screening meaning that it cannot be fully viewed from Church Hill. However, the site is partially visible from All Saints' Church and the wider Conservation Area and therefore is somewhat sensitive.</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Conservation Area, Church of All Saints</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Yes - it is unclear if vehicular access can be secured to the rear of the property and may require negotiation with different landowner.
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	N/A

4. Assessment of Viability

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

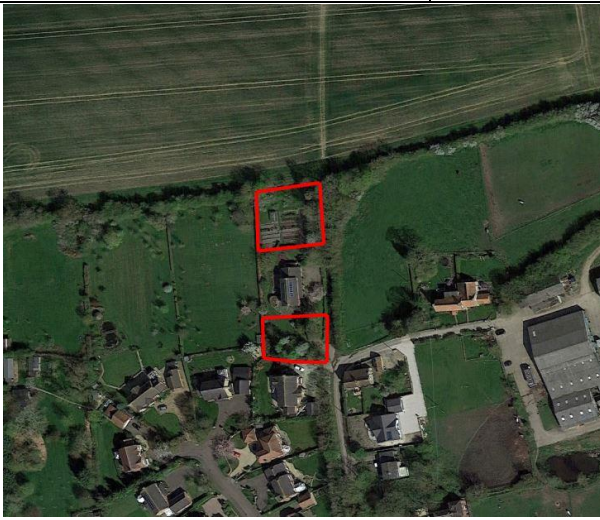
5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>1 dwelling</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation. The site is previously developed land which is proposed to accommodate an additional dwelling. The plot is relatively narrow and has access constraints. However, development would cohere well with the existing perimeter of the built-up area of Ingham and is screened from the wider landscape.</p> <p>Access is a significant constraint as the rear of the property would only be accessible through another landowner's parcel and a narrow lane. The lane which would accommodate the access already services two properties and capacity may be a concern. There may also be impacts on the PRow which runs to the north.</p> <p>It is considered any heritage impacts on the Conservation Area or Grade II listed All Saint's Church would be minor. The site has some potential for archaeological remains and therefore archaeological monitoring may be required as a condition. The site falls within the Historic Core Character Area but is not considered a sensitive location owing to existing uses. In terms of the sequential test set out in Policy LP4 this would be ranked at the most suitable end of the sequence as a brownfield site within the settlement.</p>

INP6

1. Site Details

Site Reference / Name	INP6
Site Address / Location	Ashfield House, Grange Lane, Ingham, Lincoln LN1 2YD
Gross Site Area (Hectares)	0.16
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to north and east, residential to south, greenfield to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - adjacent to Area of Great Landscape Value
Site is also within a Nitrate Vulnerable Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing vehicular access via lane off Grange Lane. Property contains driveway which could only service one further dwelling on either parcel rather than two dwellings. Grange Lane already services several properties and is narrow so capacity of concern.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing pedestrian access via PRow footpath Ingh 22/1 and driveway. Lack of footway potential concern given narrow lane access.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - no dedicated cycle access so would be via road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - PRow footpath Ingh 22/1 runs to east perimeter of site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - some possibly significant trees along eastern perimeter and in southern parcel of site</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - some possibly significant trees along eastern perimeter and in southern parcel of site</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely given site's use as a garden

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes - development could negatively impact on PRow Ingh 22/1

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	400-800m	>1200m	400-1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site is not fully screened from the open countryside to the north and west. The site is also adjacent to the AGLV but better screened on its eastern perimeter by mature trees.

2. Assessment of Suitability

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

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity - the site contributes to the low density rural character of this part of Ingham with mature trees. It also provides the setting for part of PRow Ingh 22/1.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Within the existing built up area (infill)

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

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

4. Assessment of Viability

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

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>2 dwellings, in two separate parcels, one at rear and one at front of existing property.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation. The site consists of two parcels north and south of an existing dwelling in its surrounding gardens, each of which is proposed to accommodate one dwelling. The site is adjacent to the AGLV, contains some mature trees, some owned by third parties. In order to prevent impact on the AGLV or the PRow running to the east, hedgerows and trees should be retained where possible. The site is relatively exposed to long distance views and the open countryside to the west.</p> <p>The site has high archaeological potential and a heritage impact assessment may be required given the proximity to the Grade II listed Grange Farmhouse. Access is an additional constraint as the lane to the property already services a number of dwellings so there may be capacity issues. The property is also served by a single narrow driveway and therefore two properties as proposed would not be suitable in terms of capacity.</p> <p>It is considered that a total of one dwelling, located either on the north or south parcel, would be the maximum acceptable quantum of development. The site falls within the Grange Lane, West End, Church Hill Character Area but is not considered a sensitive location owing to existing uses. In terms of the sequential test set out in Policy LP4 this would be ranked towards the more suitable end of the sequence as a brownfield site adjacent to the settlement.</p>

INP7

1. Site Details

Site Reference / Name	INP7
Site Address / Location	Land north of Cliff Farm House, Ingham, LN1 2YQ
Gross Site Area (Hectares)	0.62
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Barn, agricultural buildings and garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to north and east, farmhouse and barns to south, agricultural to west



Site photo not available

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes – Site is in a Nitrate Vulnerable Zone and within a Source Protection Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Corn Bunting, Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No - whilst this portion of the farm has a dedicated track access from Middle Street / B1398 this track is only suitable for tractors or 4x4 vehicles. Access could possibly be converted into a driveway suitable for all vehicles.</i></p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No - no existing pedestrian access and relatively isolated in the countryside. There are no footpaths on Church Hill or the B1398 and pedestrians would therefore have to use roads.</i></p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>No</i></p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>No</i></p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	Unknown - is a possibility as site is used for agricultural storage
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Unknown
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	>3900m	>1200m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site is very exposed to a broad area of flat open countryside with little to no screening. It is not within the AGLV but is visible from parts of the AGLV to the west.

2. Assessment of Suitability

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

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity - the site is visible from a broad area of open countryside, and provides the visual setting for part of PRow Ingh 17A/1. However, the site itself does not contain highly valued features.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

A mix of greenfield and previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

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

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown - the site contains barns and agricultural storage facilities likely requiring demolition for development.
--	--

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No capacity provided by submission, AECOM method has determined capacity for 14 dwellings.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Unknown - the site contains barns and agricultural storage facilities likely requiring demolition for development.</p>
<p>Summary of justification for rating</p>	<p>The site is isolated in the countryside and is highly exposed to long distance views from the AGLV with a lack of screening. The site is currently in agricultural use and it is unlikely that Policies LP2 and LP55 would support development on this site unless it was specifically in order to support rural operations. The site lacks adequate vehicular or pedestrian access. In terms of the sequential test set out in Policy LP4 this would be ranked at the least suitable end of the sequence as a brownfield site outside of the settlement.</p>

INP9

1. Site Details	
Site Reference / Name	INP9
Site Address / Location	Field adjacent to The Brambles, Church Lane, Ingham, Lincoln, LN1 2XW
Gross Site Area (Hectares)	0.18
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	No capacity proposed
Site identification method / source	Call for Sites
Planning history	M05/P/0997 - Planning application for a proposed garage. Granted with time limit and conditions 15/11/05.
Neighbouring uses	Agricultural to north, residential to east, south and west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Area of Great Landscape Value
Site is also in a Nitrate Vulnerable Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Priority Species for CS Targeting - Lapwing - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing vehicular access via lane off Church Lane. However this narrow lane services a number of properties so capacity may be of concern.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - no existing pedestrian access owing to lack of footway on Church Lane but this could be potentially be created.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - no dedicated cycle access so would be via road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as greenfield
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown - greenfield space accessible from adjacent properties in residential area may be used informally for outdoor activities.

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <li style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <li style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <li style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: orange; margin-top: 20px;">Medium sensitivity - the site provides a rural landscape setting for adjacent dwellings in this part of Ingham and is within the AGLV. The site is not well visually screened to open countryside to the north and therefore is visible from a broad area of farmland.</p>
--	--

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site provides an attractive rural setting for adjacent dwellings and is visible from the Conservation Area and open countryside to the north. It may especially impact on views from Grange Lane. However, it has a relatively urban context and development would not fundamentally change the visual character of its immediate context.</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

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

4. Assessment of Viability

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

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No capacity provided by submission, capacity for 2 dwellings considered suitable.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>6-10 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation. The site is within the AGLV and is visible from both the Conservation Area and the open countryside. However, it is surrounded by existing dwellings on three sides and this part of Ingham has a built-up character. Development would not extend the settlement into the open countryside and would essentially constitute infill.</p> <p>A scheme would be required to incorporate good design to mitigate any impacts on the Conservation Area, listed buildings or other important local landmarks. The site has moderate to high archaeological potential and a heritage impact assessment and archaeological evaluation may be required.</p> <p>There are also constraints with access, as the lane to the site is relatively narrow and already services a number of dwellings, but this is not considered insurmountable. The site is identified as green infrastructure (GI 19) in the draft Green Infrastructure Report and this should be considered as part of the site selection process. The site falls within the Grange Lane, West End, Church Hill Character Area and is a sensitive location because it is an existing open space which contributes to the low to medium density character of this area. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

INP10

1. Site Details

Site Reference / Name	INP10
Site Address / Location	Land to rear of Highfield House, West End, Ingham, LN1 2XY
Gross Site Area (Hectares)	0.05
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1
Site identification method / source	Call for Sites
Planning history	133790 - Outline planning application for the erection of a single dwelling - all matters reserved. Refused 12/02/16. Appeal dismissed 22/04/16. 135754 - Outline planning application for the erection - all matters reserved. Withdrawn by applicant. 136398 - Outline planning application to erect 1no. dwelling with all matters reserved. Withdrawn by applicant. Adjacent: 137963 - Outline planning application to erect 1no. dwelling with all matters reserved - resubmission of 136398. Granted with time limit and conditions 12/10/18.
Neighbouring uses	Paddock to north, residential to east, greenfield to south and west



Site photo not available

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes – Site is in a Nitrate Vulnerable Zone</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Grade 3a but in use as informal paddock</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – there is vehicular access via a driveway from The Green.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - no existing pedestrian access as to rear of property.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - potentially on north perimeter of site</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - potentially on north perimeter of site</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely given site's use as a paddock

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site is a small part of a paddock to the rear of existing dwellings. It is relatively exposed to the landscape to the south owing to low hedgerows. It is therefore somewhat sensitive. Although its size limits any impacts of development on the character of the wider landscape.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is a small part of a paddock to the rear of existing dwellings. It is visible from a broad area of open countryside to the south as the site's low hedgerows do not provide good screening. The small size of the site limits its visual amenity.</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Yes - it is unclear if vehicular access can be secured from Highfield House.
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years

4. Assessment of Viability

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

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>1 dwelling</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, and available. Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation. The site is a small parcel of a paddock to the rear of an existing property on the western edge of Ingham, with no existing access. A planning application (133790) for a single dwelling was refused and subsequently dismissed on appeal on the basis that development would affect the character and appearance of the area. It is not considered that these constraints could be overcome. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

INP11

1. Site Details	
Site Reference / Name	INP11
Site Address / Location	Land at Church Hill, Ingham
Gross Site Area (Hectares)	0.34
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	9
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to north and east, residential to south and west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes - Area of Great Landscape Value Site is in a Nitrate Vulnerable Zone</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing vehicular access via lane off Church Hill. However this narrow lane services a number of properties so capacity may be of concern.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing pedestrian access via PRow footpath Ingh 20/2 which runs along the southern perimeter of the site.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - no dedicated cycle access so would be via road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - PRoW footpath Ingh 20/2 runs along the southern perimeter of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - potentially along hedgerows to north and eastern perimeter of site</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - potentially along hedgerows to north and eastern perimeter of site</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as greenfield
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes - high voltage electricity pylons cross northern part of site
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Yes - development could negatively impact on PRow Ingh 20/2.

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	High sensitivity - the site is within the AGLV and is visible from a broad area of open countryside to the east including the Lincoln Cliff. The site adds to the rural landscape setting of the east of Ingham and is very sensitive to long distance views from the higher terrain to the east.
---	---

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - the site provides part of the visual setting of the east of Ingham, which has a rural character when viewed from the Lincoln Cliff due to surviving small fields and other smallholdings. Development would impact on the visual setting for PRoW Ingh 20/2 which crosses the site.</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

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

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Yes - the site contains high voltage power lines.</p>
---	--

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>Submission stated minimum of 4 plots</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i></p>	<p>Red: The site is not currently suitable, available and achievable Yes - the site contains high voltage power lines.</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation. The site is within the AGLV and is sensitive to long distance views as the site is not completely screened to the north and east. The site can be viewed from across a scenic area of open countryside including the Lincoln Cliff. It also has important amenity value as it is crossed by a PRow which leads to the Lincoln Cliff from Ingham. The site contributes to the rural character of the edge of Ingham where a number of small fields and smallholdings create a transition from the built-up area to open countryside. In addition, access to the site is narrow and may not be capable of supporting further dwellings.</p> <p>Electricity pylons crossing the site and mature trees and hedgerows are additional constraints. The site falls within the Grange Lane, West End, Church Hill Character Area and is a sensitive location because it is an existing open space which contributes to the low to medium density character of this area. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

INP12

1. Site Details

Site Reference / Name	INP12
Site Address / Location	Land at rear of Linden House, Grange Close, Ingham, Lincolnshire, LN1 2UY
Gross Site Area (Hectares)	3.03
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	No capacity proposed
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to north, gardens to east and south, agricultural to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes – Site is in a Nitrate Vulnerable Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3a

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - no existing vehicular access to the agricultural site. Likely access would require construction across land that may be in an alternative ownership</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - no existing pedestrian access to the agricultural site. Suitable pedestrian access would need to be provided alongside vehicular access.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - potentially along hedgerows on all perimeters</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - potentially along hedgerows on all perimeters</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as agricultural land
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes - high voltage electricity pylons cross southern part of site diagonally
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	400-800m	>1200m	400-1200m	>3900m	<400m	>800m

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	High sensitivity - the site consists of a large area of agricultural land with low hedgerows to its north and west meaning it is highly exposed to the open countryside.
---	--

2. Assessment of Suitability

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

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site provides part of the visual setting of the west of Ingham, including for gardens within the Conservation Area. Development on this greenfield land would impact on the rural character of Ingham.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Yes - it is unclear if vehicular access would need to be secured through land in alternative ownership,
<p>Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	N/A

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	Yes - the site contains high voltage power lines.
---	---

5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No capacity provided by submission, AECOM method has determined capacity for 68 dwellings.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Yes - the site contains high voltage power lines.</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation. The site is a large area of agricultural land which is relatively isolated from the built-up area of Ingham. Development on a site of this scale would significantly change the character of Ingham and would accommodate a level of growth beyond LP2 for medium villages. In addition, LP55 would discourage the loss of agricultural land. LP17 is relevant as the site is exposed to a broad area of open countryside, and the landscape and visual impacts would be significant.</p> <p>Access is a major constraint, as there is no existing vehicular or pedestrian access. Gaining access may require a long access road through another landowner's land to the west. The site does not cohere well with the settlement pattern of Ingham and development would not conform with Local Plan policy. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

INP13

1. Site Details

Site Reference / Name	INP13
Site Address / Location	Paddock to rear of 3a West End, Ingham, Lincoln, LN1 2XY
Gross Site Area (Hectares)	1.07
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock
Land use being considered	N/A
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	No capacity proposed
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Residential to north and east, paddock to south, agricultural to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes – Site is in a Nitrate Vulnerable Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3a but in use as informal paddock

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Grassland Assemblage Farming Birds (England): Grey Partridge, Lapwing, Tree Sparrow, Yellow Wagtail</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No - no existing vehicular access and site is constrained by existing dwellings. Access may require negotiation with a different landowner.</i></p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No - no existing pedestrian access and site is constrained. Suitable pedestrian access would need to be provided alongside vehicular access.</i></p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within - cluster of mature trees to south of site and also broad wooded hedgerows on southern and western perimeter</i></p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within - cluster of mature trees to south of site and also broad wooded hedgerows on southern and western perimeter</i></p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely given site's use as a paddock

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site is very well screened from view by thick woodland. However, damage to the woodland on site would impact on the landscape to the west.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is well visually screened by thick woodland on its southern and western flanks. However, it provides a rural setting for gardens of dwellings to its north and west. Removal of mature trees and woodland on the site's peripheries would lead to wider visual impacts.</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Yes - it is unclear if vehicular access can be secured through other landowner's holdings.
<p>Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	N/A

4. Assessment of Viability

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

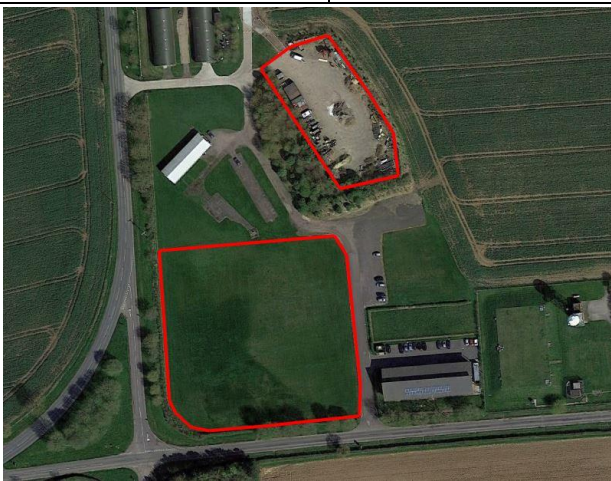
5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No capacity provided by submission, AECOM method has determined capacity for 25 dwellings.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation. The site is large enough that development would significantly change the character of this part of Ingham. The paddocks and smallholdings on the edge of Ingham create a transition from the built-up area to open countryside. The site contains some woodland, other mature trees and hedgerows. While it is relatively well visually screened by these features, the removal of any woodland or hedgerows would impact on the open countryside.</p> <p>The site has no vehicular or pedestrian access and is some distance from a road. Access may require the agreement of a different landowner. Development would not conform to LP2 and LP17 in terms of its scale and impact on the landscape. The site falls within the Grange Lane, West End, Church Hill Character Area and is a sensitive location because it is an existing open space which contributes to the low to medium density character of this area. In terms of the sequential test set out in Policy LP4 this would be ranked towards the less suitable end of the sequence as a greenfield site adjacent to the settlement.</p>

INP14

1. Site Details

Site Reference / Name	INP14
Site Address / Location	Land at Highcliffe Farm, Ingham, LN1 2WE
Gross Site Area (Hectares)	1.24
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield and storage
Land use being considered	Employment
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A - proposed for employment use
Site identification method / source	Call for Sites
Planning history	<p>141217 - Application to erect a general agricultural machinery storage building. Permitted 07/08/20.</p> <p>140792 - Application for prior notification for agricultural, machinery / general purpose store. Refused 06/04/20.</p> <p>139936 - Application for erection of 3 no. buildings to provide either B1 (Business) or B2 (General Industrial) floorspace; with provision of vehicle parking spaces, hard landscaping and means of enclosure. Resubmission of planning application reference: 139515. Refused 14/11/19.</p> <p>139515 - Application for erection of 3no. buildings either B1 (Business) or B2 (General Industrial) floorspace; with provision of vehicle parking spaces, hard landscaping and means of enclosure. Refused 16/08/19.</p> <p>M06/P/0596 - Outline Application for the development of a rural business park within Use Classes B1 and B2. Refused 25/11/08. Appeal dismissed 27/01/09.</p> <p>Adjacent: 125943 - Planning application to erect work units for use within Use Class B1 - business and B8 - storage and distribution. Permitted 22/07/10.</p> <p>Adjacent: Application for change of use from agricultural storage shed to Use Classes B1 - Business Use and B8 - Storage and Distribution. Permitted 21/05/10.</p>
Neighbouring uses	Employment to north, agricultural to north-east, employment to SE, agricultural to south and west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes - adjacent to Area of Great Landscape Value Site is also in a Nitrate Vulnerable Zone and within a Source Protection Zone</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Farm Wildlife Package Area - High Priority - Northern Lincolnshire Edge with Coversands - Grassland Assemblage Farming Birds (England): Grey Partridge, Yellow Wagtail</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - full existing vehicular access from private roads owned by landowner which join both Ingham Lane and Middle Street / B1398.</i></p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>No - no existing pedestrian access and site is isolated in the countryside.</i></p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - no dedicated cycle access so would be via road</i></p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown - is a possibility as north parcel of site used for storage
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes - appears very likely due to presence of electricity pylons which go underground on Middle Street, radio mast and reservoir and water tower installation to east
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	>3900m	>1200m	>800m

Landscape and Visual Constraints
 This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: red;">High sensitivity - the southern parcel is exposed to the open countryside with little buffering on its south and west other than a few shrubs and isolated trees. This part of the landscape is broad and flat with panoramic long distance views, including from the AGLV to the immediate west. The northern parcel is better visually screened by vegetation on three sides, but is exposed to the east.</p>
---	--

2. Assessment of Suitability

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

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity - neither of the parcels provide substantial visual amenity. However, they are visible from a broad area of open countryside. There are already a number of existing structures in the vicinity which lessens the visual impact new development would have.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

A mix of greenfield and previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - Central Lincolnshire Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

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

4. Assessment of Viability

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

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>Employment use.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber: The site is partly suitable, available and achievable</p> <p>Yes - the site may contain high voltage power lines, water mains and other utilities.</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for partial allocation. The site consists of two parcels, the southern parcel is currently greenfield and is proposed for three storage units, and the northern parcel is currently used for storage. Both parcels have a detailed planning history.</p> <p>In the case of the southern parcel, proposals for business units have been refused due to impacts on the road network and adjacent AGLV. There was also a failure to demonstrate employment uses could not be accommodated in more sustainable locations. No new information is available which would suggest that this southern parcel would be suitable on the grounds of LP5, LP17 and LP55. The southern parcel is therefore not suitable for allocation.</p> <p>The northern parcel was proposed for an agricultural store and this has recently received planning permission (application ref: 141217). The site is relatively well screened and currently in storage use, and has permission for a general agricultural machinery store building. This part of the site could be allocated to show support for the permitted employment use, although an allocation is not necessary given the planning permission. In terms of the sequential test set out in Policy LP4 this would be ranked at the least suitable end of the sequence as a greenfield site outside of the settlement.</p>

