

# Hemswell Site Assessment

## Hemswell & Harpswell Neighbourhood Plan

Final Report

June 2018

## Quality information

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Hemswell & Harpswell Neighbourhood Plan

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## Table of Contents

1.	Executive Summary .....	5
1.1	Background .....	5
1.2	Site Appraisal Summary .....	5
2.	Introduction .....	6
2.1	Background .....	6
2.2	Planning Policy .....	7
2.2.1	The Central Lincolnshire Local Plan (2017).....	7
2.2.2	Central Lincolnshire Policies Map and Inset Maps .....	10
2.2.3	Central Lincolnshire Strategic Housing and Economic Land Availability Assessment Update July 2015 .....	10
3.	Site Assessment Method .....	11
3.1	Identify Sites to be included in Assessment.....	11
3.2	Site Appraisals.....	12
3.3	Consolidation of Results.....	12
3.4	Indicative Housing Capacity .....	12
4.	Site Assessment .....	13
4.1	Identified Sites in the Central Lincolnshire Strategic Housing and Economic Land Availability Assessment Update .....	13
4.2	Sites Considered through the Site Appraisal .....	13
5.	Summary of Site Appraisals.....	15
6.	Conclusions .....	32
6.1	Site Assessment Conclusions.....	32
6.2	Viability .....	32

## Figures

Figure 1	Hemswell and Harpswell Neighbourhood Plan Boundary (Source: West Lindsey District Council).....	7
Figure 2	Inset Map 36 of Hemswell and Hemswell Cliff, Central Lincolnshire Local Plan (April 2017).....	9
Figure 3	SHELAA sites identified in Hemswell.....	10
Figure 4	Map of Sites identified for Hemswell site assessment.....	11

## Tables

Table 1	Sites Identified as available in the Central Lincolnshire SHELAA.....	13
Table 2	Available Sites Considered through the Site Appraisal .....	14
Table 3	Site Assessment Summary Table .....	16

# 1. Executive Summary

## 1.1 Background

Site selection and site allocations are one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The Hemswell and Harpswell Neighbourhood Plan (NP), which will cover the whole of Hemswell Parish and Harpswell Parish, is being prepared in the context of the Central Lincolnshire Local Plan Local Plan. In accordance with the Local Plan Hemswell is identified as a 'Small Village' in the Spatial Hierarchy permitted to grow 15% in the number of dwellings over the plan period. This is estimated at approximately 9 homes for Hemswell<sup>1</sup>. In accordance with local Plan Policy LP4, Small Villages are to accommodate small scale development of a limited nature (4 dwellings per site) in 'appropriate locations' which do not conflict with local or national planning policies. Larger sites (more than 4 dwellings) can be promoted via a neighbourhood plan or through the demonstration of clear local community support.

A number of sites were identified through a Call for Sites undertaken by the Hemswell and Harpswell Steering Group. Sites were also identified through the Strategic Housing and Economic Land Availability Assessment (SHELAA) and an extant planning applications search for Hemswell village. AECOM has undertaken an assessment of all 'available' and 'potentially available' sites to ascertain which sites are the most appropriate to allocate in the Neighbourhood Plan.

## 1.2 Site Appraisal Summary

This site assessment has found that three of fifteen sites assessed would be potentially appropriate for allocation for housing in the Neighbourhood Plan. Five sites are potentially suitable if the identified constraints could be resolved or mitigated. Seven sites are not considered suitable for allocation in the Neighbourhood Plan. From the shortlist of suitable sites (the green sites), the Steering Group can select a site or sites for allocation in the Neighbourhood Plan that can be justified as the most suitable to meet the housing requirement and the neighbourhood plan objectives. Site selection should be discussed with West Lindsey/Central Lincolnshire Council and through community consultation.

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<sup>1</sup> West Lindsey District Council confirmed that the housing requirement for Hemswell and Harpswell NP is 9 dwellings, taking into account recent extant planning permissions which counts towards the wider housing requirement of 18 homes for Hemswell and Harpswell.

## 2. Introduction

### 2.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Hemswell and Harpswell Neighbourhood Plan Steering Group on behalf of Hemswell Parish Council. The work undertaken was agreed with the Steering Group and the Department for Communities and Local Government (DCLG) in November 2017.

The Neighbourhood Plan is being prepared in the context of the Central Lincolnshire Local Plan<sup>2</sup>. The recently adopted Local Plan in April 2017 provides land use planning policies, allocates sites for development and identifies other areas designated for protection that will shape the growth and regeneration of the Central Lincolnshire area over the next 20 years and beyond. It covers the administrative areas of North Kesteven District, the City of Lincoln and West Lindsey District and replaces all previously adopted Development Plan Documents for those districts.

The Local Plan sets out the long-term vision and objectives for Central Lincolnshire, and identifies the settlements of Lincoln, Sleaford and Gainsborough to which new development will be directed and the amount of new housing and employment land that will be provided in these areas up to 2036, with appropriate and sensitive development being permitted in villages to ensure they remain sustainable, thriving local communities.

Between 2012 and 2036, the Local Plan states that Central Lincolnshire will grow by 36,960 new homes, meeting the housing needs of all communities. The level of growth for each settlement is established through a settlement hierarchy spatial strategy, whereby Hemswell is identified as a 'Small Village' in the settlement hierarchy permitted to grow by 15% in the number of dwellings over the plan period due to its proximity to the Strategic Employment Area of Hemswell Cliff Business Park. This equates to 18 dwellings to be located within the settlement of Hemswell<sup>3</sup>. There is no housing target for the hamlet of Harpswell, and as such after identifying all sites across the plan area this report focuses on the assessment of sites in Hemswell in accordance with Local Plan policy. Recent communication with West Lindsey District Council<sup>4</sup> has confirmed that due to recently implemented planning permissions, the remaining housing requirement for the Neighbourhood Area is 9 dwellings only. The Local Plan states that where a proposed development would exceed the identified growth level, in conjunction with other developments built since April 2012 and other development with planning permission, it will be expected to be accompanied by clear evidence of appropriate levels of community support or supported by either allocations or policies in a made Neighbourhood Plan.

**Figure 1** provides a map of the Hemswell and Harpswell Neighbourhood Area, which covers the parishes of Hemswell and Harpswell. It is the intention of the Neighbourhood Plan to include allocations for housing to meet the identified housing requirement.

This report is an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan. Sites were identified by the NP Steering Group through a recent 'Call for Sites' undertaken by the Steering Group. There are a number of extant planning permissions where development has been implemented but sites have not been built out. These sites were also assessed as available sites.

The purpose of the site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of the adopted Central Lincolnshire Local Plan; and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan. The report will 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.

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<sup>2</sup> The Central Lincolnshire Local Plan was adopted by the Central Lincolnshire Joint Strategic Planning Committee on 24 April 2017, and can be viewed here: <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

<sup>3</sup> The baseline dwelling number for Hemswell is 121 dwellings with the growth level for the village calculated as 18, in accordance with Local Plan Policy LP4: Growth in Villages to grow Hemswell Village by 15% in the number of dwellings over the plan period. This housing requirement figure has been confirmed by Central Lincolnshire Council.

<sup>4</sup> Email communication between Daniel Evans (WLDC) and Shane Scollard (AECOM) on 23<sup>rd</sup> March 2018 has confirmed the housing requirement for Hemswell has been reduced to 9 dwellings.



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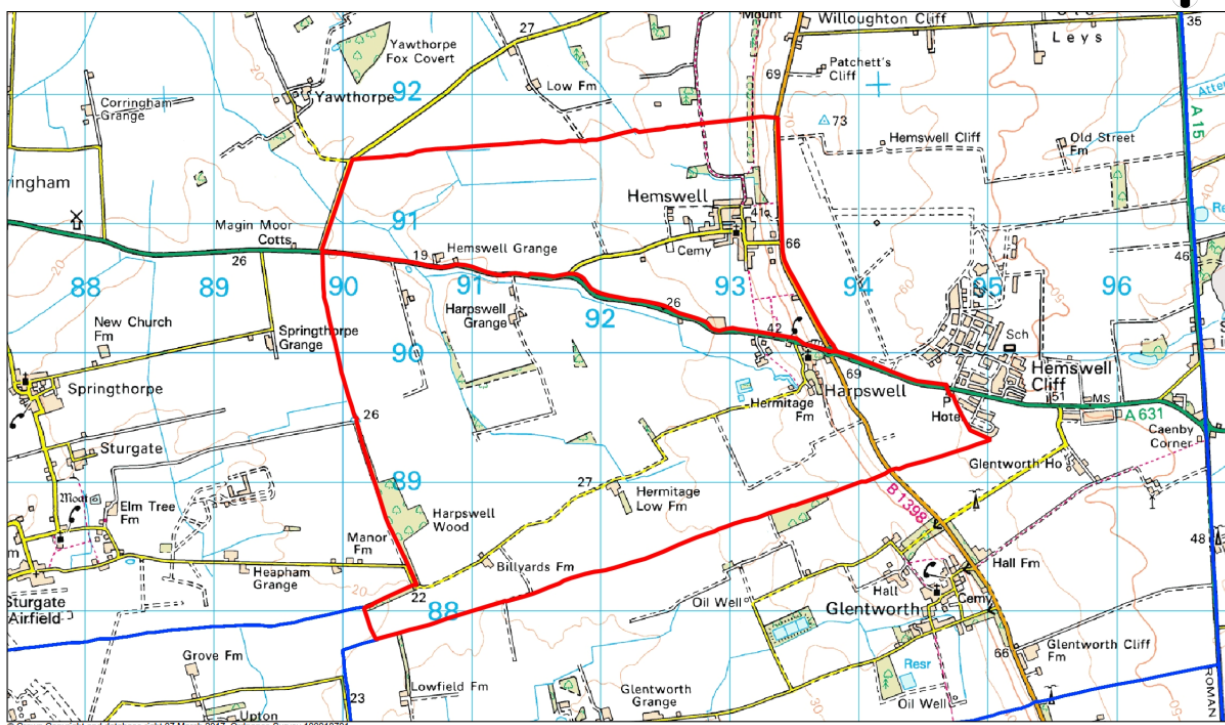


Figure 1 Hemswell and Harpswell Neighbourhood Plan Boundary (Source: West Lindsey District Council)

## 2.2 Planning Policy

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the adopted Local Plan, and have regard for policies of the emerging Local Plan. The Local Plan evidence base also provides a significant amount of information about potential developments in Hemswell and Harpswell.

The key documents for Central Lincolnshire planning framework include:

- The Central Lincolnshire Local Plan (2017);
- Central Lincolnshire Policies Map and Inset Maps<sup>5</sup>; and
- Central Lincolnshire Strategic Housing and Economic Land Availability Assessment (SHELAA) Update July 2015.<sup>6</sup>

### 2.2.1 The Central Lincolnshire Local Plan (2017)

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

*Policy LP2: The Spatial Strategy and Settlement Hierarchy:* Identifies Hemswell as a ‘Small Village’ (Category 6) that is permitted in accordance with *Policy LP4: Growth in Villages* to grow by 15% in the number of dwellings over the plan period. Small Villages will accommodate small scale development of a limited nature (4 dwellings per site) in ‘appropriate locations’ which do not conflict with Local Plan of national policies. In addition, to qualify as an appropriate location, the site if developed, would:

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

<sup>5</sup> Policies map for Adopted Central Lincolnshire Local Plan (April 2017), as viewed here: <https://www.n-kesteven.gov.uk/central-lincolnshire/policies-map-and-interactive-map/>

<sup>6</sup> Strategic Housing and Economic Land Availability Assessment (SHELAA) Update July 2015, as accessed at the Central Lincolnshire Local Plan Planning Policy Library: <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/>

Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support.<sup>7</sup>

A sequential test for development sites will be applied with priority given as follows:

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

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

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

the proposal would increase the number of dwellings in a village by more than 15%. Local communities can, through Neighbourhood Plans or other means, deliver additional growth over the levels proposed by this Policy.

In accordance with Policy LP2 and LP4 the term 'developed footprint' of a settlement is defined as the continuous built form of the settlement and with regard to Small Villages (Category 6) within the settlement hierarchy it excludes:

- a) *individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
- b) *gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*
- c) *agricultural buildings and associated land on the edge of the settlement; and*
- d) *outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.*

Land outside the settlement hierarchy is regarded as Countryside and as such restricted to certain types of development.

*Policy LP5: Delivering Prosperity and Jobs:* Identifies a 'Strategic Employment Site' (E6: Land at Hemswell Cliff) in close proximity to the Hemswell and Harpswell Neighbourhood Area. This land was designated based on securing new Agri-food Enterprise Zone.

*Policy LP17: Landscape, Townscape and Views:* Landscape character assessments developed for previous Local Plans have identified *Areas of Great Landscape Value* which are designated on the Central Lincolnshire Local Plan policies map in **Figure 2**. Development proposals must consider the impacts on landscape and townscape, including the setting of settlements.

*Policy LP23: Local Green Space and other Important Open Space:* Protects 'Important Open Spaces' that have been identified by the Central Lincolnshire Authorities as open spaces important to the settlement in which they are located.

*Policy LP25: The Historic Environment:* Development within, affecting the setting of, or affecting views into or out of a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

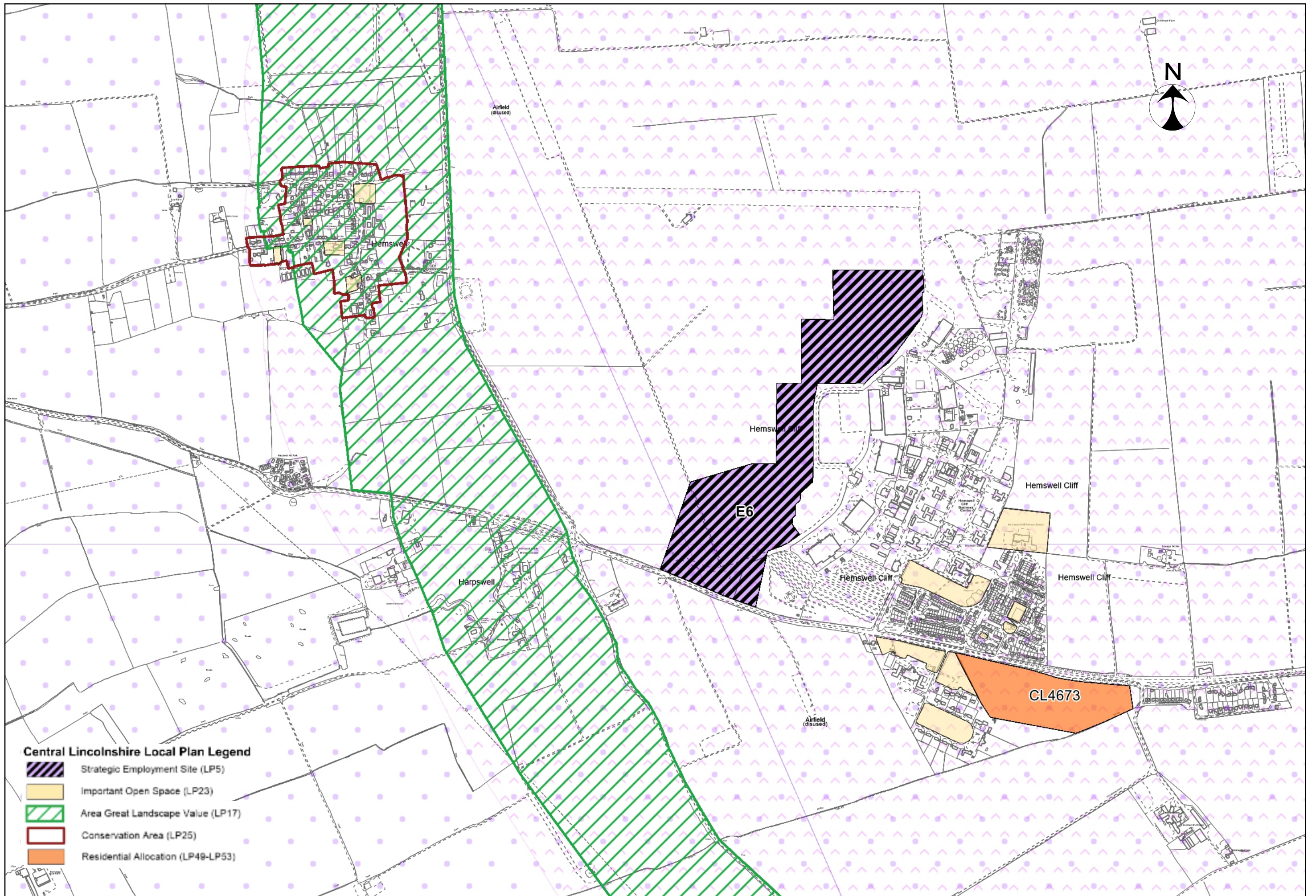
*Policy LP55: Development in the Countryside:* Applications for new dwellings will only be acceptable where they are essential to the effective operation of rural operations listed in policy LP2. Proposals on the best and most versatile agricultural land will only be permitted if there is insufficient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

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<sup>7</sup> 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.



Figure 2 Inset Map 36 of Hemswell and Hemswell Cliff, Central Lincolnshire Local Plan (April 2017)



- Central Lincolnshire Local Plan Legend**
-  Strategic Employment Site (LP5)
  -  Important Open Space (LP23)
  -  Area Great Landscape Value (LP17)
  -  Conservation Area (LP25)
  -  Residential Allocation (LP49-LP53)

At 24 April 2017

Inset 36 - Hemswell and Hemswell Cliff

## 2.2.2 Central Lincolnshire Policies Map and Inset Maps

The policies of the Central Lincolnshire Local Plan are further supported by the Hemswell and Hemswell Cliff Local Plan Policy Inset Map (April 2017) in **Figure 2**. This map highlights an area of great landscape value which covers part of the Neighbourhood Area, and the close proximity of a strategic employment site directly to the east of the Neighbourhood Area within Hemswell Cliff.

## 2.2.3 Central Lincolnshire Strategic Housing and Economic Land Availability Assessment Update July 2015

The Strategic Housing and Economic Land Availability Assessment (SHELAA) for Central Lincolnshire identifies potential sites that may be required to meet future housing and employment need within Central Lincolnshire. This document lists all sites with an estimated capacity of 25 dwellings or more<sup>8</sup>. It was found that there are currently no sites within the NP area that fit this capacity.



**Figure 3 SHELAA sites identified in Hemswell (Source: West Lindsey District Council)**

Three sites however were identified in the SHELAA within the NP area with potential for lower capacities. While there has been no form of site selection process completed on any sites within Category 6 small villages such as Hemswell, these sites were put forward in 2015 by landowners as available for development. The following sites CL1293, CL1657, and CL4005 are identified in **Figure 3**.

Other sites identified in the SHELAA within the Neighbourhood Area but not located in the immediate vicinity of the settlement of Hemswell have been discounted from further assessment for suitability for housing allocations in accordance with the spatial strategy (Policy LP2) of the Central Lincolnshire Local Plan.

<sup>8</sup> The Central Lincolnshire Local Plan 'LP48-LP54 Residential Allocations Evidence Report April 2016' states that it was decided that a threshold of 25 dwellings should be used for SHLAA sites as this would allow officers to focus on sites that would make a significant contribution to housing supply, and that smaller sites will normally be dealt with through planning applications alone without the need for an allocation; Report viewed here: <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/>

### 3. Site Assessment Method

The approach undertaken for site appraisal is based primarily on the Government’s National Planning Practice Guidance (PPG)<sup>9</sup> which contains guidance on the assessment of land for development and on Neighbourhood Planning. The approach ensures that the site assessment process is in conformity with the strategic policies of the Local Plan and with national planning policy and that it would meet the Basic Conditions of a Neighbourhood Plan expected by an Examiner.

#### 3.1 Identify Sites to be included in Assessment

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

This included:

- All sites that were assessed as being suitable, available and achievable for development in the Strategic Housing and Economic Land Availability Assessment (SHELAA).
- All Sites identified through the Hemswell Call for Sites.

Five sites within the NP area were identified as available in the SHELAA. The suitability of these sites were not assessed in the SHELAA however as the site capacities were less than the threshold set for assessment of strategic sites (25 dwellings). These sites are to be assessed and considered as part of the overall assessment along with those sites identified in the Hemswell Call for Sites. Due to distance of SHELAA sites CL1654 and CL1298 from Hemswell village, these sites were discounted from inclusion in the assessment of sites to locate the housing requirement for the settlement of Hemswell.

All sites included in the assessment are shown in **Figure 4**.

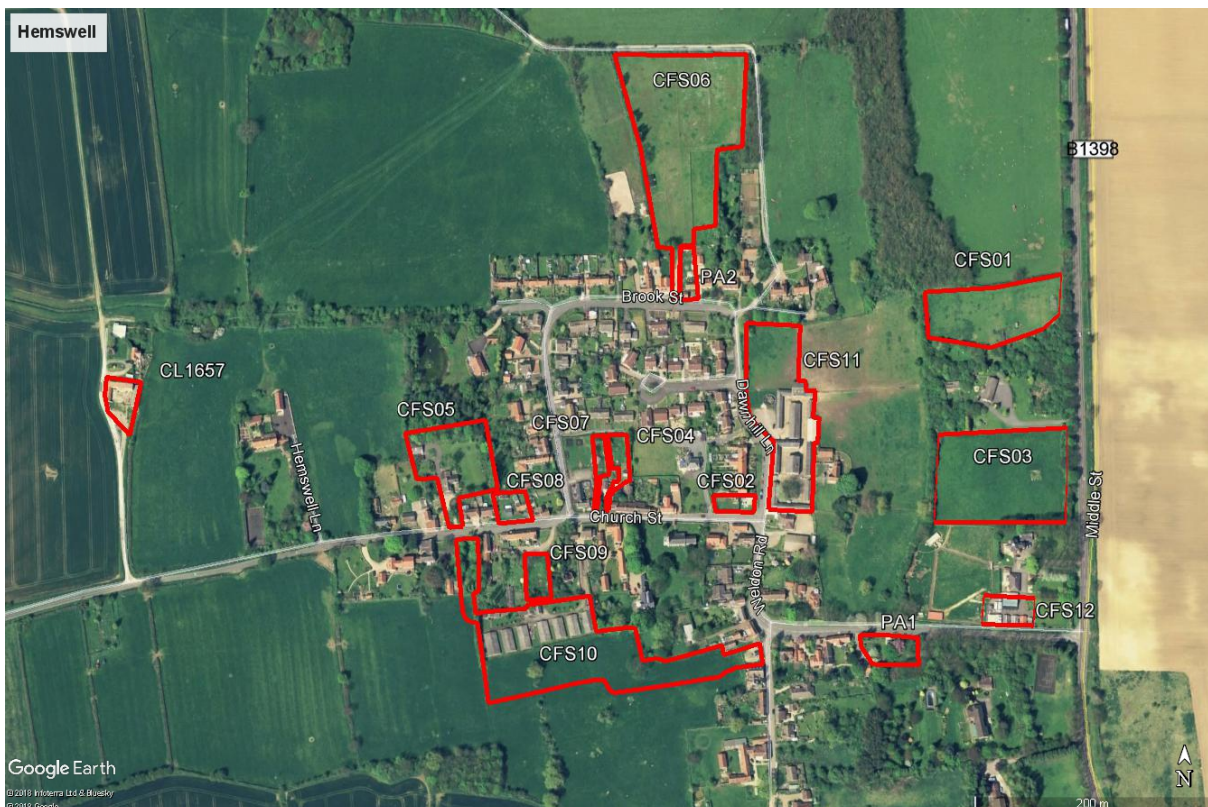


Figure 4 Map of Sites identified for Hemswell site assessment.

<sup>9</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> and <https://www.gov.uk/guidance/neighbourhood-planning--2>

## 3.2 Site Appraisals

The site assessment included a review of the conclusions of the existing evidence base (Local Plan policy, Local Plan supporting documents, and planning applications). The assessment used other sources including google maps/streetview, EA Flood Maps and DEFRA MAGIC maps to supplement the existing evidence to establish each of the site's suitability for the use proposed.

A site visit and meeting with the Hemswell NP Steering Group was carried out on Wednesday March 22<sup>nd</sup> 2018 to supplement the Site Appraisals and to visually assess each site's suitability for development.

## 3.3 Consolidation of Results

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

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved or constraint mitigated and 'red' for sites which are not currently appropriate for allocation. 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**.

## 3.4 Indicative Housing Capacity

The SHELAA has set a density of 30 dwellings per hectare for sites in Hemswell Ward and in villages in close proximity to Hemswell. For the purposes of showing indicative site capacities in this assessment, estimates have also been calculated at 30 dwellings per hectare in line with the SHELAA. The Local Plan does not set residential densities per se, but states that residential allocations should make an assumption that net residential densities should *'be appropriate for the area in which the site is located'*. The Residential Allocations Evidence Report<sup>10</sup> that supports the Local Plan sets a density assumption of 30 dph for 'elsewhere in Central Lincolnshire' (outside Lincoln City and main settlements).

In considering appropriate densities, account should also be taken of the West Lindsey Landscape Character Assessment and any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council.

Development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape). These factors may justify a lower density for development within Hemswell.

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<sup>10</sup> LP48-LP54 Residential Allocations Evidence Report, Central Lincolnshire Local Plan 2012-2036, April 2016. As viewed online: <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/17838.pdf>

## 4. Site Assessment

### 4.1 Identified Sites in the Central Lincolnshire Strategic Housing and Economic Land Availability Assessment Update

The 2015 Central Lincolnshire Strategic Housing and Economic Land Availability Assessment Update considered sites in Hemswell, however the sites were not assessed as part of the SHELAA as their capacities were below the threshold of 25 dwellings set in the SHELAA. Three sites were identified as available for housing and are presented in **Table 1** and **Figure 3**. These sites will form part of the site assessment.

**Table 1 Sites Identified as available in the Central Lincolnshire SHELAA**

Site Ref.	Hemswell NP CFS Site Ref.	Site Address	Gross Area (Ha)	Potential capacity of homes <sup>11</sup>	Planning Applications
CL4005	CFS06	Land to the north of Brook Street	1.2	25	Planning Application Number: 136184; Outline planning application to erect up to 25no. dwellings with all matters reserved - resubmission of 135028; Date of decision: 02/08/2017 Decision: Refused Site is currently under appeal - Reference: APP/N2535/W/17/3187822
CL1293	CFS11	Former Stud Yard, Dawnhill Lane	0.6	9	Planning Application Number: M02/P/0890; Erect 5 dwellings and convert existing buildings to form 4 dwellings; Date of decision: 28/07/2003; Decision: Granted time limit +conditions Planning consent has since lapsed
CL1657	-	Land north of Hemswell Lane	0.1	1	Planning Application Number: 121319; Conversion of barn to form dwelling; Date of decision: 14/01/2008; Decision: Granted time limit +conditions Planning consent has been implemented but development remains unfinished.

Sites CL4005 and CL1293 were also put forward again through the Hemswell Call for Sites.

### 4.2 Sites Considered through the Site Appraisal

Sites to be considered through the site appraisal have therefore been selected via the following methods:

- SHELAA sites in Hemswell that currently have potential for development, i.e. they are suitable and available and do not already have planning permission. Sites that have planning permission (lapsed or otherwise) or were recently refused planning permission will be considered on the basis of permission determinations; and
- Sites identified as available through the Hemswell Call for Sites.

<sup>11</sup>Site capacities taken from most recent planning application.

**Table 2** sets out all sites included in the appraisal from the above two sources, while **Figure 4** shows all sites included in the assessment on a map.

**Table 2 Available Sites Considered through the Site Appraisal**

Site Ref.	Site Source	SHELAA Ref.	Site Address	Land Type	Gross Area (ha)	Planning Ref.	Landowner Yields (no. dwellings)
CFS01	NP Call for Sites	-	Field to the north of 'Windy Ridge'	Greenfield	0.8	-	1
CFS02	NP Call for Sites	-	Garden area south of No.1 Dawnhill Lane	Greenfield	0.08	-	1
CFS03	NP Call for Sites	-	Field to the south of 'Windy Ridge'	Greenfield	1	-	2
CFS04	NP Call for Sites	-	Part of garden to rear of 13 Church Street	Greenfield	0.2	-	1
CFS05	NP Call for Sites	-	'Garden of 'The Willows' 5A Church Street	Mix	0.4	-	6
CFS06	SHELAA 2015; NP Call for Sites	CL4005	Land to the north of Brook Street	Greenfield	1.4	136184; Appeal 3187822	25
CFS07	NP Call for Sites	-	Garden to rear of No. 9 Church Street	Greenfield	0.05	-	1
CFS08	NP Call for Sites	-	Garden area west of No.7 Church Street	Mix	0.07	M02/P/0889 <sup>12</sup>	1
CFS09	NP Call for Sites	-	Land to the south of No.16 Church Street	Greenfield	0.07	96/P/0500 96/P/0537 <sup>13</sup>	1
CFS10	NP Call for Sites	-	Land west of Weldon Rd/South of Church St	Mix	1.1	M00/P/0530 <sup>13</sup>	8
CFS11	SHELAA 2015; NP Call for Sites	CL1293 part of site	Former Stud Yard Dawnhill Lane and land south of Brook Street	Agricultural	0.8	M02/P/0890 <sup>12</sup>	9
CFS12	NP Call for Sites	-	Area to the South of Hill Crest	Agricultural	0.09	-	1
CL1657	SHELAA 2015	CL1657	Land north of Hemswell Lane	Agricultural	0.1	121319 <sup>13</sup>	1
PA1	Planning Application	-	6 Bunkers Hill	Greenfield	0.1	137125 <sup>14</sup>	1
PA2	Planning Application	-	Blacksmith's Forge And Shoehouse, 19, Brook Street	Brownfield	0.1	M04/P/0684 <sup>13</sup>	1

<sup>12</sup> Planning consent has lapsed.

<sup>13</sup> Planning consent has been implemented but development remains unbuilt.

<sup>14</sup> Recent planning application awaiting determination

## 5. Summary of Site Appraisals

A number of sites have been assessed to determine whether they would be appropriate for allocation in the Neighbourhood Plan. These include sites that were submitted through the Strategic Housing Land Availability Assessment and found to be suitable, available and viable for development; and sites submitted through the Hemswell 'Call for Sites'.

**Table 3** sets out a summary of the site assessments and conclusion of the sites 'developability'. The final column 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. Green indicates the site is appropriate for allocation through the Neighbourhood Plan. 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.

Following the 6 week Neighbourhood Plan Call for Sites for Hemswell<sup>15</sup>, twelve sites were identified as available for development through the consultation, while three sites were deemed as available through identification in the SHELAA or submission as residential development proposals in the planning process.

The summary table shows that Sites CFS08, CFS11 and PA2 are considered to be appropriate for allocation through the Neighbourhood Plan. While Sites CFS02, CFS04, CFS05, CFS09, CFS10 and CL1657 are considered to have potential for development should issues of development in residential gardens, heritage, access and viability can be resolved. The remainder of the sites were found to have significant constraints and therefore found not to be appropriate for allocation.

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<sup>15</sup> Neighbourhood Plan Call for Sites consultation was undertaken from January 17<sup>th</sup> to March 1<sup>st</sup> 2018.

**Table 3 Site Assessment Summary Table**

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS01	Field to the north of 'Windy Ridge'	Greenfield	NP Call for Sites	0.8	1	<p>The site is available;</p> <p>The site is in a poor location in relation to the village, and has the potential to have an impact on the size and character of the settlement. The site is removed from the village with access not connected directly to the village. The site is two paddocks away from the urban edge of Hemswell;</p> <p>Development of the site would be contrary to Policy LP2: The Spatial Strategy and Settlement Hierarchy, whereby the site does not qualify as an 'appropriate location' as development would:</p> <ul style="list-style-type: none"> <li>not retain the core shape and form of the settlement;</li> <li>have potential to significantly harm the settlement's character and appearance; and</li> <li>have potential to significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.</li> </ul> <p>The site is not on the edge of the settlement and would not be given priority in a sequential test for development sites in appropriate locations in accordance with Policy LP2;</p> <p>The site is outside the settlement hierarchy and regarded as Countryside and as such is restricted to certain types of development (Policy LP55) where new dwellings will only be acceptable where they are essential to the effective operation of rural operations. The site is Grade 2 / 3 best and most versatile agricultural land. The principle of residential development would not be permitted in this location in accordance with Policy LP2 and Policy LP4 whereby the site would be viewed as relating more to the surrounding countryside than to the built up area of the settlement;</p> <p>The site is within an Area of Great Landscape Value (Policy LP17), whereby 'development proposals must consider the impacts on landscape and townscape, including the setting of settlements'. The site is adjacent to the Hemswell Conservation Area. The site is on higher ground ('the cliff') atop an escarpment above the village, whereby there are views down into the village and of the distant horizon. The site is however sufficiently screened by trees and hedgerow, when viewed from the village;</p> <p>The site is adjacent to broadleaved deciduous woodlands (Natural and Semi-Natural Greenspace), which has potential to contain protected species. The site is located on the tree lined Middle Street, but is screened from view from Middle Street and Hemswell village; and</p> <p>Development of the site is contrary to Local Plan policy. The site is not considered suitable for allocation.</p>





Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS02	Garden area south of No.1 Dawnhill Lane	Greenfield	NP Call for Sites	0.08	1-2	<p>The site is available;</p> <p>The site is in a favourable location in relation to the village, with potential for access onto two streets;</p> <p>The site is a garden and curtilage of a residential dwelling, and is not considered as previously developed land in accordance with national policy (NPPF). The NPPF states that inappropriate development of residential gardens should be resisted where for example development would cause harm to the local area. The site however is favourably located within the centre of the 'developed footprint' of the village;</p> <p>As the site is within an Area of Great Landscape Value, development proposals must consider the impacts on landscape and townscape, including the setting of settlements in accordance with Local Plan policy LP17;</p> <p>In accordance with Local Plan policy LP 25 proposed development 'within, affecting the setting of, or affecting views into or out of Hemswell Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting'. The site is adjacent to the Grade II listed Church Of All Saints. Proposed development would have to enhance the settlement's character and appearance;</p> <p>Proposed development should be contiguous with the adjacent terrace on Dawnhill Lane.</p> <p>The site is considered to be potentially suitable for allocation.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS03	Field to the south of 'Windy Ridge'	Greenfield	NP Call for Sites	1	2	<p>The site is available;</p> <p>The site is in a relatively poor location in relation to the village, and has the potential to have an impact on the size and character of the settlement. Site is removed from the village with access to the site not connected directly to the village;</p> <p>Development of the site may be contrary to Policy LP2: The Spatial Strategy and Settlement Hierarchy, whereby the site does not qualify as an 'appropriate location' as development would:</p> <ul style="list-style-type: none"> <li>not retain the core shape and form of the settlement;</li> <li>have potential to significantly harm the settlement's character and appearance; and</li> <li>have potential to significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.</li> </ul> <p>The site is outside the core part of the village and would not be given priority in a sequential test for development sites in appropriate locations in accordance with Policy LP2.</p> <p>The site is not within the 'developed footprint' and rather is outside the settlement hierarchy and regarded as Countryside and as such is restricted to certain types of development (Policy LP55) where new dwellings will only be acceptable where they are essential to the effective operation of rural operations. The site is Grade 2 / 3 best and most versatile agricultural land. The principle of residential development would not be permitted in this location in accordance with Policy LP2 and Policy LP4 whereby the site would be viewed as relating more to the surrounding countryside than to the built up area of the settlement;</p> <p>The site is within an Area of Great Landscape Value (Policy LP17), whereby 'development proposals must consider the impacts on landscape and townscape, including the setting of settlements'. The site is adjacent to the Hemswell Conservation Area;</p> <p>The site is adjacent to broadleaved deciduous woodlands (Natural and Semi-Natural Greenspace), which has potential to contain protected species. The site is located on the tree lined Middle Street, but is screened from view from Middle Street. The site is on higher ground ('the cliff') above the village, whereby there are views down into the village and of the distant horizon. The site can be viewed from the village and conservation area;</p> <p>The site is on higher ground ('the cliff') than the village, whereby there are views down into the village and beyond.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS04	Part of garden to rear of 13 Church Street	Greenfield	NP Call for Sites	0.2	1	<p>The site is available;</p> <p>The site is in a favourable location in relation to the village. Shared access and drive, however, may have potential for ownership issues;</p>



The site is a garden and curtilage of a residential dwelling, and is not considered as previously developed land in accordance with national policy (NPPF). The NPPF states that inappropriate development of residential gardens should be resisted where for example development would cause harm to the local area. The site however is favourably located within the centre of the 'developed footprint' of the village;

As the site is within an Area of Great Landscape Value, development proposals must consider the impacts on landscape and townscape, including the setting of settlements in accordance with Local Plan policy LP17;

In accordance with Local Plan policy LP 25 proposed development within, affecting the setting of, or affecting views into or out of Hemswell Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting. The site is adjacent to the Grade II listed Church Of All Saints. Proposed development would be expected to enhance the settlement's character and appearance;

The site does not have direct access onto Church Street. Proposed access to the site is through the adjacent plot. Access arrangements would need to be feasible for the site to be allocated.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS05	'Garden of 'The Willows' 5A Church Street	Mix	NP Call for Sites	0.4	6	<p>The site is currently available;</p> <p>The site is in a favourable location in relation to the village, on the edge of the village;</p> <p>The site is a garden and curtilage of a residential dwelling, and is not considered as previously developed land in accordance with national policy (NPPF). The NPPF states that inappropriate development of residential gardens should be resisted where for example development would cause harm to the local area.</p> <p>The northern edge of the site relates more to the surrounding countryside than to the built up area of the settlement, and is protected by a Tree Preservation Order (as seen in plan below). The developable area of the site will potentially be reduced due to the presence of Tree Preservation Orders, the Area of Great Landscape Value designation and open countryside context of the site (Policy LP17);</p> <p>As the site is within an Area of Great Landscape Value, development proposals must consider the impacts on landscape and townscape, including the setting of settlements in accordance with Local Plan policy LP17;</p> <p>The site is adjacent to the Hemswell Conservation Area and a Grade II listed building. In accordance with Local Plan policy LP 25 proposed development within, affecting the setting of, or affecting views into or out of Hemswell Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting;</p> <p>Access to the remainder of the developable area of the site is highly constrained by location of current dwelling.</p> <p>The site is potentially suitable for allocation for a small number of dwellings if the access arrangements met the required standards and subject to TPOs.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS06	Land to the north of Brook Street	Greenfield	SHELAA 2015; and NP Call for Sites	1.4	25	<p>The site is currently available;</p> <p>The site is on the urban edge of Hemswell village extending to the north as far as Southfield Lane.</p> <p>Development of the site would be contrary to Policy LP2: The Spatial Strategy and Settlement Hierarchy, whereby the site does not qualify as an 'appropriate location' as development would:</p> <ul style="list-style-type: none"> <li>not retain the core shape and form of the settlement;</li> <li>have potential to significantly harm the settlement's character and appearance; and</li> <li>have potential to significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.</li> </ul> <p>As the site is within an Area of Great Landscape Value, development proposals must consider the impacts on landscape and townscape, including the setting of settlements in accordance with Local Plan policy LP17;</p> <p>The site is not within the 'developed footprint' and is outside the settlement hierarchy for 'appropriate locations' for development. It is in open countryside and as such is restricted to certain types of development (Policy LP55) where new dwellings will only be acceptable where they are essential for rural operations. The site is Grade 2 / 3 best and most versatile agricultural land. The principle of residential development would not be permitted in this location in accordance with Policy LP2 and Policy LP4 whereby the site would be viewed as relating more to the surrounding countryside than to the built up area of the settlement;</p> <p>The site is adjacent to the Hemswell Conservation Area. In accordance with Local Plan policy LP 25 proposed development within, affecting the setting of, or affecting views into or out of Hemswell Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting;</p> <p>Outline planning application (Ref no. 136184) to erect up to 25no. dwellings was refused by West Lindsey District Council for the following reasons:</p> <ul style="list-style-type: none"> <li>The site is not promoted via a neighbourhood plan, is actively opposed by the local community and is not small scale development of a limited nature;</li> <li>The site is not considered to be an appropriate location because it protrudes into the countryside and therefore fails to retain the core shape and form of the tight village nucleus of Hemswell, and would significantly harm the character and appearance of the surrounding countryside and the rural setting of Hemswell;</li> </ul>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
						<ul style="list-style-type: none"> <li>The number of dwellings proposed far exceeds the anticipated scale of around 4 dwellings, and as this is an inappropriate location it does not meet the definition of tier 1, 2 or 3 of the sequential test;</li> <li>The proposal is contrary to LP2 and LP4 of the Central Lincolnshire Local Plan;</li> <li>The proposed extent of development, would add a substantial development directly onto the existing conservation area, substantially changing the character of the conservation area and its historic form, by adding an alien addition;</li> <li>The proposal would result in the loss of key views in and out of the conservation area, not only in Brook Street, but also how the village is seen in longer views at the base of and from the limestone escarpment; and</li> <li>The proposal fails to preserve or enhance the character or appearance of the conservation area and its setting contrary to the statutory test within section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), and Policies LP17 and LP25 of the Central Lincolnshire Local Plan.</li> </ul> <p>In accordance with Local Plan policy LP2 proposed development of 25 no. dwellings can only be delivered in 'Small Villages' through allocation in the Neighbourhood Plan or through the demonstration of clear local community support. The site area and proposed capacity of dwellings is too large for a 'Small Village'. It is unlikely an allocation for a smaller amount of development could retain the core shape and form of the village.</p> <p>The current site is not considered suitable for allocation.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS07	Garden to rear of No. 9 Church Street	Greenfield	NP Call for Sites	0.05	1	<p>The site is available;</p> <p>The site is in a suitable location in relation to the village. There are potential ownership and legal issues with a shared access and drive.</p> <p>The site is a garden and curtilage of a residential dwelling, and is not considered as previously developed land in accordance with national policy (NPPF). The NPPF states that inappropriate development of residential gardens should be resisted where for example development would cause harm to the local area. The site however is favourably located within the centre of the 'developed footprint' of the village;</p> <p>As the site is within an Area of Great Landscape Value, development proposals must consider the impacts on landscape and townscape, including the setting of settlements in accordance with Local Plan policy LP17;</p> <p>In accordance with Local Plan policy LP 25 proposed development within, affecting the setting of, or affecting views into or out of Hemswell Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting. The site is in close proximity to Grade II listed heritage assets. Proposed development would have to enhance the settlement's character and appearance;</p> <p>The site does not have direct access onto Church Street. Proposed access to the site is through the adjacent plot. It is not clear if this access arrangement is feasible and would need to be discussed with a Highways officer. The plot does not appear to be big enough for a new dwelling if it wasn't combined with an adjacent plot.</p> <p>The site is considered to be unsuitable for development.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS08	Garden area west of No.7 Church Street	Mix	NP Call for Sites	0.07	1	<p>The site is available;</p> <p>The site is in a suitable location in relation to the village;</p> <p>The site is a garden and curtilage of a residential dwelling, and is not considered as previously developed land in accordance with national policy (NPPF). The NPPF states that inappropriate development of residential gardens should be resisted where for example development would cause harm to the local area. The site however is favourably located within the centre of the 'developed footprint' of the village;</p> <p>As the site is within an Area of Great Landscape Value, development proposals must consider the impacts on landscape and townscape, including the setting of settlements in accordance with Local Plan policy LP17;</p> <p>In accordance with Local Plan policy LP 25 proposed development within, affecting the setting of, or affecting views into or out of Hemswell Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting. The site is in close proximity to Grade II listed heritage assets. Proposed development would have to enhance the settlement's character and appearance;</p> <p>In 2002 planning permission was granted for one dwelling. Permission has since lapsed.</p> <p>The site is suitable for allocation in line with the lapsed planning application.</p>





Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS09	Land to the south of No.16 Church Street	Greenfield	NP Call for Sites	0.07	1	<p>The site is available;</p> <p>The site is in a suitable location in relation to the village;</p> <p>The site has planning permission (96/P/0500), which was commenced in 2003, for one dwelling. The site remains unbuilt;</p> <p>The site is suitable for allocation in the Neighbourhood Plan, however due to the fact that the development has not been completed, the Parish Council would need to be able to demonstrate that development on the site was viable and deliverable. This would need to be through discussion with the Council and the landowner.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS10	Land west of Weldon Rd/South of Church St	Mix	NP Call for Sites	1.1	8	<p>The site is available;</p> <p>The site is in a moderate location in relation to the village. Development of the site would retain the core shape and form of the settlement;</p> <p>The site has planning permission (M00/P/0530), which was implemented in 2002, for eight dwellings. The site remains unbuilt;</p> <p>The site is suitable for allocation, however due to the fact that the development has not been completed, the Parish Council would need to be able to demonstrate that development on the site was viable and deliverable. This would need to be through discussion with the Council and the landowners.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS11	Former Stud Yard Dawnhill Lane and land south of Brook Street	Agricultural	SHELAA 2015; and NP Call for Sites	0.8	9	<p>The site is available;</p> <p>The site is well located in relation to the village;</p> <p>The site is a former stud yard that received planning permission (M02/P/0890) in 2003 for 9 dwellings. The permission has since lapsed;</p> <p>The northern paddock is designated as Important Open Space in accordance with Local Plan policy LP23;</p> <p>The developable area of the site, the previously developed land, is identified as available in the SHELAA (CL1293).</p> <p>As the site is within an Area of Great Landscape Value, development proposals must consider the impacts on landscape and townscape, including the setting of settlements in accordance with Local Plan policy LP17;</p> <p>In accordance with Local Plan policy LP 25 proposed development within, affecting the setting of, or affecting views into or out of Hemswell Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting. The site is within the Hemswell Conservation Area. Proposed development would have to enhance the settlement's character and appearance;</p> <p>The site is suitable for allocation.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CFS12	Area to the South of Hill Crest	Agricultural	NP Call for Sites	0.09	1	<p>The site is available;</p> <p>The site is in a poor location in relation to the village, and removed from the village;</p> <p>Development of the site would be contrary to Policy LP2: The Spatial Strategy and Settlement Hierarchy, whereby the site does not qualify as an 'appropriate location' as development would:</p> <ul style="list-style-type: none"> <li>not retain the core shape and form of the settlement;</li> <li>have potential to significantly harm the settlement's character and appearance; and</li> <li>have potential to significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.</li> </ul> <p>The site is not within the 'developed footprint' and rather is outside the settlement hierarchy and regarded as Countryside and as such is restricted to certain types of development (Policy LP55) where new dwellings will only be acceptable where they are essential to the effective operation of rural operations;</p> <p>In accordance with Policy LP2 and LP4 the term 'developed footprint' of a settlement is defined as the continuous built form of the settlement and with regard to Small Villages (Category 6), within the settlement hierarchy, excludes:</p> <ol style="list-style-type: none"> <li>individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;</li> <li>gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement; and</li> <li>agricultural buildings and associated land on the edge of the settlement;</li> </ol> <p>The site is within an Area of Great Landscape Value (Policy LP17), whereby 'development proposals must consider the impacts on landscape and townscape, including the setting of settlements'. The site is in close proximity to Hemswell Conservation Area;</p> <p>The site is not considered suitable for allocation.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
CL1657	Land north of Hemswell Lane	Agricultural	SHELAA 2015	0.1	1	<p>The site is available;</p> <p>The site received planning permission (121319) for conversion of a barn to a dwelling in 2007. Work has commenced on site but conversion is unfinished;</p> <p>The site was identified as available in the 2015 SHELAA</p> <p>The site is suitable for allocation, however due to the fact that the development has not been completed, the Parish Council would need to be able to demonstrate that development on the site was viable and deliverable. This would need to be through discussion with the Council and the landowners.</p>



Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
PA1	6 Bunkers Hill	Greenfield	Planning Application (Active)	0.1	1	The site is available;



Planning permission (137125) is currently being determined whereby the following potential issues have been flagged by internal council consultees, namely for Trees and Landscape and Built Heritage (Conservation):

- The contribution the garden of 6 Bunkers Hill should not be underestimated. The proposal fails to comply with Local Plan policy LP25 The Historic Environment.
- Development on this site has potential to be harmful to the conservation area because of the contribution this private green space makes to the edge/ setting of the conservation area.
- A planning appeal was dismissed for a dwelling on this site previously.

The site is within the Hemswell Conservation Area and is a garden to a listed building. The site contains individual tree preservation orders to the south and east of the site, with all other trees protected as part of the conservation area. Development proposals must consider the impacts on landscape and townscape, including the setting of settlements in accordance with Local Plan policy LP17. The site is within an Area of Great Landscape Value and has the potential to impact on the setting of a listed building in a conservation area

Development on this site would not comply with Policy LP2 and LP4 as the site is not within the 'developed footprint' of a settlement, whereby 'gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement'

The site is considered to be not suitable for allocation.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings)	Neighbourhood Plan Site Assessment
PA2	Blacksmith's Forge And Shoehouse, 19 Brook Street	Brownfield	Planning Application	0.1	1	<p>The site is available;</p> <p>The site is in a favourable location in relation to the village;</p> <p>The site has planning permission (M04P0684), which was commenced, for one dwelling. The site remains unbuilt;</p> <p>The site is suitable for allocation.</p>



## 6. Conclusions

### 6.1 Site Assessment Conclusions

West Lindsey District Council has confirmed that the housing requirement for the Hemswell and Harpswell Neighbourhood Area is 9 dwellings, which takes into account the Central Lincolnshire Local Plan Housing requirement and all recent planning permissions.

This site assessment has found that three of fifteen sites assessed would be potentially appropriate for allocation for housing in the Neighbourhood Plan to meet this housing requirement. In addition to this, six sites were found to be potentially suitable for allocation if the identified constraints for each site could be resolved or mitigated. Six sites are not considered suitable for allocation in the Neighbourhood Plan. From the shortlist of suitable sites (the green sites in Table 3), the Steering Group can select a site or sites for allocation in the Neighbourhood Plan if it can justify the selected site as the most suitable to meet the housing requirement and the neighbourhood plan objectives. Site selection should be discussed with West Lindsey/Central Lincolnshire Council and through community consultation.

### 6.2 Viability

The Steering Group should be able to demonstrate the sites are viable for development, i.e. they are financially profitable for the developer. It is recommended that the Steering Group discusses site viability with Central Lincolnshire District Council. 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.



