

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.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	RAG
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 Development of the site is contrary to Local Plan policy.</p> <p>The site is not considered suitable for allocation.</p>	



**Responses:**

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**WLDC:**

Not Assessed/No Comments

**Lincolnshire County Council - Highways:**

Not Assessed/No Comments

**Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

**Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

**Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

**Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

**Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

**Historic England:**

Not Assessed/No Comments

**Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

**Severn Trent:**

Not Assessed/No Comments

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.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	RAG
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Garden Area  
south of No.1

CFS02 Dawnhill Lane Greenfield

NP Call for Sites

0.8

1 - 2



The site is available;

The site is in a favourable location in relation to the village, with potential for access onto two streets;

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 have to enhance the settlement's character and appearance;

Proposed development should be contiguous with the adjacent terrace on Dawnhill Lane.

The site is considered to be potentially suitable for allocation.

## Responses:

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### **WLDC: Planning**

In principle, an appropriate location in terms of developed footprint of Hemswell and would be seen as frontage infill. A green field site in a highly sensitive location. Lies in conservation area and close to listed building (church). Also needs to respect/complement the block/row of imposing properties adjacent to plot fronting Dawnhill Lane. Need to avoid potential amenity issues with these properties. This is a corner site in a highly prominent village location on a slightly raised plot. Access would perhaps be best taken off Church Street as access off Dawnhill Lane would be tight. Careful design required perhaps best with frontage on to Church Street rather than trying to bookend with the symmetrical row of Dawnhill Lane properties. Height of dwelling would also be an issue. Single dwelling only but prefer kept as garden space as could easily become over development on a landmark site.

### **WLDC: Conservation Officer**

A part of this site is in the front garden of the Old Vicarage, which is noted in the Hemswell Conservation Area Appraisal as a building of interest. The principle elevation faces the street and there is an association with the church. The development of this garden would likely result in harm to the host building, the conservation area and the setting of the church.

### **WLDC: Trees Hedging and Landscape**

No Tree related comments necessary

### **Lincolnshire County Council - Highways:**

Not Assessed/No Comments

### **Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

### **Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

### **Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

### **Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

### **Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

### **Historic England:**

Not Assessed/No Comments

### **Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

### **Severn Trent:**

Not Assessed/No Comments

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Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	Rating
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CFS03	Field to the south of 'Windy Ridge'	Greenfield	NP Call for Sites	1	2		
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The site is available;  
 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;  
 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:

- not retain the core shape and form of the settlement;
- have potential to significantly harm the settlement's character and appearance; and
- have potential to significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.

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.

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;

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 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;

The site is on higher ground ('the cliff') than the village, whereby there are views down into the village and beyond.

RAG

**Responses:**

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**WLDC:**

Not Assessed/No Comments

**Lincolnshire County Council - Highways:**

Not Assessed/No Comments

**Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

**Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

**Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

**Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

**Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

**Historic England:**

Not Assessed/No Comments

**Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

**Severn Trent:**

Not Assessed/No Comments

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.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	RAG
CFS04	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> <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 be expected 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. Access arrangements would need to be feasible for the site to be allocated.</p>	

Part of garden to rear of 13



## Responses:

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### **WLDC: Planning**

In principle, an appropriate location in terms of developed footprint of settlement and would be seen as back land development. Greenfield site in sensitive location. Lies in conservation area and not far from the listed church. Also rear garden forms part of an attractive green corridor at rear of properties in Church Street extending from play area to gardens of vicarage. This would be over development of site and would spoil views of church from places around St Helens Way and Maypole Street. Development of site also likely to create amenity issues with nearby properties and loss of garden space. Access may not be straightforward either and could also cause amenity issues.

### **WLDC: Conservation Officer**

Concerns re access and impact of on conservation area and setting of important buildings noted in the conservation area appraisal. Large openings into the street scene would likely result in harm to the host building, the conservation area and the setting of the church.

### **WLDC: Trees, hedges and Landscape**

There are some trees visible along the easterly boundary to the northern end of this site. Although these are not prominent from the street, they would be important for screening any new development, privacy between properties and to reduce any impact of development to the surrounding area. Any development should be outside the calculated tree root protection areas to avoid having a detrimental impact on the healthy survival of any trees.

### **Lincolnshire County Council - Highways:**

Not Assessed/No Comments

### **Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

### **Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

### **Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

### **Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

### **Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

### **Historic England:**

Not Assessed/No Comments

### **Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

### **Severn Trent:**

Not Assessed/No Comments

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Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	LAG
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CFS05	Garden of 'The Willows' 5A Church Street	Mix	NP Call for Sites	0.4	6		
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The site is currently available;

The site is in a favourable location in relation to the village, on the edge of the village;

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 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);

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;

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;

Access to the remainder of the developable area of the site is highly constrained by location of current dwelling.

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.

## Responses:

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### **WLDC: Planning**

Only front part of site considered in principle to be an appropriate location in terms of developed footprint of Hemswell. Back part of site, much of which appears to be affected by trees, is felt to lie outside footprint and therefore unsuitable for allocation. The front part of site, subject to access and siting, is perhaps suitable for a single dwelling to the east of existing dwelling. Access may not straightforward.

### **WLDC: Conservation Officer**

Serious concerns about access so close to this listed building. The only acceptable access would be via the existing gateway. Any enlargement would be likely to impact harmfully on the setting of several listed buildings. Also, any large new opening would be likely to impact on the conservation area in a harmful way. Not really appropriate due to access

### **WLDC: Trees Hedges and Landscape**

Not Assessed/No Comments

### **Lincolnshire County Council - Highways:**

Not Assessed/No Comments

### **Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

### **Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

### **Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

### **Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

### **Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

### **Historic England:**

Not Assessed/No Comments

### **Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

### **Severn Trent:**

Not Assessed/No Comments

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Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	RAG
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> <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),</li> </ul>	RAG



**Note: Planning Application Appeal Ref: APP/N2535/W/17/3187822 has subsequently been dismissed on the 2nd August 2018.**

**Responses:**

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**WLDC: Planning**

Not Assessed/No Comments

**WLDC: Conservation Office**

Appeal dismissed on this site. Not appropriate for reasons outlined in appeal.

**WLDC: Environmental Protection Officer**

The site has potential for drainage problems and noise issues impacting existing property

**Lincolnshire County Council - Highways:**

Not Assessed/No Comments

**Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

**Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

**Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

**Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

**Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

**Historic England:**

Not Assessed/No Comments

**Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

**Severn Trent:**

Not Assessed/No Comments

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Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	Rating
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CFS07	Garden to the rear of No.9 Church Street	Greenfield	NP Call for Sites	0.05			
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1

The site is available;

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.

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 in close proximity to Grade II listed heritage assets. Proposed development would have 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. 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.

The site is considered to be unsuitable for development.

Rating: RAG

## Responses:

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### **WLDC:**

Not Assessed/No Comments

### **Lincolnshire County Council - Highways:**

Not Assessed/No Comments

### **Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

### **Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

### **Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

### **Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

### **Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

### **Historic England:**

Not Assessed/No Comments

### **Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

### **Severn Trent:**

Not Assessed/No Comments

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Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	RAG
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>	



## Responses:

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### **WLDC: Planning**

In principle, an appropriate location in terms of developed footprint of Hemswell. Seen as frontage infill on a green field site. Suitable for one dwelling. However, sensitive location so requires careful design. Lies in conservation area and across the road from row of listed buildings and the listed old post office. Also not far from listed maypole.

### **WLDC:Conservation Officer**

The stone and pantile building on site is of architectural and historic merit and contributes positively to the conservation area and should be retained in any development. Yes – provided traditional in form, scale, mass, etc., and the outbuilding is retained.

### **WLDC: Trees hedges and landscape**

No tree related comments necessary.

### **Lincolnshire County Council - Highways:**

Not Assessed/No Comments

### **Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

### **Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

### **Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

### **Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

### **Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

### **Historic England:**

Not Assessed/No Comments

### **Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

### **Severn Trent:**

Not Assessed/No Comments

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.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	RAG
CFS09	Land to the south of No.18 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>	



## Responses:

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### **WLDC: Planning**

Implemented planning permission noted. In principle, an appropriate location in terms of developed footprint of Hemswell and would be considered to be back land development within core of settlement. Lies in conservation area and just at the back of a row of listed properties and close to listed old post office. Careful design, layout, siting vital.

### **Lincolnshire County Council - Highways:**

Not Assessed/No Comments

### **Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

### **Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

### **Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

### **Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

### **Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

### **Historic England:**

Not Assessed/No Comments

### **Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

### **Severn Trent:**

Not Assessed/No Comments

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.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	RAG
CFS10	Land west of Weldon Rd/South of Church Street	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>	



[Responses:](#)

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**WLDC: Planning**

Implemented planning permission for whole of site is noted with short access spur already constructed off Weldon Road. However would prefer to see only part of site developed and the paddock field left as open countryside. Regard the poultry shed area as an appropriate location for limited back land brownfield development and see it as forming part of Hemswell's developed footprint. However access to this part of site from Church Street through heavily tree lined corridor may prove difficult. The other part of site that could be developed is where the current access has been provided. This could be suitable for frontage infill but would need to take regard of nearby row of listed properties in Weldon Road.

**Lincolnshire County Council - Highways:**

Not Assessed/No Comments

**Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

**Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

**Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

**Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

**Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

**Historic England:**

Not Assessed/No Comments

**Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

**Severn Trent:**

Not Assessed/No Comments

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.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	RAG
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.</p> <p>Proposed development would have to enhance the settlement's character and appearance;</p> <p>The site is suitable for allocation.</p>	



[Responses:](#)

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**WLDC: Planning**

Previous planning permission noted and also aware that site was allocated in previous West Lindsey Local Plan. In principle, the brownfield part of site is an appropriate location lying within the developed footprint of the settlement. Only this part of site (former stud yard) should be proposed as the allocated site. The open space is a separate site identified as important open space in the local plan and should remain so and this should be reaffirmed by the neighbourhood plan. The site lies in the conservation area and the listed church is nearby. Also much of site borders on to the attractive scarp of the area of great landscape value. Careful design is required and consideration should be given to

**WLDC: Conservation Officer**

A large site with partly open space. Development in the area of the existing buildings is acceptable, however, open green space and views out of the village need to be maintained. Yes –provided green space retained and quality of design enhances conservation area.

**WLDC: Environmental Protection Officer**

The site has history and use/former use that is suggestive of a potential for contamination and a contaminated land condition is likely to be attached to any permission granted. Former/existing use and continuation thereof would likely need assessing for impact should it or its potential continue. Additionally, the site is adjacent to/on the Lincoln edge and as such has potential for impact from a variable spring line and surface water flooding of the edge

**WLDC: Trees hedges and landscape.**

There is a small group of two cherry trees and a maple within the courtyard area of the southerly stable block. They have grown in close proximity to each other and formed one large canopy which is a prominent feature above the roof, and provides a positive contribution to the character and amenity of this area. The site is within the AGLV and conservation area, so the structural greenery play an important role in the character and amenity of both these designations. In the first instance, the retention of the existing, established feature trees should be the intention of any development. The maple and cherry trees appear to be presently in good condition, and although cherry trees are a short lived tree, if they were to be removed if they really could not be accommodated within a development layout, any replacement cherry trees would be fast growing if given adequate space with good rooting conditions. Most other commonly planted trees within development sites tend to be slower growing than cherry trees. The northerly area of the site is also an important open space which contains a few trees along the hedge line, but these should not be at risk from possible

**Lincolnshire County Council - Highways:**

Not Assessed/No Comments

**Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

**Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

**Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

**Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

**Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

**Historic England:**

Not Assessed/No Comments

**Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

**Severn Trent:**

Not Assessed/No Comments

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.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment
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CFS12	Area to the South of Hill Crest	Agricultural	NP Call for Sites	0.09	1	
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The site is available;  
The site is in a poor location in relation to the village, and removed from the village;  
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:

- not retain the core shape and form of the settlement;
- have potential to significantly harm the settlement's character and appearance; and
- have potential to significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.

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;

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:

- 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; and
- c) agricultural buildings and associated land on the edge of the settlement;

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;

The site is not considered suitable for allocation.

RAG

[Responses:](#)

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**WLDC:**

Not Assessed/No Comments

**Lincolnshire County Council - Highways:**

Not Assessed/No Comments

**Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

**Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

**Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

**Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

**Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

**Historic England:**

Not Assessed/No Comments

**Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

**Severn Trent:**

Not Assessed/No Comments

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.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	Rating
CL1657	Land north of Hemswell Lane	Agricultural	NP Call for Sites	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>	Amber



[Responses:](#)

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**WLDC: Planning**

Implemented planning permission noted. Site lies outside developed footprint of Hemswell in open countryside. Therefore cannot be seen as contributing to settlement's growth target.

**Lincolnshire County Council - Highways:**

Not Assessed/No Comments

**Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

**Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

**Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

**Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

**Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

**Historic England:**

Not Assessed/No Comments

**Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

**Severn Trent:**

Not Assessed/No Comments

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.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	Rating
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PA1	6 Bunkers Hill	Greenfield	Planning Application (Active)	0.1	1		
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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.



[Responses:](#)

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**WLDC: Planning**

Not Assessed/No Comments

**Lincolnshire County Council - Highways:**

Not Assessed/No Comments

**Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

**Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

**Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

**Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

**Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

**Historic England:**

Not Assessed/No Comments

**Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

**Severn Trent:**

Not Assessed/No Comments

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Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment	RAG
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>	



[Responses:](#)

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**WLDC: Planning**

Implemented planning permission noted. Currently for sale. In principle, an appropriate location as frontage infill located within Hemswell's developed footprint.

**WLDC: Conservation Officer**

The former smithy is of architectural and historic interest. Existing blacksmiths store to be retained and repaired as part of any permission granted

**WLDC: Trees, hedges and landscape**

No tree related comments necessary.

**Lincolnshire County Council - Highways:**

Not Assessed/No Comments

**Lincolnshire County Council - Archeology:**

Not Assessed/No Comments

**Lincolnshire County Council - Mineral & Waste:**

Not Assessed/No Comments

**Lincolnshire County Council - Education & Cultural Services:**

Not Assessed/No Comments

**Environment Agency:**

There are some constraints/environmentally sensitive areas of interest to us within the Plan area, such as a small area of Flood Zone 3 and a watercourse monitored under the Water Framework Directive. However, we note the intention expressed in the document to only promote sites for development in or adjacent to the existing settlement. None of the constraints apply to this location. We therefore have no concerns with the document or proposed sites and do not wish to make any further comments at this stage.

**Natural England:**

Natural England does not have any specific comments on this Residential Allocations Evidence Report.

**Historic England:**

Not Assessed/No Comments

**Anglian Water:**

Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required (Amber Status)

**Severn Trent:**

Not Assessed/No Comments