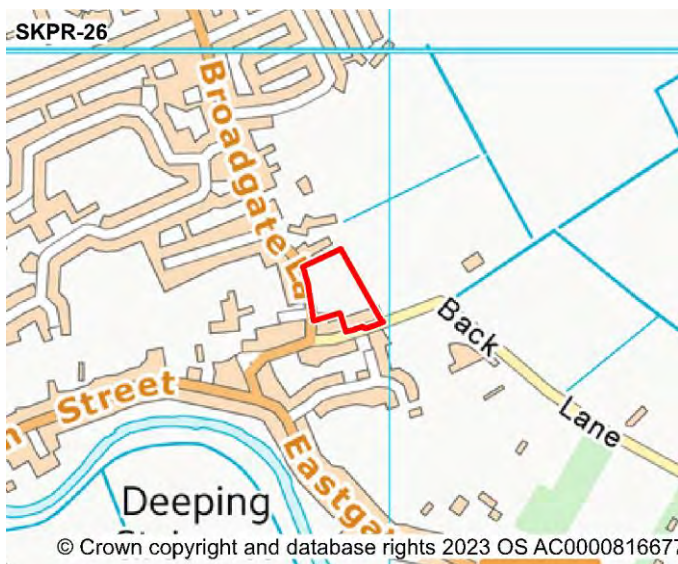
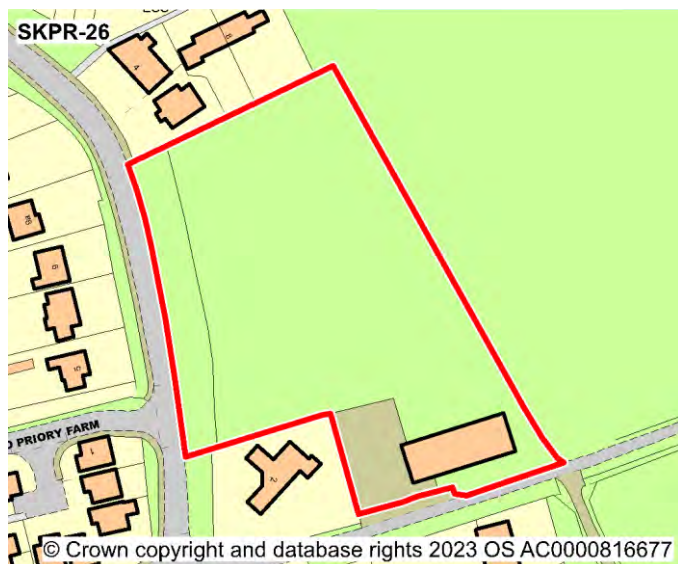




South Kesteven District Council Local Plan Review 2021 - 2041



**Draft Site Assessment Report
February 2024**



Major Constraints

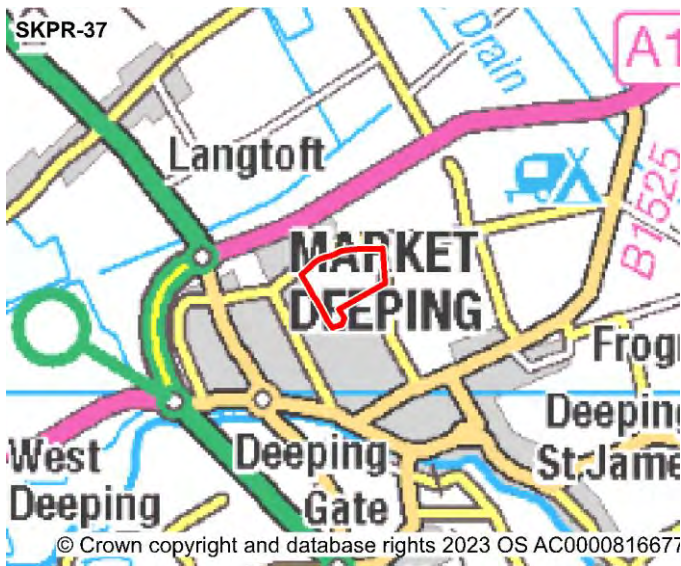
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway connection to existing network on Broadgate Lane
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Schedule Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for small scale housing development within the market town of The Deepings. The site will enhance and positively preserve the designated green lane that runs along the south of the site. Views towards Priory Church of St James will be positively incorporated.



Major Constraints

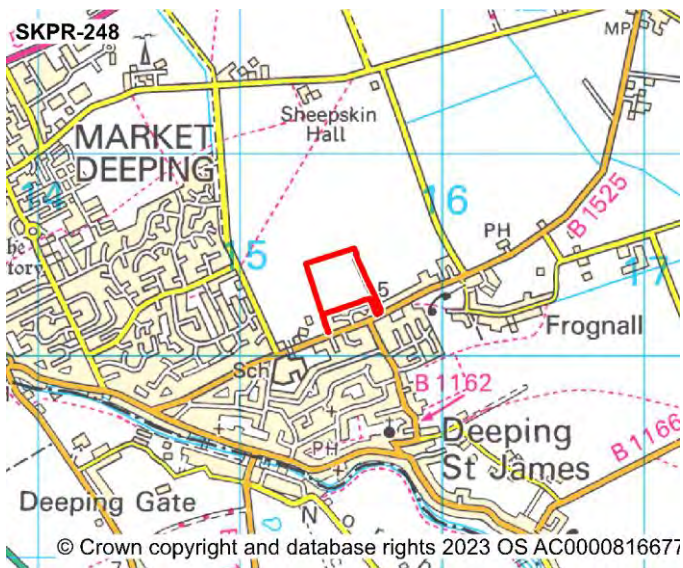
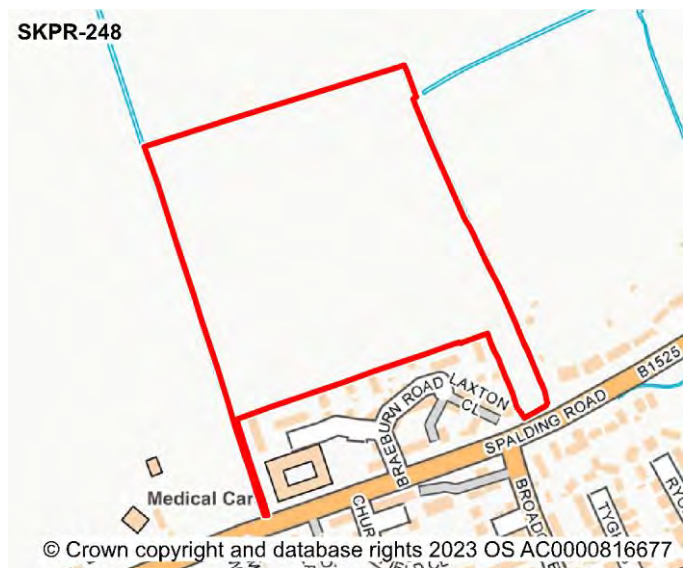
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	More than 10kms from the SRN. Still as the trip generation is more than 250, we anticipate atleast 40+ trips to reach SRN. Hence, moderate impact is anticipated. Potential cumulative impacts could occur.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	TA required to show if any junctions on highway network would need upgrading. Linchfield Road would need widening along site perimeter and footway/cycleways providing, in addition to connections to Town Centre which need providing.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11 / W8
Statutory consultee comment on Minerals and Waste	Sand and gravel MSA (M11)/ Safeguarded waste site (W8) to north

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Schedule Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	96.96%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	3.04%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable



Major Contraints

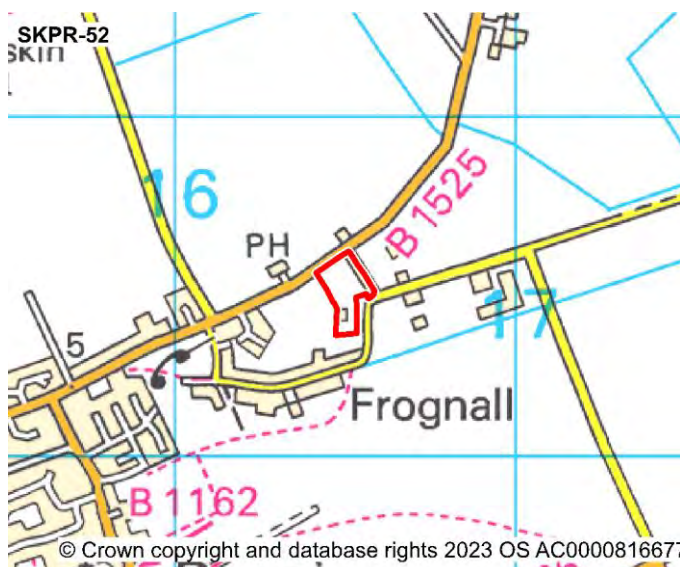
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	29.49%
% of Overlap with Flood Zone 3	29.49%
Statutory consultee comment on Flood Risk (Environment Agency)	Some patches of flood zone 3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips to come at the SRN junction as the site is more than 10 kms from the nearest SRN. Assessed as Low
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA/TP. Access road difficulties due to the presence of a drain.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Schedule Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Natural England
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Environment Agency
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	No footway connections through the village - residents would be wholly reliant upon the car - unsustainable location. Ditch would need to be culverted to gain access. Surface water flood risk.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Schedule Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.