

Grasby and Searby cum Owmby Neighbourhood Plan

Site Assessment

Final Report

February 2025

Quality information

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Abbreviations used in the report

Abbreviation Definition

MHCLG	Ministry of Housing, Communities and Local Government
dph	Dwellings per hectare
Ha	Hectare
WLDC	West Lindsey District Council
GSONP	Grasby & Searby cum Owmbly Neighbourhood Plan
SHLAA	Strategic Housing Land Availability Assessment
HELAA	Housing and Economic Land Availability Assessment
NP/NDP	Neighbourhood Plan / Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest

Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Grasby and Searby cum Owmbly Neighbourhood Plan (GSONP). The work undertaken was agreed with the Grasby and Searby cum Owmbly Neighbourhood Plan Steering Group and the Ministry for Housing, Communities and Local Government (MHCLG) in September 2024 as part of the national Neighbourhood Planning Technical Support programme led by Locality.

The Central Lincolnshire Local Plan provides a housing requirement of 10 for Grasby and 2 for Searby cum Owmbly. This local plan requirement has been met through 10 completions and 3 commitments. The Neighbourhood Plan is seeking to identify suitable sites for housing within or adjacent to Grasby to meet the additional housing needs of the village up to 2040.

The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available and likely to be viable for development and therefore appropriate for allocation in the Neighbourhood Plan. This includes whether the site allocations would comply with the strategic policies of the adopted Development Plan.

The parishes of Grasby and Searby cum Owmbly are located in West Lindsey and the Neighbourhood Plan is being prepared in the context of the Central Lincolnshire Local Plan (2023). The relevant planning authority is West Lindsey District Council.

Grasby and Searby cum Owmbly parishes are categorised in the current Central Lincolnshire Local Plan¹ under 'Small Villages.' These are settlements with between 50 and 249 dwellings. The settlements do not have a defined settlement boundary and there are no sites currently allocated for development.

The following six sites have been identified as potentially suitable for housing development, and therefore could be considered for neighbourhood plan allocation, subject to resolving or mitigating the constraints identified in this report:

- GSO.01 Field between Clixby Lane and Bentley Lane
- GSO.02 Land behind 8 Station Road
- GSO.03 Land behind 8-18 Station Road
- GSO.06 Land off Station Road
- GSO.07 Land South of Willow Pond
- GSO.08 Land behind Willow Pond

In addition, GSO.04 is a suitable site for a playground in Searby.

¹ Available at: [Local Plan for adoption Approved by Committee.pdf](#)

1. Introduction

- 1.1 The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available and likely to be viable for the proposed development type and therefore appropriate for allocation in the Neighbourhood Plan. This includes whether the site allocation policies would comply with the strategic policies of the adopted Development Plan.
- 1.2 It is important that the site process is carried out in a transparent, fair, robust, and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The report is intended to help the Neighbourhood Plan Steering 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.

Local context

- 1.4 The parishes of Grasby and Searby cum Owmbly are located in West Lindsey and the Neighbourhood Plan is being prepared in the context of the Central Lincolnshire Local Plan. The relevant planning authority is West Lindsey District Council. As a two-tier local authority, Lincolnshire County Council is responsible for certain public services including roads.
- 1.5 The parishes of Grasby and Searby cum Owmbly are located approximately 22 miles north of Lincoln, and 3 miles from Caistor. The nearest train station in Barnetby, approximately 4 miles away which is served by TransPennine Express, the East Midlands Railway and Northern Trains. They provide regular service between Grimsby and Doncaster, Sheffield & Manchester, and Lincoln & Nottingham. The A46 is approximately 3 miles southeast.
- 1.6 Both Grasby and Searby cum Owmbly are categorised in the Central Lincolnshire Local Plan² under 'Small Villages.' These are defined as areas with between 50 and 249 dwellings. The settlements do not have a defined settlement boundary and there are no sites currently allocated for development.
- 1.7 There are 13 listed buildings across the two parishes including the Grade II* Church of All Hallows and the 13th century Grade II listed All Saints Church.
- 1.8 Grasby had a population of around 430 at the time of the 2021 Census. The village has a village hall, pub and a primary school.
- 1.9 Searby cum Owmbly had a population of 188 in 2021. It is a mainly residential and agricultural settlement with no village services.

The Neighbourhood Plan

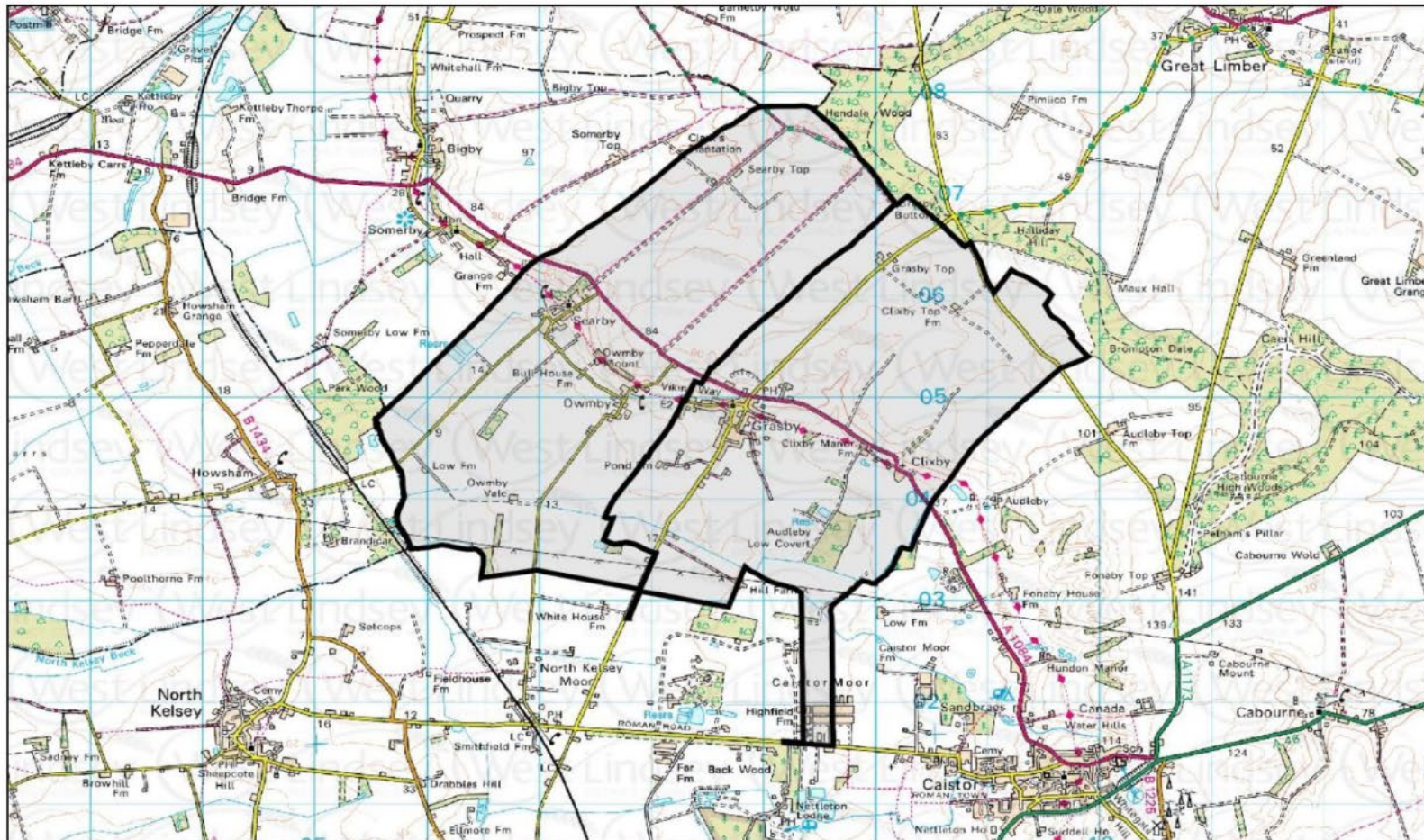
- 1.10 The parishes of Grasby and Searby cum Owmbly, located in West Lindsey, were designated as a neighbourhood area by West Lindsey District Council in 2023 – see **Figure 1-1**.

² Available at: [Local Plan for adoption Approved by Committee.pdf \(n-kesteven.gov.uk\)](https://www.lincolnshire.gov.uk/media/1000000/Local-Plan-for-adoption-Approved-by-Committee.pdf)

- 1.11 The Central Lincolnshire Local Plan provides a housing requirement of 10 for Grasby and 2 for Searby cum Owmbly. This local plan requirement has been met through 10 completions and 3 commitments. The Neighbourhood Plan is seeking to identify suitable sites for housing within or adjacent to Grasby to meet the needs of the village up to 2040. This is being done in order to give residents some certainty and influence over the location and type of housing that is built. The exact number of dwellings is not defined but is expected to be similar to the recent long term trend, which is under one dwelling per year, or between 10-15 by 2040.
- 1.12 The intention is to meet the expected need for local affordable, adapted, and self/custom build homes up to 2040.



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Figure 1-1 Map of Grasby and Searby cum Owmbly Neighbourhood Area³. Source: WLDC

³ Available at: [Grasby and Searby cum Owmbly Neighbourhood Plan Area Application and Map](#)

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (updated July 2019)⁴ and Neighbourhood Planning (updated September 2020)⁵. The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit⁶.
- 2.2 Although a neighbourhood plan is at a smaller scale geographically than a Local Plan, the criteria for assessing the suitability of sites for development are the same. The neighbourhood plan site assessment methodology is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The list of available sites in the neighbourhood area include sites that have come forward through a recent Call for Sites exercise completed by the Steering Group as well as sites identified in the Central Lincolnshire 2020 Housing and Economic Land Availability Assessment (HELAA).

Task 2: Constraints and opportunities analysis

- 2.4 Sites proposed for residential use were assessed using a site assessment proforma based on the Government's National Planning Practice Guidance. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.5 The proforma enables a range of information to be recorded, including:
- General information:
 - Site location and use
 - Site context and planning history
 - Type of site (greenfield, brownfield, mixed)
 - Suitability:
 - Site characteristics
 - Environmental considerations
 - Heritage considerations
 - Community facilities and services
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders)

⁴ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁵ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁶ Also see: How to Assess and Allocate Sites for Development toolkit (Locality, 2021) <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Availability of sites for development
 - Any issues that may affect site delivery / viability.
- 2.6 A range of quantitative information has been collected to inform the assessments through desk-based research using the Local Authority website⁷, Natural England's Magic GIS⁸ and other sources of evidence (see paragraph 3.60 below). Where existing evidence has not been available, e.g. landscape sensitivity and visual amenity, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from a landscape professional or the Local Planning Authority, if appropriate.

Task 3: Site Surveys

- 2.7 Following the initial desktop assessment, site surveys were carried out in person in October 2024 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.

Task 3: Conclusions and site ratings

- 2.8 The desktop assessment and site survey information are drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available, and likely to be achievable for the proposed use:
- **Green** is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
 - **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
 - **Red** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 2.20 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate.
- 2.21 The Central Lincolnshire HELAA methodology⁹ considers that villages have an assumed capacity of 30 dwellings per hectare. Therefore, an indicative density of 30 dwellings per hectare is an appropriate starting point for the parishes. However, the indicative housing capacity estimates have been adjusted to take

⁷ Available at: [Welcome to West Lindsey District Council](#)

⁸ Available at: [Magic Map Application](#)

⁹ Available at: [HELAA Methodology - May 2021 \(eastdevon.gov.uk\)](#)

into account the site context and the existing low density of the Neighbourhood Area. Table 2-1 sets out a standard net developable area based on site size excluding land for roads, green spaces and other infrastructure; and the indicative density from the Central Lincolnshire HELAA.

Table 2-1. Calculation of site developable area and density

Site Area	Developable area (% of gross site area)	Indicative density (dph)
Less than 0.4 ha	100%	30
0.4 ha to 2 ha	85%	30
2 to 10 ha	75%	30
10 ha or larger	60%	30

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies, and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2024)¹⁰ and is supported by the Planning Practice Guidance (PPG)¹¹. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The local authority is West Lindsey District Council. The statutory local plan making authority is the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC). The key document making up the adopted statutory development plan for the Neighbourhood Area is the Central Lincolnshire Local Development Plan (adopted 2023)¹².
- 3.5 The relevant policies and findings from the above plans are presented below.

National Planning Policy

- 3.6 The policies of particular relevance to development in the Neighbourhood Area are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.7 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.8 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.9 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.
- 3.10 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.11 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse

¹⁰ Available at: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/123456/nppf-2024.pdf)

¹¹ Available at: [Planning practice guidance - GOV.UK](https://www.gov.uk/guidance/planning-practice-guidance)

¹² Available at: [Local Plan for adoption Approved by Committee.pdf \(n-kesteven.gov.uk\)](https://www.kesteven.gov.uk/media/123456/Local-Plan-for-adoption-Approved-by-Committee.pdf)

impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- The neighbourhood plan contains policies and allocations to meet its identified housing requirement.

- 3.12 **Paragraph 61** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.13 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.14 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.
- 3.15 **Paragraph 74** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.
- 3.16 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 3.17 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.18 **Paragraph 124** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.19 **Paragraph 170** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.20 **Paragraph 188** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 65 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.21 **Paragraph 212** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

- 3.22 **Paragraph 214** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Central Lincolnshire Local Plan (adopted 2023)

- 3.23 **Policy S1: The Spatial Strategy and Settlement Hierarchy** states that development should create strong, sustainable, cohesive and inclusive communities making the most effective use of previously developed land and enabling a larger number of people to access jobs, services and facilities locally. It outlines how decisions on investment in services and facilities will be assisted by the Central Lincolnshire Settlement Hierarchy.
- 3.24 **Policy S2: Growth Levels and Distribution** states that the housing requirement for Central Lincolnshire is 1,102 dwellings per year, and 24,244 dwellings over the plan period of 2018-2040. It identifies that around 12% of the housing supply will come forward in settlements primarily located at the market towns and in well-connected villages and villages with a good range of services present.
- 3.25 **Policy S4: Housing Development in or Adjacent to Villages** states that

1. Small Villages will experience limited growth to support their role and function through allocated sites of 10 or more dwellings in the Local Plan, sites allocated in neighbourhood plans, or on unallocated sites in appropriate locations within the developed footprint of the village that are typically up to 5 dwellings in Small Villages.

Proposals on unallocated sites not meeting these criteria will not generally be supported unless there are clear material planning considerations that indicate otherwise.

2. Residential development proposals for unallocated sites within the size thresholds set out in part 1 of this policy and within the developed footprint of the village will only be supported where it would:

- a) preserve or enhance the settlement's character and appearance;
- b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and
- c) be consistent with other policies in the development plan.

3. Proposals for residential development on unallocated land immediately adjacent to the developed footprint will only be supported where this is:

- a) a First Homes exception site in accordance with the NPPF and provided it is outside of the Lincolnshire Wolds Area of Outstanding Beauty and not within a location that is subject of a Designated Rural Area as defined in Annex 2 of the NPPF; or
- b) exclusively for a rural affordable housing exception site.

Any proposals for First Homes exception sites or rural affordable housing exception sites will also be subject to the requirements of Policy S22. The consideration of proportionality of a proposal for a First Home exceptions site

will be considered on a site basis informed by consideration of the impact on landscape, village character and the historic environment, topography, overall built footprint, visual impact, and intensity of use of the site. Evidence supporting the planning application will need to robustly examine and illustrate why the proposal is proportionate in size to the existing settlement. Whilst not a cap, it is unlikely that a proposal that would result in an increase in the overall area of the developed footprint of the village, or an increase in dwelling numbers, of more than 5% would be considered proportionate, and potentially considerably less (especially if any exception sites have already been provided or planned for at that settlement).

3.26 Policy S5: Development in the Countryside sets out criteria for acceptable development in the countryside relating to:

- a) Re-use and conversion of non-residential buildings for residential use in the countryside
- b) Replacement of a dwelling in the countryside
- c) Mobile homes within the countryside
- d) New dwellings in the countryside
- e) Non-residential development in the countryside
- f) Agricultural diversification
- g) Agricultural, forestry, horticultural or other rural land-based development

3.27 Policy S21: Flood Risk and Water Resources states that all development proposals will be considered against the NPPF including application of the sequential and, if necessary, the exception test. Development proposals should demonstrate appropriate actions taken to decrease flood risk, and to protect the water environment.

3.28 Policy S22: Affordable Housing states that the strategic aim will be to deliver the c. 12,000 affordable dwellings that are needed during the plan period to meet the needs of residents unable to meet their own housing need through the open market, though it is recognised that for viability reasons not all this need will be met through the planning system along. Affordable housing will be sought on all qualifying housing development sites:

- a) Of 10 or more dwellings or 0.5 hectares or more; or
- b) Within a designated rural area within North Kesteven District, of 5 or more dwellings.

Grasby is designated as being in Value Zone A, suggesting that where a site qualifies for affordable housing, the percentage sought will be 25%.

3.29 Policy S23: Meeting Accommodation Needs states that developers are expected to provide housing solutions that contribute to meeting the housing needs of the housing market area, as identified in the latest Central Lincolnshire Housing Needs Assessment and in any other appropriate local evidence. This means new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

- 3.30 **Policy S45: Strategic Infrastructure Requirements** states that all new development should be supported by and have good access to infrastructure.
- 3.31 **Policy S47: Accessibility and Transport** states that development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported. All development should demonstrate, where appropriate, that they have had regard to the following criteria:
- a) Located where travel can be minimised and the use of sustainable transport modes maximised;
 - b) Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, car clubs, walking and cycling links and integration with existing infrastructure;
 - c) Making allowance for low and ultra-low emission vehicle refuelling infrastructure.
- 3.32 **Policy S48: Walking and Cycling Infrastructure** states that development proposals should facilitate active travel by incorporating measures suitable for the scheme from the design stage. Plans and evidence accompanying applications will demonstrate how the ability to travel by foot or cycle will be actively encouraged by the delivery of well designed, safe and convenient access for all both into and through the site.
- 3.33 **Policy S50: Community Facilities** states that all development proposals should recognise that community facilities such as, but not limited to, leisure facilities, libraries, public houses, places of worship and community halls, or any registered asset of community value, or a community facility identified in a neighbourhood plan, are an integral component in achieving and maintaining sustainable, well integrated and inclusive development.
- 3.34 **Policy S51: Creation of New Open Space, Sports and Leisure Facilities** states that the Central Lincolnshire Authorities will seek to:
- a) Reduce deficiency in publicly accessible open space, sports and leisure facilities;
 - b) Ensure new development provides an appropriate amount of new open space, sports and leisure facilities to meet need; and
 - c) Improve the quality of, and access to, existing open spaces, sports and leisure facilities.
- 3.35 **Policy S53: Design and Amenity** states that all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. In particular, development proposals need to
- 1.a) be based on a sound understanding of the context, integrating into the surroundings and responding to local history, culture and heritage;
 - 1.b) relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary

treatments to ensure that the development can be satisfactorily assimilated into the surrounding area;

1.c) protect any important local views into, out of or through the site;

2.a) contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness;

2.b) reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;

2.c) use appropriate, high quality materials which reinforce or enhance local distinctiveness;

2.d) not result in the visual or physical coalescence with any neighbouring settlement nor ribbon development;

3.a) make effective and efficient use of land that contribute to the achievement of compact, walkable neighbourhoods;

3.b) be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme;

3.c) achieve a density not only appropriate for its context but also taking into account its accessibility;

3.d) have a layout and form that delivers efficient and adaptable homes in accordance with Policy S6 and Policy S20

4.a) form part of a well-designed and connected travel network with consideration for all modes of transport offering genuine choices for non-car travel and prioritising active travel and where relevant demonstrate this through evidence clearly showing connectivity for all modes and a hierarchy of routes;

4.b) maximise pedestrian and cycle permeability and avoid barriers to movement through careful consideration of street layouts and access routes both within the site and in the wider context contributing to the delivery of walkable and cyclable neighbourhoods in accordance with Policy S48;

4.c) ensure areas are accessible, safe and legible for all including people with physical accessibility difficulties;

4.d) deliver well-considered parking, including suitable electric vehicle charging points, with appropriate landscaping provided in accordance with the parking standards set out in Policy NS18 and Policy S49;

4.e) deliver suitable access solutions for servicing and utilities;

5.a) incorporate and retain as far as possible existing natural features including hedgerows, trees, and waterbodies particularly where these features offer a valuable habitat to support biodiversity, aligned with policies in the Natural Environment chapter of the Local Plan;

5.b) incorporate appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area,

maximising opportunities to deliver diverse ecosystems and biodiverse habitats, strengthening wildlife corridors and green infrastructure networks, and helping to achieve wider goals for biodiversity net gain, climate change mitigation and adaptation and water management;

6.a) ensure public spaces are accessible to all, are safe and secure and will be easy to maintain with clear definition of public and private spaces;

6.b) form part of a hierarchy of spaces where relevant to offer a range of spaces available for the community and to support a variety of activities and encourage social interaction;

6.c) be carefully planned and integrated into the wider community to ensure spaces feel safe and are safe through natural surveillance, being flanked by active uses and by promoting activity within the space;

6.d) maximise opportunities for delivering additional trees and biodiversity gains through the creation of new habitats and the strengthening or extending wildlife corridors and the green infrastructure network in accordance with policies in the Natural Environment chapter;

7.a) create or contribute to a variety of complementary uses that meet the needs of the community;

7.b) be compatible with neighbouring land uses and not result in likely conflict with existing uses unless it can be satisfactorily demonstrated that both the ongoing use of the neighbouring site will not be compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site;

7.c) not result in adverse noise and vibration taking into account surrounding uses nor result in adverse impacts upon air quality from odour, fumes, smoke, dust and other sources;

8.a) provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces;

8.b) be adaptable and resilient to climate change and be compatible with achieving a net zero carbon Central Lincolnshire as required by Policies S6, S7, and S8;

8.c) be capable of adapting to changing needs of future occupants and be cost effective to run by achieving the standards set out in Policy S20;

8.d) not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare;

8.e) provide adequate storage, waste, servicing and utilities for the use proposed;

9.a) minimise the need for resources both in construction and operation of buildings and be easily adaptable to avoid unnecessary waste in accordance with Policies S10 and S11;

9.b) use high quality materials which are not only suitable for the context but that are durable and resilient to impacts of climate change in accordance with the requirements of Policy S20;

10.a) use high quality materials which are durable and ensure buildings and spaces are adaptive; and

10.b) encourage the creation of a sense of ownership for users and the wider community with a clear strategy for ongoing management and stewardship.

3.36 **Policy S54: Health and Wellbeing** states that the potential for achieving positive mental and physical health outcomes will be taken into account when considering all development proposals. Where any potential adverse health impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.

3.37 **Policy S57: The Historic Environment** states that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire

3.38 **Policy S59: Green and Blue Infrastructure** states that the Central Lincolnshire Authorities will safeguard green and blue infrastructure in Central Lincolnshire from inappropriate development and work actively with partners to maintain and improve the quantity, quality, accessibility and management of the green infrastructure network. Proposals that cause loss or harm to the green and blue infrastructure network will not be supported unless the need for and benefits of the development demonstrably outweigh any adverse impacts.

3.39 **Policy S60: Protecting Biodiversity and Geodiversity** states that all development should:

- a) Protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;
- b) Minimise impacts on biodiversity and features of geodiversity value;
- c) Deliver measurable and proportionate net gains in biodiversity in accordance with Policy S61; and
- d) Protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat

3.40 **Policy S65: Important Open Space** states that an area identified as an Important Open Space on the Policies Map is safeguarded from development unless it can be demonstrated that:

- a) There are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets; and
- b) In the case of publicly accessible open space, there is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses or suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area.

3.41 **Policy S66: Trees, Woodland and Hedgerows** states that development proposals should be prepared based on the overriding principle that:

- The existing tree and woodland cover is maintained, improved and expanded; and

- Opportunities for expanding woodland are actively considered, and implemented where practical and appropriate to do so.

3.42 **Policy S67: Best and Most Versatile Agricultural Land** states that proposals should protect the best and most versatile agricultural land so as to protect opportunities for food production and the continuance of the agricultural economy.

Central Lincolnshire Local Plan: The Relationship between the Local Plan and Neighbourhood Plans (June 2021)

3.43 This note provides advice on how the strategic policies outlined in the local plan can be applied at a detailed level as required by a neighbourhood plan. These are summarised below.

3.44 **Policy S1: The Spatial Strategy and Settlement Hierarchy** notes that NPs for small villages should ensure the vitality of the village while protecting its rural character. NPs can help achieve this by identifying limited growth, additional to any sites proposed by the Local Plan, where this is appropriate for the village, possibly through the allocation of additional small sites.

3.45 **Policy S2: Growth Levels and Distribution** notes that the majority of growth is expected to come forward on Strategic sites and sites in urban areas and larger, well-serviced or well-connected villages. Above allocations made in the Local Plan, neighbourhood plans can help to deliver growth that is needed locally to support the local economy, grow the community or to meet other local needs.

3.46 **Policy S4: Housing Development in or Adjacent to Villages** notes that NPs can allocate appropriately sized housing sites in large, medium, and small villages, additional to sites allocated in the local plan. For unallocated/windfall sites, NPs may assist their provision via the identification of developed footprint boundaries for large, medium and small villages. To be appropriately located such sites would need to be sited inside the boundaries. To assist the provision of First Homes and/or rural affordable housing NPs can identify exception sites on greenfield sites adjacent to identified developed footprint boundaries of large, medium, or small villages.

3.47 **Policy S5: Development in the Countryside** notes that NPs can effectively identify the extent of the countryside in their areas. This can be achieved by identifying the developed footprint boundaries for their village/s and hamlet/s. The countryside would in most cases be that area outside those boundaries.

3.48 **Policy S6: Reducing Energy Consumption – Residential Buildings** states that NPs may, if there is adequate evidence to justify and to demonstrate viability, include additional, locally-specific detail for delivering higher energy efficiency standards, but should not seek to deliver less. Any sites being allocated in a neighbourhood plan should be capable of meeting these standards.

3.49 **Policy S7: Reducing Energy Consumption – Non-Residential Buildings** states that NPs may, if there is adequate evidence to justify and to demonstrate viability, include additional, locally-specific detail for delivering higher energy efficiency standards, but should not seek to deliver less. Any sites being

allocated in a neighbourhood plan should be capable of meeting these standards.

- 3.50 **Policy S21: Affordable Housing** states that NPs can allocate sites for affordable housing including specifying exact tenure mix. Such allocations would need to be supported by evidence of an up to date local housing needs assessment and may also be informed by the Central Lincolnshire Housing Needs Assessment (2020) or subsequent housing needs document. NPs can identify exception sites on greenfield sites adjacent to their identified developed footprint boundaries.
- 3.51 **Policy S22: Meeting Accommodation Needs** states that where identified by an up to date local housing needs assessment, NPs can provide housing solutions that contribute to meeting specialist needs of the local area. This could entail NPs expecting housing to be delivered at: higher access standards, exact housing type mix, and care accommodation. Viability assessments may be needed to enable such requirements being made.
- 3.52 **Policy S42: Sustainable Rural Tourism** states that NPs for rural areas can identify activities that will deliver high quality sustainable visitor facilities and tourism attractions that are appropriate for the area, potentially allocating specific sites for such uses.
- 3.53 **Policy S47: Walking and Cycling Infrastructure** states that NPs can ensure well designed, safe and convenient access for all both into and through development sites. They can also protect and improve existing walking and cycling routes including closing gaps or reducing deficiencies in their area's network.
- 3.54 **Policy S49: Community Facilities** states that community facilities are an integral part of a settlement and can include leisure facilities, libraries, public houses, places of worship, community halls, any registered asset of community value, doctor's surgeries and hospitals, public houses, children's playgrounds, and sports facilities. NPs can identify specific facilities that are important locally and help prevent such facilities being lost to development. Sites for new community facilities can be allocated in NPs.
- 3.55 **Policy S56: The Historic Environment** states that NPs can identify non-designated heritage assets such as buildings and structures, but this can also include parks, gardens, cemeteries, landscapes or known archaeological monuments or sites. Such assets are not formally designated (listed) but are recognised locally as having a degree of significance because of their heritage, architectural or artistic interest.
- 3.56 **Policy S59: Protecting Biodiversity and Geodiversity** states that networks of wildlife sites and corridors can be designated by NPs to help retain, protect and enhance biodiversity and geodiversity features of such areas.
- 3.57 **Policy S62: Green Wedges** states that to prevent their coalescence, NPs can designate green gaps between neighbouring settlements.
- 3.58 **Policy S63: Local Green Space** states that green areas of value to local communities can be designated as local green spaces by NPs in order to protect them from unwanted development where these meet the required standards set out in national policy.

3.59 **Policy S64: Important Open Space** states that NPs can designate additional important open spaces. Such spaces should be consistent with Policy S64 and should avoid the inclusion of churchyards, cemeteries, school playing fields, recreational grounds and allotments.

3.60 **Policy S65: Trees, Woodland and Hedgerows** states that tree groups, woodlands and hedgerows can be protected by NPs using map based policies. NPs can also seek to deliver additional trees and woodland or strategies for improving the local green.

Evidence documents

3.61 The site assessment is informed by a range of evidence documents including:

- Central Lincolnshire Housing and Employment Land Availability Assessment (HELAA) March 2020¹³
- HELAA 2020 Appendix E West Lindsey sites¹⁴
- Central Lincolnshire Local Plan - The Relationship between the Local Plan and Neighbourhood Plans (June 2021)¹⁵
- Natural England Landscape Character Area The Wolds (2022)¹⁶

¹³ Available at: [HOU003 HELAA 2020 Report with Appendix A & B FINAL.pdf \(n-kesteven.gov.uk\)](#)

¹⁴ Available at: <https://www.n-kesteven.gov.uk/sites/default/files/2023-03/HOU003c.%20Appendix%20E%20West%20Lindsey%20sites.pdf>

¹⁵ Available at [STA010 NPs and Local Plan Reg 18 Final.pdf \(n-kesteven.gov.uk\)](#)

¹⁶ Available at [ENV004a Natural England Landscape Character Area The Wolds.pdf \(n-kesteven.gov.uk\)](#)

4. Site Assessment

- 4.1 A number of potential development sites within the Grasby and Searby cum Owmbly Neighbourhood Area have been identified from sources including a Neighbourhood Plan Call for Sites (2024) and the Central Lincolnshire 2020 HELAA.
- 4.2 **Table 4-1** includes all identified sites within the Neighbourhood Area and the approach taken to the assessment. **Figure 4-1** provides a map of all identified sites.
- 4.3 **Sites** identified in the HELAA that were located in Searby cum Owmbly were excluded from the assessment. This was to meet the objective of allocating sites only within or adjacent to the village of Grasby, as the largest settlement in the Neighbourhood Area. However, these additional Searby cum Owmbly sites could also be considered for allocation in the Neighbourhood Plan if they were confirmed as available and suitable and would align with Neighbourhood Plan objectives.

Table 4-1 Sites included in assessment

Site Reference	Site Address/Location	HELAA Reference	Proposed Use	Source	Site Assessment Approach
GSO.01	Field between Clixby Lane and Bentley Lane, Grasby	N/A	Housing	2024 GSONP Call for Sites	Include in Neighbourhood Plan Site Assessment.
GSO.02	Land behind 8 Station Road, Grasby	N/A	Housing	2024 GSONP Call for Sites	Include in Neighbourhood Plan Site Assessment.
GSO.03	Land behind 8-18 Station Road, Grasby	N/A	Housing	2024 GSONP Call for Sites	Include in Neighbourhood Plan Site Assessment.
GSO.04	Searby Playground, Searby	N/A	Play area	2024 GSONP Call for Sites	Include in Neighbourhood Plan Site Assessment.
GSO.05	23 Clixby Lane, Grasby	N/A	No development	2024 GSONP Call for Sites	Site was identified for no development in Call for Sites, and therefore excluded from assessment.
GSO.06	Land off Station Road, Grasby	WL/GRA/001	Housing	2024 GSONP Call for Sites	Include in Neighbourhood Plan Site Assessment.
GSO.07	Land South of Willow Pond	N/A	Housing	2024 GSONP Call for Sites	Include in Neighbourhood Plan Site Assessment.
GSO.08	Land behind Willow Pond	N/A	Housing	2024 GSONP Call for Sites	Include in Neighbourhood Plan Site Assessment.
GSO.09	Land adjacent to Owmbly Hill, Owmbly near Grasby	WL/SEAR/001	Housing	2020 Central Lincolnshire HELAA Appendix E West Lindsey Sites	Excluded as the site is not currently available.
GSO.10	Land south of Owmbly Road, Searby	WL/SEAR/002	Housing	2020 Central Lincolnshire HELAA Appendix E West Lindsey Sites	Excluded as the site has been confirmed as not available due to Low Farm rewilding project.

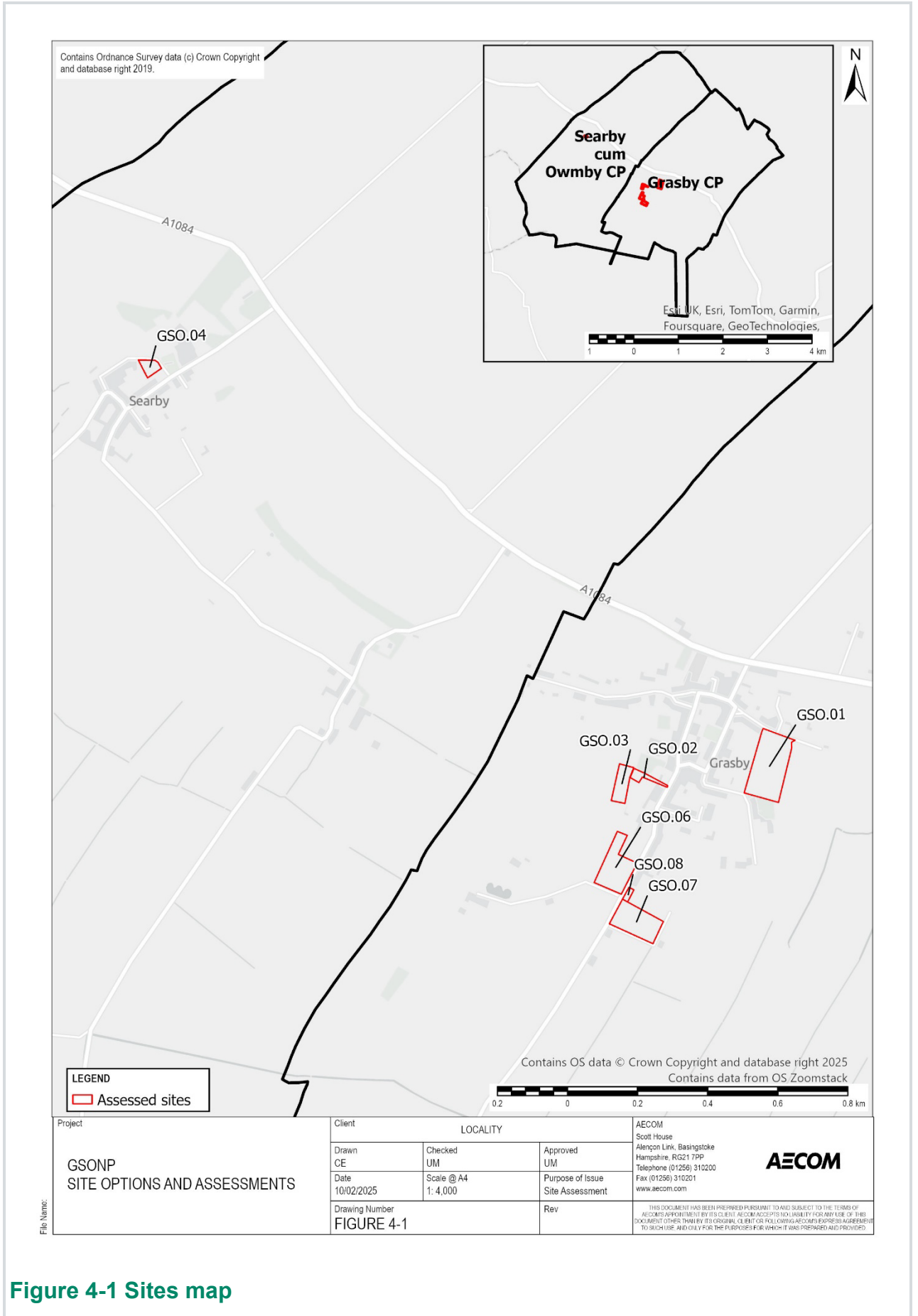


Figure 4-1 Sites map

5. Site Assessment Summary

- 5.1 **Table 5-1** provides a summary of the findings of the assessment of potential development sites within the neighbourhood area.
- 5.2 The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 5.3 The site assessment ratings are also shown on **Figure 5-1**.
- 5.4 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use, in line with the methodology in Chapter 2 of this report.

Table 5-1 Site assessment summary

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
GSO.01	Field between Clixby Lane and Bentley Lane	1.76	Up to approx. 5	Housing		The site is a greenfield site located adjacent to the existing development footprint boundary of the village and could be brought within a designated development footprint boundary as part of a Neighbourhood Plan policy. The site has some significant trees along the boundary which could form a constraint for any new development. The land is Grade 3 Agricultural Land, and a public right of way runs along the site. The open character of the site and views into the adjacent open countryside would be impacted by development, but this effect could potentially be mitigated through design. Previous applications have been refused based on a lack of evidence to demonstrate that safe and suitable access to the site can be provided. The site is potentially suitable for a small number of dwellings if the issue of providing safe and suitable access can be resolved. The landowner has indicated that development within the first 5-10 years of the plan is unlikely.
GSO.02	Land behind 8 Station Road	0.12	2	Housing		The site is a greenfield site located within the development footprint boundary of the village. The site has a narrow access from the main road. Safe and suitable access by all modes onto the site would need to be demonstrated. Any proposal would have to demonstrate conformity with Local Plan policy S53: Design and Amenity, in particular that it does not conflict with existing linear development. Any development proposal would need to be sensitive to

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
						the Grade II listed building located at the north of the site. The site is potentially suitable for a small number of dwellings if a safe and suitable access for all modes can be achieved. The site could provide access to adjacent site (GSO.03) as part of a site allocation policy in the Neighbourhood Plan, if agreed with landowners and if access was confirmed as suitable to serve both sites. The availability of the site for housing should be confirmed with the landowner as a covenant restricting the use of the land has been identified, which also applies to GSO.03). Other constraints include Grade 3 Agricultural Land, impact on adjacent Grade II listed building and presence of a sewer under proposed access road
GSO.03	Land behind 8-18 Station Road	0.5	4	Housing		The site is a greenfield site located behind Station Road, adjacent to the development footprint boundary of the village and could be brought within a designated development footprint boundary as part of a Neighbourhood Plan policy, if in conformity with Local Plan policy S53: Design and Amenity. Any development proposal should be sensitive to the setting of the Grade II listed building further north. The site is potentially suitable for a small number of dwellings if a safe and suitable access for all modes can be achieved and if proposals were not in conflict with Local Plan policy S53. The availability of the site for housing should be confirmed with the landowner as a covenant restricting the use of the land has been identified (which also applies to GSO.02). Other

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
						constraints include Grade 3 Agricultural Land, impact on adjacent Grade II listed building, presence of a sewer under proposed access road and significant trees adjacent to the site.
GSO.04	Searby Playground	0.22	0	Play Area		The site appears to be in a suitable location for a playground. It could be designated in the Neighbourhood Plan for the use and could be funded through developer contributions which the community can benefit from with a made Neighbourhood Plan. The site would need to be confirmed as available for this use and the proposal should be discussed with the Local Planning Authority to understand if it would be supported.
GSO.06	Land off Station Road	1.5	Up to approx. 10	Housing		The site is a greenfield site adjacent to the development footprint boundary of the village and could be brought within a designated development footprint boundary as part of a Neighbourhood Plan policy. A previous planning application was refused on the adjacent part of the site within the same ownership because it was deemed that the proposal was not in keeping with the existing linear form of the village which was contrary to NPPF and design policies in the previous Local Plan. It is possible that this site together with the adjacent sites (subject of recently refused planning application) could be suitable for an amended design that satisfied the new S53 Design and Amenity policy. Other constraints include a potential sewage pipe running underground and

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
						overhead power lines running across the north of the site.
GSO.07	Land south of Willow Pond	1	Up to approx. 10	Housing		The site is a greenfield site outside of the development footprint boundary of the village. There is no existing pedestrian access between the site and the village. The land is considered Grade 3 agricultural land and there are significant trees on the site. Development on the site would significantly extend the size of the settlement to the south and would impact outward views of the open countryside. The site is potentially suitable, available and achievable for a small number of dwellings if the proper access infrastructure was developed. Without adequate access infrastructure, any development on the site would potentially be in conflict with policy S53: Design and Amenity. Other constraints include a sewage pipe under the site, and existing overhead lines running along Station Road.
GSO.08	Land behind Willow Pond	0.31	Up to approx. 3	Housing		The site is a greenfield site outside of the development footprint boundary of the village. There is no existing pedestrian access between the site and the village. The land is considered Grade 3 agricultural land. The site is relatively well sheltered, and development would not have significant impact on outward views. The site is potentially suitable, available and achievable for a small number of dwellings if the proper access infrastructure was developed. Without adequate access infrastructure,

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
						any development on the site would potentially be in conflict with policy S53: Design and Amenity. Other constraints include a potential sewage pipe under the site, and existing overhead lines that run along station road.

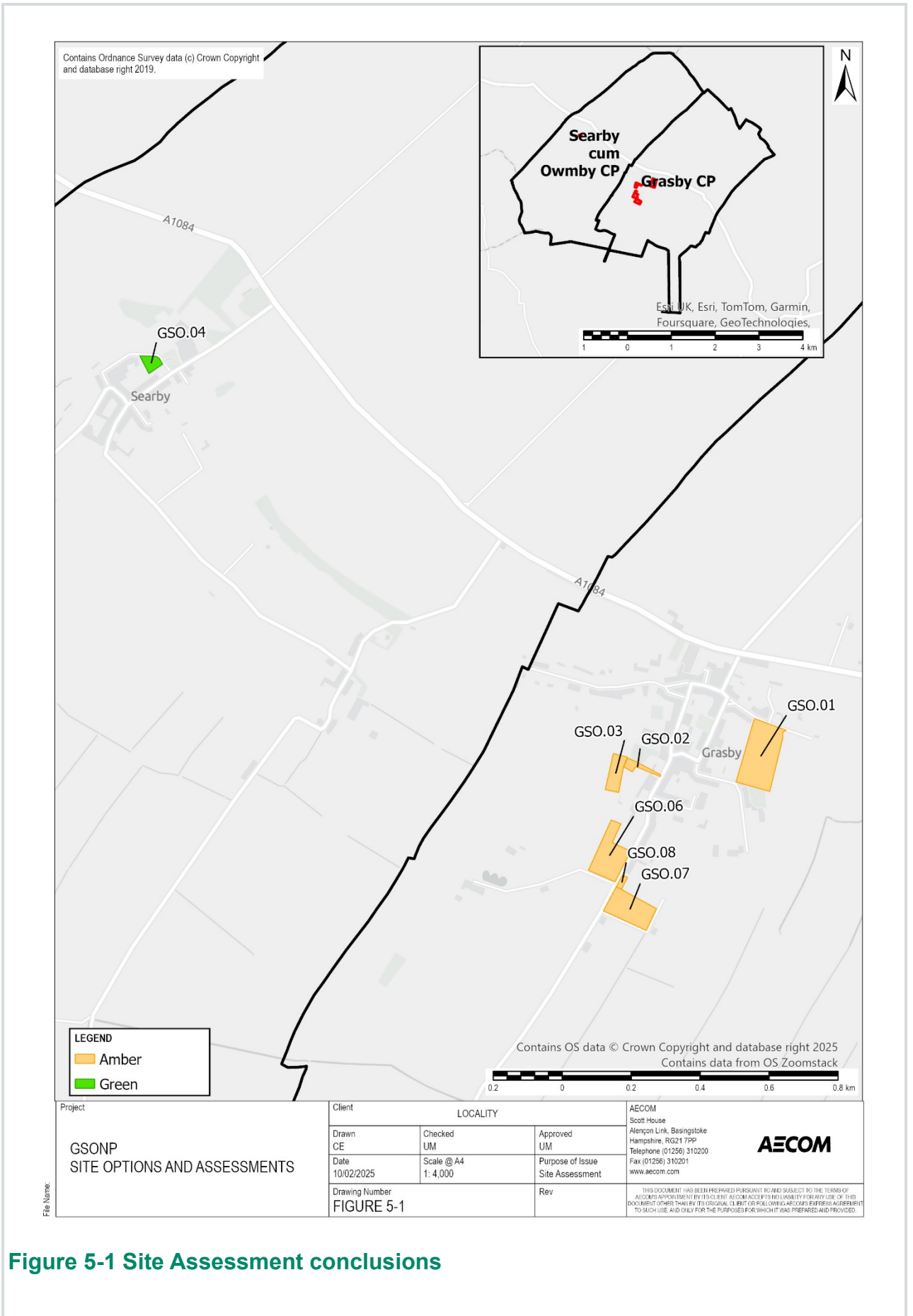


Figure 5-1 Site Assessment conclusions

6. Conclusions

Site Assessment Conclusions

- 6.1 Of the potential development sites within the neighbourhood area that were identified in the recent Call for Sites, six sites have been identified as potentially suitable for housing development, and therefore can form a shortlist to consider for neighbourhood plan allocation, subject to resolving or mitigating identified constraints:
- GSO.01 Field between Clixby Lane and Bentley Lane
 - GSO.02 Land behind 8 Station Road
 - GSO.03 Land behind 8-18 Station Road
 - GSO.06 Land off Station Road
 - GSO.07 Land South of Willow Pond
 - GSO.08 Land behind Willow Pond
- 6.2 As almost all assessed sites are considered potentially suitable for development, the accompanying text shows that some sites have more significant constraints than others and this should be taken into account in the next stage of site selection. In particular, GSO.06 appears to be the most suitable site to allocate in terms of location, with GSO.07 also being in a more sustainable location, but with provision of a footpath acting as a potential barrier to development.
- 6.3 Additionally, GSO.04 which was put forward for recreational use is considered to be suitable for this purpose.
- 6.4 The group may wish to consider adapting the development footprint boundary established for the town in line with Local Plan Policy S4 in order to direct where new development will be located.
- 6.5 This assessment has only considered sites within or adjacent to Grasby village, to align with the Neighbourhood Plan objective of bringing forward new housing in the largest village in the Neighbourhood Area. Additional sites in Searby cum Owmbly have been identified in the Central Lincolnshire HELAA that could also be considered for allocation, if they were found to be available and suitable.

Next Steps

- 6.6 Should the Parish Council decide to propose allocations for residential development, the next steps will be to select the most appropriate sites, based on:
- The findings of this site assessment;
 - An assessment of viability;
 - The aims and objectives of the Neighbourhood Plan;
 - Community consultation and consultation with landowners;
 - Discussions with WLDC;
 - Any other relevant evidence that becomes available; and

- Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

Other considerations

Viability

- 6.7 If a site or sites are selected for allocation, it is recommended that the Neighbourhood Plan Steering Group discuss site viability with WLDC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 6.8 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation

Appendix A - Site Assessment Reference sheet

Assessment of Suitability

Statutory environmental designation

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

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

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

Yes (red)	No (green)	Partly or adjacent (amber)
-----------	------------	----------------------------

Non-statutory environmental designations

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

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

Yes (red)	No (green)	Partly or adjacent (amber)
-----------	------------	----------------------------

Nutrient Neutrality

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

No (green)	Yes (amber)
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Flood Zone

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

See guidance notes:

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

High Risk (red)	Low Risk (green)	Medium Risk (amber)
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Surface water flooding

Site is at risk of surface water flooding?

See guidance notes:

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

Low Risk (green)	Medium Risk (amber)
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Agricultural land Classification

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

Yes (red)	No (green)
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Potential to support priority species

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes (red)	No (green)
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Air Quality Management Area (AQMA)

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes (red)	No (green)
-----------	------------

Topography

Is the site:

Flat or relatively flat (green) / Gently sloping or uneven (amber) / Steeply sloping (red)

Steeply sloping (red)	Flat or relatively flat (green)	Gently sloping or uneven (amber)
-----------------------	---------------------------------	----------------------------------

Vehicular access

Is there existing vehicle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Pedestrian access

Is there existing pedestrian access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Cycle access

Is there existing cycle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Significant trees

Are there other significant trees within or adjacent to the site?

No (green)	Within/Adjacent (amber)
------------	-------------------------

Tree Preservation Orders

Are there any known Tree Preservation Orders on the site?

No (green)	Yes (amber)
------------	-------------

Veteran or ancient trees

Are there veteran/ancient trees within or adjacent to the site?

Within (red)	No (green)	Adjacent (amber)
--------------	------------	------------------

Public Rights of Way

Are there any Public Rights of Way (PRoW) crossing the site?

No (green)	Yes (amber)
------------	-------------

Ground contamination

Is the site likely to be affected by ground contamination?

No (green)	Yes (amber)
------------	-------------

Utilities infrastructure

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

No (green)	Yes (amber)
------------	-------------

Loss of social, amenity or community value

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

No (green)	Yes (amber)
------------	-------------

Accessibility

Distance to train station (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to bus / tram stop (m)

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

Distance to town / local centre / shop (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to open space / recreation facilities (m)

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

Distance to primary school (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to secondary school (m)

>3900m (red)	<1600m (green)	1600-3900m (amber)
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Distance to Cycle route (m)

>800m (red)	<400m (green)	400-800m (amber)
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Landscape sensitivity

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

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

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
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Visual amenity

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

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

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
------------------------	-------------------------	----------------------------

Designated heritage asset

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

- Directly impact and/or mitigation not possible (red)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

Directly impact and/or mitigation not possible (red)	Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)
--	---	---

Non-designated heritage asset

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

- Directly impact and/or mitigation not possible (amber)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)
Directly impact and/or mitigation not possible; or	

Green Belt

Is the site in the Green Belt?

Yes (red)	No (green)
-----------	------------

Planning Policy

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

Yes / No / Unknown

Other relevant planning policies

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

Greenfield / mix / PDL

Is the site:

- Greenfield (red)
- A mix of greenfield and previously developed land (amber)
- Previously developed land (green)

Greenfield (red)	Previously developed land (green)	A mix of greenfield and previously developed land (amber)
------------------	-----------------------------------	---

Relationship with settlement

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

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
------------------------------------	----------------	--------------------------------------

Settlement boundaries

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

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
------------------------------------	----------------	--------------------------------------

Coalescence

Would development of the site result in neighbouring settlements merging into one another?

No (green)	Yes (amber)
------------	-------------

Size and character

Is the size of the site large enough to significantly change the size and character of the existing settlement?

No (green)	Yes (amber)
------------	-------------

Assessment of Availability

Site availability

Is the site available for development?

No (red)	Yes (green)
----------	-------------

Legal or ownership issues

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes (red)	No (green)
-----------	------------

Timeframe

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Assessment of Achievability

Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes (red)	No (green)
-----------	------------

Conclusions

Site capacity (assessed)

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

Timeframe

What is the likely timeframe for development

(0-5 / 6-10 / 11-15 / 15+ years)

Other key information

Overall rating

The site is suitable and available (green)

The site is potentially suitable, and available (amber)

The site is not currently suitable, and available (red)

Site is not currently suitable, and available (red)	Site is suitable and available (green)	Site is potentially suitable, and available (amber)
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Appendix B - Site Assessment Proformas

Site GSO.01

Site Details

Site Address	Field between Clixby Lane and Bentley Lane
Gross Site Area (ha)	1.76
SHLAA/HELAA	N/A
Reference	



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Existing land use	Grassland
Land use being considered (if known)	Housing/community use
Site identification method / source	Call for sites

Planning history	<p>Application 143815 (2021) - outline planning application for the erection of up to 4No Dwellings with access to be considered and not reserved for subsequent applications - resubmission of 141429 (2020) – Refused; appeal dismissed (APP/N2535/W/22/3291802)</p> <p>Application 135877 (2017) - outline planning application to erect 1No two storey detached dwelling – Refused; appeal dismissed (APP/N2535/W/17/3176779)</p> <p>Application 133101 (2015) – outline application for erection of 2 dwellings – refused; appeal granted (APP/N2535/W/16/3145366)</p> <p>Application 131357 (2014) - planning application for construction of 7No dwellings - Refused</p>
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Neighbouring uses	Housing, agriculture and small barn conversion used as office space neighbouring the north-east corner
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Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water Safeguard Zone (surface water)
Nutrient Neutrality	G	No

Flood Zone	G	Low Risk	
Surface water flooding	G	Low Risk	
Within best agricultural land	G	Grade 3 - unknown whether 3a or 3b	
Potential to support priority species	G	No	
Air Quality Management Area (AQMA)	G	No	
Topography	G	Gently sloping at north of the site and relatively flat at the south	
Vehicular access	R	No – existing agricultural access from Bentley Lane, with residential and agricultural use along Bentley lane. No access from Clixby Lane. No evidence to prove residential access can be achieved safely and suitably. Clixby Lane is a narrow single-lane track. Bentley Lane is wider and used for residential and agricultural access.	
Pedestrian access	G	Pedestrian gates at the north-west and south-west of the site providing access to the public right of way.	
Cycle access	G	No	
Tree Preservation Orders	A	Yes – several Beech trees at the southern edge	
Significant trees	A	Yes – at the north, south-east and north-west borders	
Veteran or ancient trees	A	Yes – Beech trees subject to tree preservation orders at the south	
Public Rights of Way	A	Yes – runs alongside the western boundary between Clixby Lane and Bentley Lane.	
Ground contamination	G	No	
Utilities infrastructure	A	Yes – overhead power line (outside boundary) along Clixby Lane	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) G <400m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	A	Medium sensitivity - the 1999 West Lindsey Landscape Character Assessment places all sites in Grasby in the North-West Wolds Escarpment. This assessment determines that areas close to the Viking Way are particularly sensitive. Other than that, the landscape in Grasby does not correspond to the most sensitive landscapes. Given that the Viking Way runs along the site, it is considered to be medium sensitivity.	
Visual amenity	A	Medium sensitivity - Expansive views from the elevated north end across the countryside to the south and east. Views from all parts of the site to the countryside to the east. The houses on Clixby Lane currently have unobstructed views of the landscape looking south. Relatively exposed site with some sheltering offered by green buffers on edges of site.	
Designated heritage asset harm	G	No	

Non-designated heritage asset harm	G	No
Green Belt	G	No
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No
Other relevant planning policies		Policy S4: Housing Development in or adjacent to villages; Policy S5: Development in the Countryside;
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent – could be brought within the developed footprint boundary
Settlement boundaries	A	Adjacent – adjacent to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	A	Yes – large site with different characters at the north and south. The north is more closely aligned with Clixby Lane and distinguished by its sloping topography. The south is more closely aligned with Bentley Lane with flatter topography. Site is prominent in approaches from the east and could significantly alter the shape and extent of the settlement.
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues		Unknown
Timeframe		5-10 years
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		Up to approximately 5
Timeframe		5-10 years
Other key information		This site has been tested through 4 applications in the past 10 years, with the first application refused for design and lack of parking issues leading to highway safety issues; the second application was refused because the site was considered to be unsuitable as it would negatively harm the open character of the edge of the settlement; the last planning application and its resubmission in 2021 were both refused on the grounds that development would cause safety issues for the road network, and would not promote pedestrian movement. The conclusions are there is not enough evidence to show that access could safely be achieved. However, it is possible that this could be considered for allocation if that evidence was provided. All previous applications proposed access from Clixby Lane only. An agricultural access from Bentley Lane exists but the highway requirements and feasibility of this access have not been assessed,
Overall rating (Red/Amber/Green)	A	Amber - the site is potentially suitable, available and achievable.
Summary		The site is a greenfield site located adjacent to the existing development footprint boundary of the village and could be brought within a designated development footprint boundary as part of a Neighbourhood Plan policy. The site has some

significant trees along the boundary which could form a constraint for any new development. The land is Grade 3 Agricultural Land, and a public right of way runs along the site. The open character of the site and views into the adjacent open countryside would be impacted by development, but this effect could potentially be mitigated through design. Previous applications have been refused based on a lack of evidence to demonstrate that safe and suitable access to the site can be provided. The site is potentially suitable for a small number of dwellings if the issue of providing safe and suitable access can be resolved. The landowner has indicated that development within the first 5-10 years of the plan is unlikely. .

Site GSO.02

Site Details

Site Address	Behind 8 Station Road
Gross Site Area (ha)	0.12
SHLAA/HELAA Reference	N/A



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Existing land use	Scrub
Land use being considered (if known)	Housing
Site identification method / source	Call for sites
Planning history	Application 145578 (2022) - planning application to erect one and a half storey detached dwelling with detached garage - Withdrawn by applicant
Neighbouring uses	Housing/Scrub

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water Safeguard Zone (surface water)
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	Grade 3 - unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat

Vehicular access	G	Gate on Station Road leading to relatively narrow track between two existing houses.	
Pedestrian access	G	As per vehicular access.	
Cycle access	G	No	
Tree Preservation Orders	G	No	
Significant trees	A	Some mature trees around the border.	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	A	Yes - sewer in lane. None other visible.	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) G <400m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	G	Low sensitivity - the 1999 West Lindsey Landscape Character Assessment places all sites in Grasby in the North-West Wolds Escarpment. This assessment determines that areas close to the Viking Way are particularly sensitive. Other than that, the landscape in Grasby does not correspond to the most sensitive landscapes.	
Visual amenity	G	Low sensitivity - narrow infill site between existing developments, green buffers around back shielding from open countryside	
Designated heritage asset harm	R	Grade II Listed Old Vicarage at north of the site.	
Non-designated heritage asset harm	G	No	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No		
Other relevant planning policies	Policy S4: Housing Development in or adjacent to villages; Policy S5: Development in the Countryside;		
Greenfield / mix / PDL	R	Greenfield	
Built-up area	G	Within the existing built up area (infill)	
Settlement boundaries	G	Within the existing settlement boundary	
Coalesce neighbouring sites	G	No	
Size and character	G	No - Small and largely hidden from view from Station Road due to set-back.	
Assessment of Availability			
Site availability	G	Yes	
Legal or ownership issues	A	Yes – a covenant has been identified that may restrict use of land for housing or business use	
Timeframe	TBC - subject to covenant		

Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	2	
Timeframe	TBC – subject to covenant	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber - the site is potentially suitable, available and achievable.
Summary	<p>The site is a greenfield site located within the development footprint boundary of the village. The site has a narrow access from the main road. Safe and suitable access by all modes onto the site would need to be demonstrated. Any proposal would have to demonstrate conformity with Local Plan policy S53: Design and Amenity, in particular that it does not conflict with existing linear development. Any development proposal would need to be sensitive to the Grade II listed building located at the north of the site. The site is potentially suitable for a small number of dwellings if a safe and suitable access for all modes can be achieved. The site could provide access to adjacent site (GSO.03) as part of a site allocation policy in the Neighbourhood Plan, if agreed with landowners and if access was confirmed as suitable to serve both sites. The availability of the site for housing should be confirmed with the landowner as a covenant restricting the use of the land has been identified, which also applies to GSO.03). Other constraints include Grade 3 Agricultural Land, impact on adjacent Grade II listed building and presence of a sewer under proposed access road.</p>	

Site GSO.03

Site Details

Site Address	Behind 8-18 Station Road
Gross Site Area (ha)	0.5
SHLAA/HELAA	N/A
Reference	



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Existing land use	Scrub
Land use being considered (if known)	Housing
Site identification method / source	Call for sites
Planning history	Application 134290 (2016)- planning application to erect agricultural storage building - Granted
Neighbouring uses	Housing/Scrub

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water Safeguard Zone (surface water)
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	Grade 3 - unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat

Vehicular access	G	Gate on Station Road leading to relatively narrow track (first passing through GSO.02) between two existing houses.	
Pedestrian access	G	As per vehicular access.	
Cycle access	G	No	
Tree Preservation Orders	G	No	
Significant trees	A	Some mature trees around the border.	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	A	Yes - sewer in land. None other visible.	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) G <400m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	G	Low sensitivity - the 1999 West Lindsey Landscape Character Assessment places all sites in Grasby in the North-West Wolds Escarpment. This assessment determines that areas close to the Viking Way are particularly sensitive. Other than that, the landscape in Grasby does not correspond to the most sensitive landscapes.	
Visual amenity	G	Low sensitivity - located behind existing development, well sheltered by greenery around edges, little impact on views of open countryside	
Designated heritage asset harm	A	Grade II Listed Old Vicarage north of GSO.02.	
Non-designated heritage asset harm	G	No	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No		
Other relevant planning policies	Policy S4: Housing Development in or adjacent to villages; Policy S5: Development in the Countryside;		
Greenfield / mix / PDL	R	Greenfield	
Built-up area	A	Adjacent - could be brought within the developed footprint boundary	
Settlement boundaries	A	Adjacent – adjacent to the existing settlement boundary	
Coalesce neighbouring sites	G	No	
Size and character	G	No - Medium site behind existing residential development. Development would have little impact on character of town.	
Assessment of Availability			
Site availability	G	Yes	
Legal or ownership issues	A	Yes – a covenant has been identified that may restrict use of land for housing or business use	

Timeframe	TBC – subject to covenant	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	4	
Timeframe	TBC – subject to covenant	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber - the site is potentially suitable, available and achievable.
Summary	<p>The site is a greenfield site located behind Station Road, adjacent to the development footprint boundary of the village and could be brought within a designated development footprint boundary as part of a Neighbourhood Plan policy, if in conformity with Local Plan policy S53: Design and Amenity. Any development proposal should be sensitive to the setting of the Grade II listed building further north. The site is potentially suitable for a small number of dwellings if a safe and suitable access for all modes can be achieved and if proposals were not in conflict with Local Plan policy S53. The availability of the site for housing should be confirmed with the landowner as a potential covenant restricting the use of the land has been identified (which also applies to GSO.02). Other constraints include Grade 3 Agricultural Land, impact on adjacent Grade II listed building, presence of a sewer under proposed access road and significant trees adjacent to the site.</p>	

Site GSO.04

Site Details

Site Address	Searby Playground
Gross Site Area (ha)	0.22
SHLAA/HELAA Reference	N/A



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Existing land use	Play area
Land use being considered (if known)	Play/Recreational area
Site identification method / source	Call for sites
Planning history	
Neighbouring uses	Housing

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	Grade 3 - unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat
Vehicular access	G	No - vehicular access is not required for Recreational purpose
Pedestrian access	G	Yes - existing access onto site

Cycle access	R	No		
Tree Preservation Orders	G	No		
Significant trees	A	Yes, within and adjacent		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure		Unknown		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	G	Low sensitivity - the 1999 West Lindsey Landscape Character Assessment places all sites in the Neighbourhood Area in the North-West Wolds Escarpment. This assessment determines that areas close to the Viking Way are particularly sensitive. Other than that, the landscape in Searby does not correspond to the most sensitive landscapes.		
Visual amenity	G	Low sensitivity - small site surrounded by development. Playground development would not have any negative impact on views.		
Designated heritage asset harm	A	Yes – Grade II listed building located immediately west of site		
Non-designated heritage asset harm	G	No		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Yes – designated as Important Open Space under Policy 65 of the Central Lincolnshire Local Plan		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	G	Within the existing built-up area (infill)		
Settlement boundaries	G	Within the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No - Small site. Development of playground would not affect character of settlement.		
Assessment of Availability				
Site availability	G	Yes – put forward for community use		
Legal or ownership issues	G	No		
Timeframe		0-5 years		
Assessment of Viability				
Viability	G	No		
Conclusions				
Site capacity (assessed)				

Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	G	Green - the site is suitable, available and achievable
Summary	<p>The site appears to be in a suitable location for a playground. It could be designated in the Neighbourhood Plan for the use and could be funded through developer contributions which the community can benefit from with a made Neighbourhood Plan. The site would need to be confirmed as available for this use and the proposal should be discussed with the Local Planning Authority to understand if it would be supported.</p>	

Site GSO.06

Site Details

Site Address	Off Station Road
Gross Site Area (ha)	1.5
SHLAA/HELAA Reference	N/A



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Existing land use	Arable
Land use being considered (if known)	Housing
Site identification method / source	Call for sites
Planning history	
Neighbouring uses	Housing/Agriculture

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water Safeguard Zone (surface water)
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	Grade 3 - unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat
Vehicular access	G	No
Pedestrian access	G	No

Cycle access	G	No
Tree Preservation Orders	G	No
Significant trees	G	No
Veteran or ancient trees	G	No
Public Rights of Way	G	No
Ground contamination	G	No
Utilities infrastructure	A	Yes - overhead power lines at north, and potential sewer (re-routing?)
Loss of social, amenity or community value	G	No
Distance to train station (m)	R	>1200m Distance to bus / tram stop (m) G <400m
Distance to town / local centre / shop (m)	R	>1200m Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	A	400-1200m Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	R	>800m
Landscape sensitivity	G	Low sensitivity - the 1999 West Lindsey Landscape Character Assessment places all sites in Grasby in the North-West Wolds Escarpment. This assessment determines that areas close to the Viking Way are particularly sensitive. Other than that, the landscape in Grasby does not correspond to the most sensitive landscapes.
Visual amenity	A	Medium sensitivity - Views towards countryside at the south. Key view of the Church of All Saints (and surrounding village) looking north. Site is prominent in southern approaches to the village with little shielding. Development would be prominent in views south from the village centre.
Designated heritage asset harm	A	View of Grade II Listed Church of All Saints.
Non-designated heritage asset harm	G	No
Green Belt	G	No
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No
Other relevant planning policies		Policy S4: Housing Development in or adjacent to villages; Policy S5: Development in the Countryside;
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent - could be brought within the developed footprint boundary
Settlement boundaries	A	Adjacent – adjacent to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	A	Yes - Medium site that could alter the size and shape of the settlement and would be prominent in southern approaches to the town
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		0-5 years

Assessment of Viability	
Viability	G No
Conclusions	
Site capacity (assessed)	Up to approx. 10
Timeframe	0-5 years
Other key information	The site directly adjacent to this site has been tested through 3 planning applications since 2020. The reasons for refusal have been related to the design of the proposals, stating that this development would set a precedent which would be detrimental to this part of Grasby. The proposal would go against the established character of the area by introducing an uncharacteristic form of back land development "contrary to the NPPF and Policy LP26 of Central Lincolnshire Local Plan".
Overall rating (Red/Amber/Green)	A Amber - the site is potentially suitable, available and achievable
Summary	The site is a greenfield site adjacent to the development footprint boundary of the village and could be brought within a designated development footprint boundary as part of a Neighbourhood Plan policy. A previous planning application was refused on the adjacent part of the site within the same ownership because it was deemed that the proposal was not in keeping with the existing linear form of the village which was contrary to NPPF and design policies in the previous Local Plan. It is possible that this site together with the adjacent sites (subject of recently refused planning application) could be suitable for an amended design that satisfied the new S53 Design and Amenity policy. Other constraints include a potential sewage pipe running underground and overhead power lines running across the north of the site.

Site GSO.07

Site Details

Site Address	South of Willow Pond
Gross Site Area (ha)	1
SHLAA/HELAA Reference	N/A



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Existing land use	Grazing
Land use being considered (if known)	Housing
Site identification method / source	Call for sites
Planning history	Application 141773 (2020) – application to erect 2 dwellings – withdrawn by applicant
Neighbouring uses	Housing/Agriculture/Water treatment

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water Safeguard Zone (surface water)
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	Grade 3 - unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat
Vehicular access	G	Gate at south-west of site

Pedestrian access	G	As per vehicular access.		
Cycle access	R	No		
Tree Preservation Orders	G	No		
Significant trees	A	Yes – Belt of trees within the site along the southern and eastern boundaries. Some individual trees in the hedge along Station Road.		
Veteran or ancient trees	G	Unknown		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	A	Yes. Sewer. Overhead line along Station Road.		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	G	Low sensitivity - the 1999 West Lindsey Landscape Character Assessment places all sites in Grasby in the North-West Wolds Escarpment. This assessment determines that areas close to the Viking Way are particularly sensitive. Other than that, the landscape in Grasby does not correspond to the most sensitive landscapes.		
Visual amenity	A	Medium sensitivity - Views towards countryside at the south. Views of village looking north from the countryside. Site is prominent in southern approaches to the village with little shielding. Development would be prominent in views south from the village centre.		
Designated heritage asset harm	G	No		
Non-designated heritage asset harm	G	No		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		Policy S4: Housing Development in or adjacent to villages; Policy S5: Development in the Countryside;		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	R	Outside the developed footprint boundary		
Settlement boundaries	A	Adjacent – adjacent to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	A	Yes - Large site that currently feels separate from the rest of Grasby. Development would alter the shape and extent of the settlement.		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		

Timeframe	0-5 years	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	Up to approx. 10	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber - the site is potentially suitable, available and achievable.
Summary	<p>The site is a greenfield site outside of the development footprint boundary of the village. There is no existing pedestrian access between the site and the village. The land is considered Grade 3 agricultural land and there are significant trees on the site. Development on the site would significantly extend the size of the settlement to the south and would impact outward views of the open countryside. The site is potentially suitable, available and achievable for a small number of dwellings if the proper access infrastructure was developed. Without adequate access infrastructure, any development on the site would potentially be in conflict with policy S53: Design and Amenity. Other constraints include a sewage pipe under the site, and existing overhead lines running along Station Road.</p>	

Site GSO.08

Site Details

Site Address	Behind Willow Pond
Gross Site Area (ha)	0.31
SHLAA/HELAA Reference	N/A



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Existing land use	Grazing
Land use being considered (if known)	Housing
Development capacity (if known)	Up to approx. 3
Site identification method / source	Call for sites
Planning history	Application 139852 (2019) - application for dropped kerb for new access - Granted
Neighbouring uses	Housing/Agriculture/Water treatment

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water Safeguard Zone (surface water)
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	Grade 3 - unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat

Vehicular access	G	Gate at west of site on Station Road.		
Pedestrian access	G	As per vehicular access.		
Cycle access	R	No		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	A	Potential sewer. Overhead line along Station Road.		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m (just)
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	G	Low sensitivity - the 1999 West Lindsey Landscape Character Assessment places all sites in Grasby in the North-West Wolds Escarpment. This assessment determines that areas close to the Viking Way are particularly sensitive. Other than that, the landscape in Grasby does not correspond to the most sensitive landscapes.		
Visual amenity	G	Low sensitivity - restricted views to outward open countryside. Greenery encloses edges of site. Development would affect views of town upon approach from south		
Designated heritage asset harm	G	No		
Non-designated heritage asset harm	G	No		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		Policy S4: Housing Development in or adjacent to villages; Policy S5: Development in the Countryside;		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	R	Outside the developed footprint boundary		
Settlement boundaries	A	Adjacent – adjacent to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No - small site at edge of existing settlement. Development would have little impact on overall character of the village		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		
Timeframe		0-5 years		
Assessment of Viability				

Viability	G	No
Conclusions		
Site capacity (assessed)		3
Timeframe		0-5 years
Other key information		
Overall rating (Red/Amber/Green)	A	Amber - the site is potentially suitable, available and achievable.
Summary	<p>The site is a greenfield site outside of the development footprint boundary of the village. There is no existing pedestrian access between the site and the village. The land is considered Grade 3 agricultural land. The site is relatively well sheltered, and development would not have significant impact on outward views. The site is potentially suitable, available and achievable for a small number of dwellings if the proper access infrastructure was developed. Without adequate access infrastructure, any development on the site would potentially be in conflict with policy S53: Design and Amenity. Other constraints include a potential sewage pipe under the site, and existing overhead lines that run along station road.</p>	

