

Site Assessment

Site Reference Number: SPY310						
Any Assumptions:						
<ul style="list-style-type: none"> The site will come forward as a phased development which will extend beyond the lifetime of the Plan. 						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	This large site is comprised of a number of agricultural fields interspersed with some hedgerows and watercourses, these features may act as wildlife corridors, however, they are not extensive with most of the site being open. There is also a pond on site. The scale of the proposal will allow for opportunity in providing for biodiversity.	✓	Medium	Local	Permanent	Long
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is of large scale, creating a significant extension to Spilsby. Ashby Road and Halton Road run along the northern and southern edges of the site and then deviate tangentially away from the site. The site is visible in views from both roads, although this is interrupted by hedgerows around the site, and the nature of the site's topography, that will break up some of the views. However, the site is quite open in places so there will be an impact on the wider landscape which would require structural landscaping to mitigate.	X	High	Local	Permanent	Medium
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact.	○	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts	The site is not in flood risk.	○	Low	Local	None	None

of flooding where it cannot be avoided.						
5. Promote viable and diverse economic growth that supports communities within the district.	No impact.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land.	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The western boundary of the site is close to the town centre, with the furthest points of the site being a little over 700m away. Pedestrian links can be created from the site directly into the town centre and the associated services and facilities. The site can link to existing footways along Halton Road and Ashby Road. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space. There are also public rights of way crossing the site which could be incorporated into sustainable access and green infrastructure provision.	✓	Low	Local	Permanent	Long
8. Increase reuse and recycling rates and minimise the production of waste.	No impact.	O	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The western boundary of the site is close to the town centre, with the furthest points of the site being a little over 700m away. Pedestrian links can be created from the site directly into the town centre and the associated services and facilities. The site can link to existing footways along Halton Road and Ashby Road. A site of this size would be required to include a comprehensive green infrastructure	✓	Low	Local	Permanent	Long

	provision, including recreation space. There are also public rights of way crossing the site which could be incorporated into sustainable access and green infrastructure provision.					
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact.	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The western boundary of the site is close to the town centre, with the furthest points of the site being a little over 700m away. Pedestrian links can be created from the site directly into the town centre and the associated services and facilities. The site can link to existing footways along Halton Road and Ashby Road. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space. There are also public rights of way crossing the site which could be incorporated into sustainable access and green infrastructure provision. There will also be health infrastructure required with this site.	✓	Low	Local	Permanent	Long
13. Positively plan for, and minimise the effects of, climate change.	The western boundary of the site is close to the town centre, with the furthest points of the site being a little over 700m away. Pedestrian links can be created from the site directly into the town centre and the associated services and facilities. The site can link to existing footways along Halton Road and Ashby Road. A site of this size	✓	Low	Local	Permanent	Long

	would be required to include a comprehensive green infrastructure provision, including recreation space and help provide for biodiversity and species adaptation and migration. There are also public rights of way crossing the site which could be incorporated into sustainable access and green infrastructure provision.					
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Summary : This large site is comprised of a number of agricultural fields interspersed with some hedgerows and watercourses, these features may act as wildlife corridors, however, they are not extensive with most of the site being open. There is also a pond on site. The scale of the proposal will allow for opportunity in providing for biodiversity. The site is of large scale, creating a significant extension to Spilsby. Ashby Road and Halton Road run along the northern and southern edges of the site and then deviate tangentially away from the site. The site is visible in views from both roads, although this is interrupted by hedgerows around the site, and the nature of the site's topography, that will break up some of the views. However, the site is quite open in places so there will be an impact on the wider landscape which would require structural landscaping to mitigate. The site is outside of flood risk and although the site is greenfield land, the District does not have very much brownfield land on which to develop because it is predominately rural in nature; this site is Grade 3 agricultural land. The western boundary of the site is close to the town centre, with the furthest points of the site being a little over 700m away. Pedestrian links can be created from the site directly into the town centre and the associated services and facilities. The site can link to existing footways along Halton Road and Ashby Road. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space and help provide for biodiversity and species adaptation and migration. There are also public rights of way crossing the site which could be incorporated into sustainable access and green infrastructure provision. There will also be health infrastructure required with this site.

Site Reference Number: WAI407						
Any Assumptions: •						
Objectives	Likely Impact	Degree of Impact	Likelihood of Impact	Scale	Permanence	Duration
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	The site is currently an arable agricultural field with no landscape features. The provision of appropriate landscaping and boundary treatment on the site may provide opportunities for biodiversity. There may also be opportunities to work in concert with the neighbouring sites to enhance opportunities for biodiversity.	✓	Medium	Local	Permanent	Long

2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.	The site is an agricultural field with open boundaries to the west and the south (along the railway line). There is also an open boundary along the eastern edge of the site which abuts other sites that have also been promoted for development. The site will have an impact on the surrounding countryside and will need strong landscaping treatment to the western and southern boundaries; the latter of which could be enhanced by the need for a buffer to the railway line.	X	Medium	Local	Permanent	Medium
3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.	No impact.	O	Low	Local	None	None
4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.	The site is partially covered by flood zone 3 but this is tidal only flood risk and the site sits 565m from the flood hazard zone so is outside the are identified as at risk.	O	Low	Local	None	None
5. Promote viable and diverse economic growth that supports communities within the district.	No impact.	O	Low	Local	None	None
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites.	The District does not have very much brownfield land on which to develop because it is predominately rural in nature. The site is Grade 2 agricultural land, in common with the majority of land around Wainfleet (the remainder being grade 1).	X	Medium	Local	Permanent	Long
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.	The site lies 530m from the edge of the centre of Wainfleet with a footway along Matt Pitts Lane which the site can connect to directly. It may be possible to develop in concert with the adjacent site to provide a more direct pedestrian link (400m) and this would be only 150m from the primary	✓	Low	Local	Permanent	Long

	school. This could also link into Green Infrastructure delivery through landscaped footpaths along with enhanced boundary treatment.					
8. Increase reuse and recycling rates and minimise the production of waste.	No impact.	○	Low	Local	None	None
9. Support inclusive, safe and vibrant communities.	The site lies 530m from the edge of the centre of Wainfleet with a footway along Matt Pitts Lane which the site can connect to directly. It may be possible to develop in concert with the adjacent site to provide a more direct pedestrian link (400m) and this would be only 150m from the primary school. This could also link into Green Infrastructure delivery through landscaped footpaths along with enhanced boundary treatment.	✓	Low	Local	Permanent	Long
10. Ensure that local housing needs are met.	There is an identified need for future housing growth in the settlement, which is a town with a range of services and facilities.	✓	Low	Local	Permanent	Long
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	No impact.	○	Low	Local	None	None
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	The site lies 530m from the edge of the centre of Wainfleet with a footway along Matt Pitts Lane which the site can connect to directly. It may be possible to develop in concert with the adjacent site to provide a more direct pedestrian link (400m) and this would be only 150m from the primary school. This could also link into Green Infrastructure delivery through landscaped footpaths along with enhanced boundary treatment.	✓	Low	Local	Permanent	Long

<p>13. Positively plan for, and minimise the effects of, climate change.</p>	<p>The site lies 530m from the edge of the centre of Wainfleet with a footway along Matt Pitts Lane which the site can connect to directly. It may be possible to develop in concert with the adjacent site to provide a more direct pedestrian link (400m) and this would be only 150m from the primary school. This could also link into Green Infrastructure delivery through landscaped footpaths along with enhanced boundary treatment.</p>	<p>✓</p>	<p>Low</p>	<p>Local</p>	<p>Permanent</p>	<p>Long</p>
<p>Summary : The site is currently an arable agricultural field with no landscape features. The provision of appropriate landscaping and boundary treatment on the site may provide opportunities for biodiversity. There may also be opportunities to work in concert with the neighbouring sites to enhance opportunities for biodiversity and species adaptation and migration. The site is an agricultural field with open boundaries to the west and the south (along the railway line). There is also an open boundary along the eastern edge of the site which abuts other sites that have also been promoted for development. The site will have an impact on the surrounding countryside and will need strong landscaping treatment to the western and southern boundaries; the latter of which could be enhanced by the need for a buffer to the railway line. The site is partially covered by flood zone 3 but this is tidal only flood risk and the site sits 565m from the flood hazard zone so is outside the are identified as at risk. The District does not have very much brownfield land on which to develop because it is predominately rural in nature. The site is Grade 2 agricultural land, in common with the majority of land around Wainfleet (the remainder being grade 1). The site lies 530m from the edge of the centre of Wainfleet with a footway along Matt Pitts Lane which the site can connect to directly. It may be possible to develop in concert with the adjacent site to provide a more direct pedestrian link (400m) and this would be only 150m from the primary school. This could also link into Green Infrastructure delivery through landscaped footpaths along with enhanced boundary treatment.</p>						