

Welton-by-Lincoln Neighbourhood Plan



Sustainability Appraisal 2015 – 2035

Supplementary Document 2

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1. Future plan for Welton-by-Lincoln

This report forms the Sustainability Assessment (SA) of the consultation draft for Welton-by-Lincoln Neighbourhood Plan. The plan must conform to the local and national planning policies, but it will still contain a number of issues that are important to the community.

Sustainability Appraisal

The purpose of the Sustainability Appraisal is to ensure that the principles of sustainable development are incorporated into all levels of planning policy. Sustainability appraisal is a requirement of the EC directive on the assessment of the effects of certain plans and programmes on the environment (Directive 2001/42/EC). This is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulation 2004, which applies to plans with significant environmental effects. The assessment of the significance of environmental effects is usually undertaken through a screening assessment, which uses the criteria set out in Annex II of the SEA Directives.

The National Planning Policy Framework sets out the Governments' planning policies for England. The NPPF sets out a presumption in favour of sustainability development. It requires that the policies in Local Plans should ensure development is sustainable and can be approved without delay. However, what must be taken into account is the overall micro and macro developments that would depend on Welton-by-Lincoln to provide services such as doctors, dentist and library services. The NPPF sets out three dimensions to sustainable development:

- Economic
- Social
- Environmental

The NPPF states that pursuing sustainable development involves seeking positive improvements to the quality of build, natural and historic environment as well as people's quality of lives. It further stresses the need for local circumstances to be taken into account in determining how to deliver sustainable development in local areas. The Sustainability Assessment ensures a robust planning document is in place, demonstrating conformity with national and local planning policies.

The sustainability criteria have been adopted from the Central Lincolnshire Unit's Integrated Impact Assessment (IIA) Framework that contains the Sustainability Appraisal Framework and Sustainability Appraisal Objectives.

The Welton-by-Lincoln Challenge

The Plan is the response of the Parish Council to any future Local Plan produced by the Central Lincolnshire Joint Committee. The challenge facing the Parish Council is to identify the sites and number of houses the infrastructure will support. Also to identify what infrastructure requirements are needed to improve the wellbeing of residents whilst maintaining the village identity.

Although the plan is mainly about housing, so it is housing options and the implementation of the preferred options that is the primary focus of the appraisal. Other aspects of living, working and transportation in Welton-by-Lincoln will also play a large part in the appraisal.

Scoping Report

The Welton-by-Lincoln Sustainability Scoping Report was produced in July 2014. This outlined the relevant policies and documents that apply to the Welton-by-Lincoln Neighbourhood Plan and presented baseline data under the following headings:

- Nature Conservation
- Human Population
- Landscape
- Human Health
- Air Quality and Climate Factors
- Material Assets
- Heritage and Character
- Employment and Jobs
- Soil
- Education and Skills
- Water

Sustainability Appraisal Approach

The starting point of appraising the effects of the proposed Welton-by-Lincoln Neighbourhood Plan is provided through the sustainability objectives identified in the Sustainability Appraisal Scoping Report and are set out in table 1.1. Lincoln derived the objectives from a combination of the West Lindsey Local Plan 2006 and the Central Lincolnshire Joint Plan, plus objectives pertinent to Welton.

Sustainability Objectives	
1	To help provide existing and future residents with the opportunity to live in a satisfactory home
2	Improve accessibility for all those living in the village to health, education, recreation, cultural and community facilities and services
3	To help create a safe place for people and businesses to operate, to reduce anti-social behaviour and reduce crime
4	To maintain and improve the health, wellbeing and community cohesion of those living in the village and support voluntary, community and faith groups
5	To protect and increase biodiversity levels and enhance green Infrastructure
6	To protect and enhance the rich diversity of the natural, cultural built environmental and archaeological assets and landscape character of the area, including the area's heritage and the local setting
7	To seek to address the causes and effects of climate change by: <ul style="list-style-type: none"> • securing sustainable building practices that conserve energy, water resources and materials • maximise the proportion of energy generated from renewable sources • ensuring the design and location of new development is resilient to the effects of climate change
8	To reduce the risk of flooding and resulting potential harm to public wellbeing, environment and the economy
9	To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available
10	To seek to minimize waste generation and encourage the re-use of waste through recycling, composting or energy recovery
11	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality
12	To promote business growth and create high quality employment opportunities within the Central Lincolnshire area for local people
13	To develop a strong culture of enterprise, innovation and skills
14	To provide the physical conditions to support a diverse and modern economic structure, including infrastructure to support the use of new technologies
15	To encourage small businesses, particularly those that maintain and enhance the rural economy
16	To encourage the development of a buoyant sustainable tourism sector
17	To support community involvement in decisions affecting them and enable communities to provide local services and solutions

Table 1.1 Sustainable Objectives

The sustainability objectives were used to form the development of the Welton-by-Lincoln plan objectives. The Neighbourhood Plan objectives are shown in Table 1.2. The table shows the compatibility between the sustainability objectives and the Plan objectives. The Neighbourhood Plan Steering Group held consultations in the village with the community in June 2014 and has derived the Plan objectives.

Welton-by-Lincoln Neighbourhood Plan Objectives

Housing Objectives	
H01	To provide an appropriate amount of new housing to meet local needs, including a greater range of affordable housing as identified in the Welton & Dunholme Affordable Housing Needs Survey Report carried out in 2012 that gives preferential access to affordable new homes to people with strong local connections
H02	To provide a mix of housing types including smaller homes for older residents wishing to downsize and young singles, couples and families needing their first home
H03	To ensure that new development is of high quality in design, is built to a high sustainability standard and reinforces local distinctiveness
H04	To ensure the design and location of new development is resilient to the effects of climate change and flooding
Economic Objectives	
E01	Promote employment opportunities through small businesses and rural office space and tourism
E02	Expand retail and commercial facilities available in the village
E03	Improve communication facilities i.e. superfast broadband, to promote home working
Movement and Transport Objectives	
M01	Connect new housing into Welton with good pedestrian and cycle connections
M02	To position development within easy walking distance of bus stops, schools, health centre, shops and other village facilities
M03	To position new development in a way that current problems with congestion, parking and road safety are not exacerbated
Environmental Objectives	
EN01	Co-ordinate green infrastructure in association with any new development
EN02	Provide more public open spaces in association with any new development
EN03	Improve existing public open spaces in association with any new development
EN04	New developments to address flooding and drainage issues
EN05	Encourage energy efficient and sustainable development
Community Objectives	
C01	To preserve important assets such as the library, heritage sites, Village Hall etc.
C02	Integrate new housing in Welton-by-Lincoln such that today's rural look and feel is maintained

Table 1.2 Welton-by-Lincoln Neighbourhood Plan Objectives

2. Scoping Report Consultees

Consultation Responses

The Welton-by-Lincoln Sustainable Scoping Document was available for consultation from 30th June 2014 to 8th August 2014, a total of 5 weeks. All responses have been collated and those that are of relevance to the SA have been considered and incorporated within this document. It is not a requirement of the SEA Directive that a revised version of the Scoping Report is issued.

A copy was sent for comment to the four statutory consultees Natural England, Environment Agency (EA), English Heritage and West Lindsey District Council. West Lindsey District Council gave no response. English Heritage and the Environment Agency made comments and highlighted a number of points for consideration.

English Heritage pointed out that there was an additional heritage site that had been missed from the list. Comments made by the Environment Agency related to water quality and water resources.

Changes made to the Scoping Report

As a result of these comments, the following amendments have been made to the Scoping Report:

Heritage

The Heritage site missed off the list is a scheduled ancient monument in the Cliff Road area dating back to the Saxons and Danes. The monument is the site of fish ponds which would be the mediaeval equivalent of today's fish farms and provided an essential food source for the adjacent settlement. This seems to be confirmed by the discovery of Anglo Saxon remains during the building of Healthlinc House in 1971.

Water Quality

The Water Framework Directive came into force in December 2000, and was transposed into UK law in December 2003. The first principle of the WFD is to prevent deterioration in aquatic ecosystems. No deterioration means that a water body does not deteriorate from its current ecological or chemical classification and applies to individual pollutants within the water body.

There are two watercourses flowing through the Plan area. The Welton beck flows through Welton itself and an unnamed watercourse passes to the north of the village. Both watercourses are tributaries of the Barlings Eau. The Barlings Eau itself flows along the eastern boundary of the Plan area.

One of the aims of the WFD is for all rivers to achieve a target status of 'good'. The Barlings Eau does not meet all the required standards for 'good' and is classified as 'poor' overall. This is due to the poor status of one of the biological elements (phytobenthos – plants living near the river) as well as hydrology (low flows) and low levels of dissolved oxygen.

Any future development in the Plan area should be undertaken in such away that the rivers should be protected.

The area covered by the Plan falls within a Nitrate Vulnerable Zone and part of the area also falls within a ground water Protection Zone relating to a drinking water abstraction point.

Foul sewage flows from Welton are conveyed to Dunholme Water Recycling Centre for treatment. Current flows at Dunholme are below the maximum specified in the Environmental Permit (2013 data).

Water Resources

The Plan must take into account the availability of the drinking water supply. There are several existing water abstraction licences in the Plan area and future developments should be undertaken in such a way that does not adversely impact on the existing licence holders.

Flooding

There has been and will be large developments in Welton-by-Lincoln which could create flooding from surface water, as well as flash flooding. Policies on flooding should be built into the Welton-by-Lincoln Neighbourhood Plan to ensure developers take this into account. Also to be considered is the wider issue of reducing flooding further downstream (in Langworth) where there is a history of flooding.

3. Assessing the Impact of Objectives against the Criteria

Each of the proposed policies was assessed to determine that the objectives would contribute to the principles of sustainability. The assessment considered the impact of the policy against the benchmark of not having a Neighbourhood Plan. A simple scoring matrix of four ratings was used:

- 0 **Neutral impact** – There are no effects upon the sustainability objective. This may mean that there is no relationship between the two or no discernable effect on the objective.
- + **Some positive benefits** – The plan objective is likely to lead to some improvement to the current situation in respect of the sustainability objective.
- ++ **Significant positive impact** – The plan objective is likely to lead to significant improvement to the current situation in respect of the sustainability objective.
- ? **Uncertain** – Where there is doubt as to the likely impacts, these should be acknowledged, farther than guessed at in the assessment. The reasons for uncertainty should be drawn out in the full assessment.

A summary of the overall assessment of the plan and its objectives in delivering a sustainable development is shown in the table below:

Plan Objectives	Sustainability Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
H01	++	0	+	+	?	0	++	+	0	+	+	0	0	0	?	0	0
H02	++	0	+	+	?	0	++	+	0	+	+	0	0	0	?	0	0
H03	++	0	++	0	++	++	++	+	+	+	+	0	0	0	?	0	0
H04	++	+	+	+	+	+	0	0	++	0	0	++	+	0	+	+	++
H05	+	0	0	0	+	0	++	++	0	0	0	0	0	0	0	0	0
E01	0	0	0	0	0	0	0	0	+	0	0	++	++	+	++	+	+
E02	0	0	0	0	0	0	0	0	0	0	0	++	+	++	++	+	++
E03	+	0	0	0	0	0	0	0	+	0	0	++	++	++	+	+	++
EN01	+	0	+	+	++	++	++	++	0	0	0	0	0	0	0	0	0
EN02	+	0	+	+	++	++	++	++	0	0	0	0	0	0	0	0	0
EN03	+	0	+	+	++	++	++	++	0	0	0	0	0	0	0	0	0
EN04	+	0	+	+	++	++	++	0	0	0	0	0	0	0	0	0	0
EN05	+	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
M01	0	+	+	++	+	0	0	+	0	+	0	0	0	0	0	0	0
M02	0	+	+	++	+	0	0	+	0	+	0	0	0	0	0	0	0
M03	0	+	+	++	+	0	0	+	0	+	0	0	0	0	0	0	0
C01	0	0	0	0	+	++	0	0	0	0	0	++	+	0	+	+	0
C02	0	0	0	0	+	++	0	0	0	0	0	0	++	0	0	0	0
C03	+	+	0	0	+	++	0	0	0	0	0	0	++	0	0	0	0

4. Strategic Option Appraisal

Although there is no up to date Local Plan in place, the Plan will surmise there will be a number of houses built in Welton-by-Lincoln during the period 2015 to 2035. Three options were considered:

- a) build all houses on one site
- b) spread the housing across the number of sites as indicated in the Central Lincolnshire SHLAA
- c) spread them across individual plots

From the questionnaire sent out in May 2014, the village were asked “if houses were to be built, what option was more favourable?”

- Only 8% of the replies favoured the need to build all the required houses on one site
- Both options B and C had 45% of the replies

All options show a cumulative negative effect. This is largely due to there being no pre-developed or brownfield land in the Parish to accommodate all the new homes. Additional cars will exacerbate existing road congestion, safety and parking problems particularly around the centre of the village. An increased population will have a significant strain on the medical services. As William Farr CofE Comprehensive School is the main provider of secondary education, the increase in school children will have a knock on effect to the children living in the surrounding villages having to be transported to Lincoln or Market Rasen.

Option B is the preferred choice of the parishioners with development spread around the village. The choice of options has now been overtaken with the number of planning applications being submitted to West Lindsey District Council. The design of developments, an appropriate density and sensitive landscaping and the use of vegetation to screen new housing will achieve mitigation. Mitigation of the impact on the village services will be achieved by phasing the introduction of new housing such that the growth is less sudden and the service providers have time to plan and adapt.

Table 4.1 the assessment factors are

- Positive P
- Negative Neg
- Neutral N
- Not Applicable NA

Table 4.1 Strategic Option Appraisals against the Plan Objectives

	Option A Large site	Option B Small developments	Option C Individually released plots
<p>H01 To provide a limited amount of new housing to meet local needs, including a greater range of affordable housing as identified in the Welton & Dunholme Affordable Housing Needs Survey Report carried out in 2012 by Community Lincs</p>	<p>Although the number of houses to be built in Welton-by-Lincoln has not been announced due to the failure of the Central Lincolnshire Joint Plan. The number of houses discussed at a meeting with West Lindsey Planning will have a serious effect on the infrastructure of the village. The number of houses could increase the size of the village by 10%</p> <p>Negative</p>	<p>Although the number of houses to be built in Welton-by-Lincoln has not been announced due to the failure of the Central Lincolnshire Joint Plan. The number of houses discussed at a meeting with West Lindsey Planning will have a serious effect on the infrastructure of the village. The number of houses could increase the size of the village by 10%</p> <p>Negative</p>	<p>Although the number of houses to be built in Welton-by-Lincoln has not been announced due to the failure of the Central Lincolnshire Joint Plan. The number of houses discussed at a meeting with West Lindsey Planning will have a serious effect on the infrastructure of the village. The number of houses could increase the size of the village by 10%</p> <p>Negative</p>
<p>H02 To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and young singles, couples and families needing their first home</p>	<p>The housing mix will be the same whether delivered on one or many sites.</p> <p>Neutral</p>	<p>The housing mix will be the same whether delivered on one or many sites.</p> <p>Neutral</p>	<p>The housing mix will be the same whether delivered on one or many sites.</p> <p>Neutral</p>
<p>H03 To ensure that new development is of high quality in design, is built to a high sustainability standard and reinforces local distinctiveness</p>	<p>The housing design will be the same whether delivered on one or many sites.</p> <p>Neutral</p>	<p>The housing design will be the same whether delivered on one or many sites.</p> <p>Neutral</p>	<p>The housing design will be the same whether delivered on one or many sites.</p> <p>Neutral</p>
<p>H04 To give preferential access to new homes for people with strong local connections</p>	<p>The allocation of affordable housing is a policy issue and is not influenced by this option</p> <p>Not applicable</p>	<p>The allocation of affordable housing is a policy issue and is not influenced by this option</p> <p>Not applicable</p>	<p>The allocation of affordable housing is a policy issue and is not influenced by this option</p> <p>Not applicable</p>
<p>H05 To ensure the design and location of new development is resilient to the effects of climate change and flooding</p>	<p>Large sites would have a massive impact on the drainage and flooding in one particular part of the village</p> <p>Negative</p>	<p>Smaller sites will have an impact on land that is at flood risk 2, but more manageable.</p> <p>Positive</p>	<p>Individual plots will not have a significant impact on the drainage and flooding systems</p> <p>Positive</p>

E02 Expand retail and commercial facilities available in the village	Not applicable	Not applicable	Not applicable
E03 Improve communication facilities i.e. superfast broadband, to promote home working	Improved communications will be needed whether houses are built on the three options. Neutral	Improved communications will be needed whether houses are built on the three options. Neutral	Improved communications will be needed whether houses are built on the three options. Neutral
M01 Connect new housing into Welton with good pedestrian and cycle connections	Good cycle and exercise paths can be planned with developers. Positive	Good cycle and exercise paths can be planned with developers. Positive	Developers providing individual plots may not provide improvements to infrastructure and facilities. Negative
M02 To position development within easy walking distance of bus stops, schools, health centre, shops and other village facilities	One large site identified near the centre of the village would meet the requirements of the objective. Positive	Smaller sites will be further away from the village centre. People may use their cars to access the centre of the village, exacerbating the parking and traffic flow Negative	Smaller sites will be further away from the village centre. People may use their cars to access the centre of the village, exacerbating the parking and traffic flow Negative
M03 To position new development in a way that current problems with congestion, parking and road safety are not exacerbated	Large site will put substantial volume of traffic in an area that already is congested by school traffic. The increase of traffic at a small junction will cause congestion on Cliff Road. Also the exit road from the proposed site is near to a small development of homes predominantly for the elderly. There is a question of road safety for the elderly on mobility scooters. Negative	Smaller plots around the village could increase the traffic in areas previously seen as light traffic. Positive	Individual plots will not have a significant increase on traffic hot spots. Positive
EN01 Co-ordinate green infrastructure	Due to all the development areas put forward are on greenfield sites, it is important that green space is provided on the development sites. Positive	Due to all the development areas put forward are on greenfield sites, it is important that green space is provided on the development sites. Positive	Individual sites will not provide significant green spaces required to meet the demand. Negative
EN02 Provide more open public spaces	Large sites will provide more green spaces for the community. Positive	Smaller developments may provide green spaces on the individual development, but may not contribute to the wider community. Negative	Individual plots will use infill land bringing less green space. Negative

<p>EN03 To minimise the impact of new developments on the countryside, environment and ecosystems</p>	<p>Large development on greenfield sites will have an impact on the environment. Diluting the biodiversity and land viability. Negative</p>	<p>Development on greenfield sites will have an impact on the environment. Diluting the biodiversity and land viability. Negative</p>	<p>Smaller infill sites will not detract from biodiversity and land viability. Positive</p>
<p>EN04 New developments to address flooding and drainage issues</p>	<p>The village drainage and water systems will need to be reviewed and upgraded with large development sites. Negative</p>	<p>The village drainage and water systems will need to be reviewed and upgraded if the total number of houses reaches a specific number. Negative</p>	<p>The village drainage and water systems will need to be reviewed and upgraded if the total number of houses reaches a specific number. Negative</p>
<p>EN05 Encourage energy efficient and sustainable development</p>	<p>All houses built within the village should be built to a specific standard as required.</p>	<p>All houses built within the village should be built to a specific standard as required.</p>	<p>All houses built within the village should be built to a specific standard as required.</p>
<p>C01 Link with the Lancaster Community Development Project to expand sports complex requirements and co-ordinate sports provision in the village</p>	<p>Larger developments may provide S106 contributions to village projects rather than wider Central Lincolnshire projects. Positive</p>	<p>Smaller developments may not provide S106 contributions to the village. Negative</p>	<p>Smaller developments may not provide S106 contributions to the village. Negative</p>
<p>C02 To preserve important assets such as the library, heritage sites, Village Hall, etc.</p>	<p>Preservation of community assets will be important no matter what the size of development will be. Not Applicable</p>	<p>Preservation of community assets will be important no matter what the size of development will be. Not Applicable</p>	<p>Preservation of community assets will be important no matter what the size of development will be. Not Applicable</p>
<p>C03 Integrate new housing in Welton-by-Lincoln such that today's rural look and feel is maintained</p>	<p>Large developments will take away the look of a rural village. Negative</p>	<p>Smaller plots will help integrate houses with a rural village look. Positive</p>	<p>Individual plots will help integrate houses with a rural village look. Positive</p>

Table 4.2 Strategic Option Appraisal Summary

	Objective	Option A	Option B	Option C
H01	To provide a suitable amount of new housing to meet local needs, including a greater range of affordable housing as identified in the Welton & Dunholme Affordable Housing Needs Survey Report carried out in 2012 by Community Lincs	Neg	Neg	Neg
H02	To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and young singles, couples and families needing their first home	N	N	N
H03	To ensure that new development is of high quality in design, is built to a high sustainability standard and reinforces local distinctiveness	N	N	N
H04	To give preferential access to new homes for people with strong local connections	NA	NA	NA
H05	To ensure the design and location of new development is resilient to the effects of climate change and flooding	Neg	P	P
E01	Expand retail and commercial facilities available in the village	NA	NA	NA
E02	Improve communication facilities i.e. superfast broadband, to promote home working	N	N	N
M01	Connect new housing into Welton with good pedestrian and cycle connections	P	P	Neg
M02	To position development within easy walking distance of bus stops, schools, health centre, shops and other village facilities	P	Neg	Neg
M03	To position new development in a way that current problems with congestion, parking and road safety are not exacerbated	Neg	P	P
EN01	Co-ordinate green infrastructure	P	P	N
EN02	Provide more public open spaces	P	P	N
EN03	To minimise the impact of new developments on the countryside, environment and ecosystems	Neg	Neg	N
EN04	New developments to address flooding and drainage issues	P	P	Neg
EN05	Encourage energy efficient and sustainable development	P	P	N
C01	Link with the Lancaster Community Development Project to expand sports complex requirements and co-ordinate sports provision in the village	P	P	P
C02	To preserve important assets such as the library, heritage sites, Village Hall, etc.	NA	NA	NA
C03	Integrate new housing in Welton-by-Lincoln such that today's rural look and feel is maintained	Neg	P	P

5. Site Option Appraisal

Initially four sites were identified in 2013 by the Central Lincolnshire SHLAA. A further site on Cliff Road has come forward for development. These are listed in Table 4.1

Site ID	SHLAA Ref	Description	Size HA
A	CL1491	End of Prebend Lane – Beal Homes	8.1
C	CL1492	Hackthorn Road - Welton & Jays Ltd 2	4.85
D	CL1488	Hackthorn Road - Turley	2.5
G	N/A	Cliff Road – Linder/Ward	

Table 5.1 Site Option List

At present outline planning permission has been granted by West Lindsey Planning committee to Hackthorn Road - Turley and full planning permission to Eshings 1.

Approach

Sustainability is and has been a major consideration throughout the Plan and potential sites have been assessed using the evaluation criteria presented in the Scoping Report (reproduced as Table 5.2). The site evaluation has been derived from the sustainability objectives linked to the Central Lincolnshire Sustainability Appraisal and the NPPF appraisal.

Site Assessment against the Site Evaluation Criteria

Welton-by-Lincoln is the second largest community in District of West Lindsey, but without the infrastructure and facilities of Gainsborough and Market Rasen. What makes the village a desirable place to live in, is its proximity to essential services in Lincoln.

A questionnaire and open workshop held in May and June to obtain the views of the residents on the site criteria. What emerged was that some criteria are seen as more important than others to the sustainability of life in the village.

These are:

- no building in the village
- an equally strong preference for small sites around the village
- a strong antipathy for development that exacerbates the existing traffic and parking problems in the village
- requirement to improve health services

Site Ranking Parameters	
1	Is the site unconditionally available for development in 1-5 years?
2	Is the site highly sensitive environmentally or ecologically?
3	Is the site a green field site?
4	Are there tree preservation orders in place?
5	Is the site of archaeological interest?
6	Does the site contain or adjoin any heritage assets?
7	Is the land graded 3a or higher?
8	Does the site have any infrastructure deficiencies?
9	Is the site free from flood risk?
10	Are the community health care facilities reasonably accessible?
11	Is a bus stop reasonably accessible?
12	Are shops reasonably accessible?
13	Are local schools reasonably accessible?
14	Will the impact on traffic be reasonable?
15	On how many sides does the site adjoin existing houses?
16	Are there obvious or other natural boundaries to the site?
17	How many homes can the site take?
18	Can the site take mixed development?
19	Is the site likely to provide employment within the village?
20	Is the site within an existing built up area?
21	Does the site have a history of planning objections?
22	Is the site adjacent or near hazardous components either natural or manmade?

Table 5.2 Site Ranking Parameters

Table 5.3 Site Option Appraisals against Site Ranking Parameters

		Site A - Prebend Lane Beal Homes	Site B - Hackthorn Road Welton & Jays Ltd	Site C - Hackthorn Road Turley	Site D - Cliff Road Linder/Ward
1	Is the site unconditionally available for development in 1-5 years?	Site available to start development Positive	Site available to start development Positive	Site available to start development Positive	Site available to start development Positive
2	Is the site highly sensitive environmentally or ecologically?	As a greenfield site it is sensitive environmentally or ecologically Negative	As a greenfield site it is sensitive environmentally or ecologically Negative	Historically known as Cow pasture. The land was enclosed in the 17 th century Negative	As a greenfield site it is sensitive environmentally or ecologically Negative
3	Is the site a green field site?	Yes	Yes	Yes	Yes
4	Are there tree preservation orders in place?	Unknown Not applicable	Unknown Not applicable	Unknown Not applicable	Unknown Not applicable
5	Is the site of archaeological interest?	No Positive	No Positive	No Positive	Yes 120m south of Norbeck Lane next to the Cliff Road development there are 11 th century remains of earthworks and fishponds Negative
6	Does the site contain or adjoin any heritage assets?	None Positive	None Positive	None Positive	120m south of Norbeck Lane next to the Cliff Road development there are 11 th century remains of earthworks and fishponds Negative
7	Is the land graded 3a or higher?	According to the Dept. of Environment maps, the land around Welton-by-Lincoln can be land graded 3a Negative	According to the Dept. of Environment maps, the land around Welton-by-Lincoln can be land graded 3a Negative	According to the Dept. of Environment maps, the land around Welton-by-Lincoln can be land graded 3a Negative	According to the Dept. of Environment maps, the land around Welton-by-Lincoln can be land graded 3a Negative

8	Does the site have any infrastructure deficiencies?	None Neutral	This site if developed will be one of three exits on the east side of Hackthorn Road in a space of 200m Negative	This site if developed will be one of three exits on the east side of Hackthorn Road in a space of 200m Negative	This site was rejected for development due to the access on Cliff Road and building on open space. Negative
9	Is the site free from flood risk?	None Positive	Flood zone 2 area to the east on the same land. Negative	Flood zone 2 area to the east on the same land Negative	Flood Zone 2 on the southern edge of the development Negative
10	Are the community health care facilities reasonably accessible?	850m Positive	1300m This distance will increase traffic through the village to visit the Co-op Negative	1250m This distance will increase traffic through the village to visit the Co-op Negative	300m Positive
11	Is a bus stop reasonably accessible?	Bus services in Welton will stop where required Neutral	Bus services in Welton will stop where required Neutral	Bus services in Welton will stop where required Neutral	Bus services in Welton will stop where required Neutral
12	Are shops reasonably accessible?	850m Positive	1300m This distance will increase traffic through the village to visit the Co-op Negative	1250m This distance will increase traffic through the village to visit the Co-op Negative	300m Positive
13	Are local schools reasonably accessible?	500m Both Primary and Secondary schools are within the village boundary Positive	1200m Both Primary and Secondary schools are within the village boundary This distance will increase traffic through the village to attend the schools Negative	1150m Both Primary and Secondary schools are within the village boundary This distance will increase traffic through the village to attend the schools Negative	300m Both Primary and Secondary schools are within the village boundary Positive

14	Will the impact of traffic be reasonable?	The traffic will enter and leave the site using Prebend Lane. Traffic can exit the village without passing through the village. The size of the site will increase traffic accessing the centre of the village for the doctors etc. Negative	The traffic will enter and leave the site via Hackthorn Road. The access road will be the third exit within 50 metres on Hackthorn Road. Traffic leaving this site must pass through the village centre to access main centres. Traffic exiting this site will meet with fast oncoming traffic on Hackthorn Road. Negative	The traffic will enter and leave the site via Hackthorn Road. The access road will be the second exit within 50 metres on Hackthorn Road. Traffic leaving this site must pass through the village centre to access main centres. Traffic exiting this site will meet with fast oncoming traffic on Hackthorn Road. Negative	Traffic can exit the village without passing through the village centre. Positive
15	On how many sides does the site adjoin existing houses?	Existing houses and Stonecliff Park to the south. Positive	Currently the land does not adjoin any existing houses. Negative	Land adjoins existing houses to the southern edge. Positive	Site does not adjoin existing houses, but is adjoining commercial property. Negative
16	Are there obvious or other natural boundaries to the site?	Mature hedges and fields. Negative	Mature hedges and fields dating back to the 17 th century. Negative	Mature hedges and fields dating back to the 17 th century. Negative	Mature hedges and fields to one side and Cliff Road to the north. Negative
17	How many homes can the site take?	250	90	45	70
18	Can the site take mixed development?	Yes Positive	Yes Positive	Yes Positive	Yes Positive
19	Is the site likely to provide employment within the village?	Developments within the village may bring small building trades. If Lace Housing is in partnership with Beal Homes it may bring employment to support the elderly. Positive	Developments within the village may bring small building trades. Positive	Developments within the village may bring small building trades. Positive	Developments within the village may bring small building trades. Positive
20	Is the site within an existing built up area?	All sites green open space Negative	All sites green open space Negative	All sites green open space Negative	All sites green open space Negative

21	Does the site have a history of planning objections?	None Positive	This site was not considered suitable for planning in 2012 due to being separate from the village boundary. Negative	None Positive	This site was not considered suitable for planning in 2012 due to unsuitable access and forming part of protected open space. Negative
22	Is the site adjacent or near hazardous components either natural or manmade?	Calor Gas store for Stonecliff Park adjacent to the entrance to the land. Possibility with new development, gas pipes will be extended to cover the Stonecliff Park site. Negative	None Positive	None Positive	None Positive

Table 5.4 Site option Appraisal Summary

	Site Ranking	A	B	C	D
1	Is the site unconditionally available for development in 1-5 years?	P	P	P	P
2	Is the site highly sensitive environmentally or ecologically?	Neg	Neg	Neg	Neg
3	Is the site a green field site?	Neg	Neg	Neg	Neg
4	Are there tree preservation orders in place?	N	N	N	N
5	Is the site of archaeological interest?	P	P	P	Neg
6	Does the site contain or adjoin any heritage assets?	P	P	P	Neg
7	Is the land graded 3a or higher?	Neg	Neg	Neg	Neg
8	Does the site have any infrastructure deficiencies?	N	Neg	Neg	Neg
9	Is the site free from flood risk?	P	Neg	Neg	Neg
10	Are the community health care facilities reasonably accessible?	P	Neg	Neg	P
11	Is a bus stop reasonably accessible?	N	N	N	N
12	Are shops reasonably accessible?	P	Neg	Neg	P
13	Are local schools reasonably accessible?	P	Neg	Neg	P
14	Will the impact of traffic be reasonable?	Neg	Neg	Neg	P
15	On how many sides does the site adjoin existing houses?	P	Neg	P	Neg
16	Are there obvious or other natural boundaries to the site?	Neg	Neg	Neg	Neg
17	How many homes can the site take?	N	N	N	N
18	Can the site take mixed development?	P	P	P	P
19	Is the site likely to provide employment within the village?	P	P	P	P
20	Is the site within an existing built up area?	Neg	Neg	Neg	Neg
21	Does the site have a history of planning objections?	P	Neg	P	P
22	Is the site adjacent or near hazardous components either natural or manmade?	Neg	P	P	P

Table 5.3 the assessment factors are:

- Positive P
- Negative Neg
- Neutral N
- Not Applicable NA

6. Sustainable Infrastructure Requirements

In order for the Welton-by-Lincoln to be able to sustain the amount of new development within the village and in the surrounding villages who depend on Welton-by-Lincoln for its services. There needs to be infrastructure changes. The following Infrastructure requirements in order of importance are needed:

Welton Surgery – Due to the already existing overload at the surgery, any increase in population will make the health care in the village unmanageable. There is a requirement for a new Health Centre or a new building to split the services provided on a new site away from the centre of the village.

Traffic Flow and Parking - Review of traffic and parking in the centre of the village and on Hackthorn Road. There needs to be a one way system in the centre of the village which will stop congestion as vehicles turn right up Cliff Road to look for parking at the surgery and Co-op.

Hackthorn Road is a relatively straight road coming into the village from Spridlington and traffic builds up speed as it enters the village, ignoring speed signs. Traffic calming measures such as a roundabout should be created to prevent accidents to children crossing the road at school times.

Routing of school buses should be reviewed in order to prevent travel through the centre of the village.

Flooding and Drainage – With the amount of proposed development within Welton-by-Lincoln, there will be a requirement for a review and upgrade of the drainage and flooding systems. There are already flood areas on Ryland Road, Eastfield Lane, Monce Close and Prebend Lane.

7. References

Additional Information on the Welton-by-Lincoln Neighbourhood Plan can be found in the following documents:

- Welton-by-Lincoln Community Communication Report
- Welton-by-Lincoln Sustainability Assessment Scoping Report
- Welton & Dunholme Affordable Housing Needs Survey Report carried out in 2012 by Community Lincs

Appendix A - Statutory Consultees Responses

In July 2014 the Welton-by-Lincoln Neighbourhood Plan Scoping Report was sent to the four statutory consultees, West Lindsey District Council, the Environment Agency, Natural England and English Heritage.

Responses were received from:

- | | | |
|------------------|---------------------------------------|--------------------|
| a. David Hammond | Lead Advisor | Natural England |
| b. Nicola Farr | Planning Advisor | Environment Agency |
| c. Clare Searson | Historic Environment Planning Advisor | English Heritage |

Their responses are shown in Section 2 of this document and copies of correspondence attached.

Public Consultation

ANNUAL PARISH COUNCIL MEETING - Welton Village Hall - Thursday 18th April 2013

OPEN PUBLIC EVENTS - Manor Park Sports Club - Tuesday 14th May 2013

and Saturday 7th June 2014

PARISH COUNCIL SURGERIES, THE PARISH OFFICE - Saturdays 6th April & 4th May 2013, 6th December 2014 and 3rd January 2015

WELTON LIBRARY – Monday 8th December, Saturdays 13th and 20th December 2014, Tuesday 16th December and Thursday 18th December 2014

STONECLIFF PARK – Tuesday 2nd December 2014

VILLAGE HALL – Monday 8th December 2014

CO-OP – Saturdays 6th April & 4th May 2013 and Friday 12th December 2014

ST MARY'S CHURCH COFFEE MORNING - January 2015 – date to be confirmed

Non Statutory Groups consulted

Group	Expertise	Date
St Mary's C of E Primary Academy	Presented and discussed young peoples involvement in the future of their village	6.6.2014
William Farr C of E Comprehensive School	Questionnaire distributed for opinions of 11 to 18 year olds	17.4.2013
Lace Housing	Care for the elderly, possible development of specific housing needs	29.7.2014
Lincolnshire Road Safety Partnership	Traffic problems and traffic calming measures	13.8.2014
Age UK	Care for the elderly	3.9.2014
Stagecoach	Transport and school buses	28.5.2014
Joseph Rowntree Foundation	Review sustainability and design of houses of the future	13.6.2014
Police & Crime Commissioner for Lincolnshire	Policing and crime prevention	30.9.2014
Ramblers' Association	Footpaths and rights of way	6.8.2014
Lincolnshire Wildlife Trust		28.7.2014
Welton Family Health Centre	Health care provision in the village and surrounding area	24.5.2013