

Draft Site Assessments – Fiskerton Neighbourhood Plan

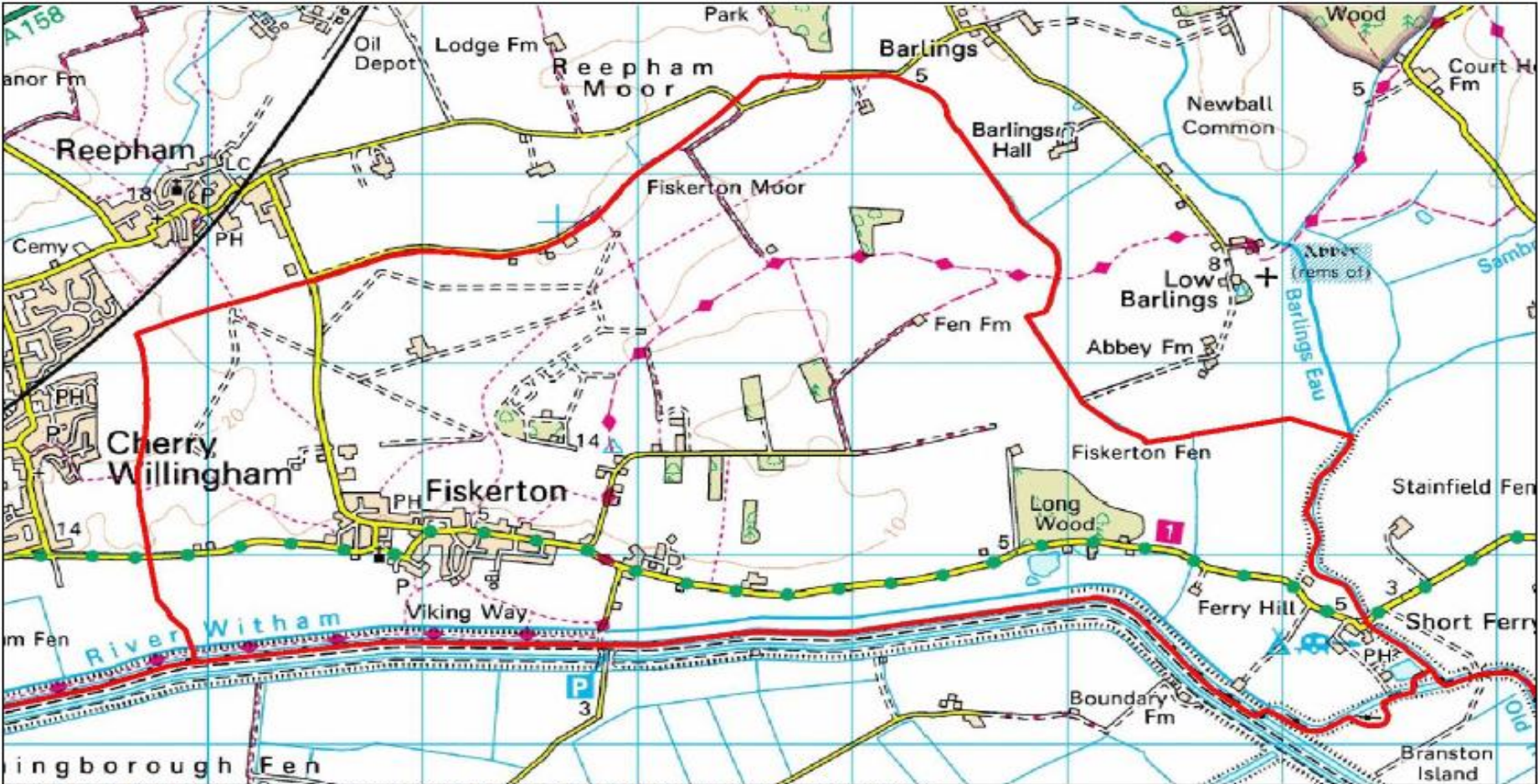


Neighbourhood Plan Area



Fiskerton Parish

Scale 1: 25000 at A4



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Site Allocation - Assessment Criteria

Introduction

This report assesses all the sites identified through emerging Neighbourhood Plans and their potential for including site allocations for housing development in a specific Neighbourhood Plan Area. The sites considered have come from two main sources:

1. sites submitted to the District Council as part of the Central Lincolnshire Local Plan’s SHELAA; and
2. other sites identified through a Neighbourhood Plan ‘call for sites’ which the community and steering group felt were worthy of consideration.

This assessment is designed to identify whether the areas of land are either available, suitable and deliverable for their inclusion into a Planning Policy document as a formally development allocation.

Purpose of this Assessment

National Planning Policy requires Local Plans, which includes Neighbourhood Plans to be informed by robust and credible evidence through research and evidence. It also makes it clear that allocated sites should be ‘deliverable’ within the identified plan period.

An important role of this work is to provide an assessment of the Neighbourhood Plan Area’s supply of deliverable sites. To be considered deliverable, the NPPF states that sites should, at the point of adoption of the Neighbourhood Plan be:

1. **Available** – the site is empty and available now;
2. **Suitable** - the site offers suitable location for development and will contribute to the sustainability of the area; and
3. **Deliverable** – there is a reasonable prospect that housing will be delivered on the site within the timeframes identified.

Fiskerton Neighbourhood Plan – Housing Requirement

Fiskerton Neighbourhood Plan is seeking to identify enough land within the Neighbourhood Plan Area to allocate, at least, **200** new homes over the plan period. This has been allocated due to looking at current and future demographic projections and in order to secure the paddock as a community green space

From the land identified through the ‘call for land’ consultation, there is the potential to accommodate over 500 new dwellings.

The site assessments and public consultation will determine which sites go forward into the Neighbourhood Plan and the level of growth to be delivered through the plan period until 2036.

Settlement	Existing dwellings	Growth Level % in NDP	Number of dwellings for growth (c) = (a) x (b)	Completions	Dwellings from permissions to be built	Percentage of growth level reached	Remaining Growth
Fiskerton	573	35%	200	0%	0%	0%	200

Site Assessment Methodology

The site assessments must provide a robust method by which all potential housing sites within the Neighbourhood Plan Area can be identified. Sites must be assessed on the basis of their social, economic and environmental constraints which will determine their suitability for development.

How will the Site Assessments be undertaken?

The site assessments will involve a number of assessments, including:

1. A site visit to identify all ‘known’ physical constraints;
2. A desktop search for their existing planning history and conformity or conflict with existing National and Local Planning Policy;
3. A consultation with relevant agencies in order to confirm any social. Economic or environmental constraints.

Carrying out the Site Assessments

In order to ensure that surveys were carried out on a consistent basis, a standard proforma was used (See Appendix A). All sites were visited and assessed by the same Neighbourhood Plan Group member(s) and WLDC planning officer.

Estimating the Housing Potential of each Site

Existing Government guidance identifies sites should be guided by existing policy. In this case, 30 dwellings per hectare was used. This however, may change through the allocation process.

Screening Criteria Methodology

Sites were scored against each criterion using a traffic light system, with **green** indicating no conflicts, **amber** indicating some or minor issues (that could be overcome (mitigated)) and **red** indicating direct conflict (unlikely to mitigate).

The criteria are not 'weighted'. Although the sites with the highest number of **green** lights are regarded as more desirable (with fewer adverse effects), sites have not been ranked on this basis alone. Likewise, **red** lights do not automatically discount sites. Rather, they simply show that the site has issues requiring greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits). As such, in instances where sites have accrued **amber** or **red** lights, mitigation measures can potentially deliver a range of benefits for the wider community. The results of each site should reflect which are the most and/ or least constrained.

However, there is one key criteria which would not be allocated if they were to score a **red** light: the landowner being supportive of the area of land being included as an 'allocation' within a Neighbourhood Plan.

Once assessed, sites will then be 'ranked' on whether they are 'available', 'suitable' and 'deliverable' and a recommendation on whether they then proceed to the next stage, which is the 'preferred' locations for development.

Sites that are 'ranked' as either 'YES' or 'MAYBE' will proceed as a 'preferred' site. Sites that are ranked as 'NO' will not proceed to the 'preferred' site stage of the process.

1. Is the Site suitably Located

To comply with the sustainability criteria of the Local Plan and the National Planning Policy Framework, sites should be easily accessible, by foot, to jobs, shops, doctors, schools, recreational facilities, public transport and other services. New developments should be located with available access, via footpaths, cycle ways and Public Transport to nearby services and facilities. For more rural communities, developments should be located within the existing built form of the largest settlement.

The Department for Transport (DfT) advise that the ‘mean average length for walking journeys is approximately 1km. The best standard is for developments to be within 400-800m of nearby facilities. It is also considered that a reasonable walking distance of 2km is possible for some sectors of the community (namely with larger settlements).

Site Reference	Distance to the Primary School (m)
NP01	275
NP02	100
NP03	590
NP04	240
NP05	590
NP06	500
NP07	960
NP08	400
NP09	560

The site WOULD BE accessible (walking distance 400m) to a number of services and facilities within the community.	G
The site MAY BE accessible (walking distance (within 400m – 800m)) to some services and facilities or may be able to provide enhanced or additional services a part of a development.	A
The site WOULD NOT be accessible (walking distance (800m – 1km or above) to local services and facilities.	R

2. Is the landowner supportive of developing the site?

Ensuring that the landowner of the site is willing and able to bring the site forward for development is a key consideration when determining which sites should be allocated through the Neighbourhood Plan process.

Engaging with landowner is part of the Site Selection process and all landowners were invited to discuss their site and any potential issues with the site coming forward. It is fundamental to establish whether the site can be released for development (such as is there a long term lease on the site or a restrictive covenant which would prevent the site being sold?) and the willingness of the landowner to do so.

Feedback from each landowner will be a major factor when determining the preferred sites. Without the landowner’s support, it is unlikely that the site will come forward and therefore will have a significant impact on the delivery of the Neighbourhood Plan’s aspirations. If a site is deemed undeliverable, then it cannot be allocated in a Neighbourhood Plan.

Sites will therefore be assessed as follows:

The landowner is in favour of the development taking place	G
There are some concerns about the land ownership or uncertainty	A
No comments were expressed from the landowner/no known issues	W
There are strong concerns about the land ownership or the likelihood of the site coming forward.	R



THE CHURCH
OF ENGLAND
CHURCH
COMMISSIONERS

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Property Investment Department

6 October 2016

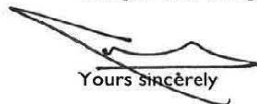
Dear Mark,

Re: Fiskerton

I refer to recent correspondence placed in circulation around Fiskerton and which has been forwarded to us. This correspondence refers to the Commissioners' stance on the proposed location of growth within the village.

I can confirm that the Commissioners regard the location of any growth (and the extent of that growth) in Fiskerton to be a matter entirely for the Neighbourhood Planning Group and the District Council, working together to deliver the Neighbourhood Plan. As landowners the Commissioners will continue to have a view on the most sustainable location for growth which we will express in the form of representations to the statutory process.

The Commissioners support the hard work and efforts of the Neighbourhood Planning Group, as representatives of the process. We look forward to continued structured dialogue with that group as plans for the growth of Fiskerton emerge.



Yours sincerely

John Weir

CC: R. Wall, Esq.- Chairman, Fiskerton NHPG

3. Is the local community supportive of the development of the site?

Public opinion, where it is based on legitimate planning concerns, is a fundamental consideration in the site allocations process, which is strengthened further within Neighbourhood Planning. As such, on-going public consultation is integral to the continued preparation of the Plan.

The level of support expressed by respondents to consultation for or against a particular site, is a significant factor in the decision-making process of the preparation of a Neighbourhood Plan. It will be particularly important where there are a number of sites in the Plan area between which it is difficult to decide or which have equal ‘scores’.

It is recognised that land owners or prospective developers may hold their own independent consultation with local communities to gauge support for the development of a site. Where the results of these consultation exercises have been published, they will be considered accordingly. However, conclusions will be primarily based on responses received through consultation undertaken on the Neighbourhood Plan. Consultation responses on each site will be considered as follows (taking account of the fact that some sites may have had no comments made for or against them):

A majority of respondents expressed support for the development of the site for the proposed use	G
A balance of views were expressed for the development of the site for the proposed use	A
No comments were expressed about the development of the site for the proposed use	W
A majority of respondents expressed an objection to the development of the site for the proposed use	R

4. Will the development of the site be compatible with existing and/ or proposed neighbouring land use(s)

From the point of view of both existing public amenity and that of the occupiers of new development sites, it will be essential to ensure that new development is compatible with its surroundings, taking into consideration, for example, issues of noise, odour, light or privacy. For example, new housing is unlikely to be compatible with an existing heavy industrial site and vice versa.

Sites will be classified as follows:

Is compatible with existing and proposed uses (low impact) residential and agricultural.	G
Likely to be compatible with existing and proposed uses (potential impact) light industry, farms, Schools and public open spaces.	A
Likely to be incompatible with existing and proposed uses (hazardous impact) pollution, heavy industries factories, MOD sites.	R

Immediate Neighbouring Land-use(s)

Site	North	South	East	West
NP01	Road	Road	Road/Residential	Residential/ Agri buildings
NP02	Road	Road	Road	Road
NP03	Agricultural	Road/ Residential	Road/ Residential	Agricultural
NP04	Agricultural	Residential/ Community Facilities	Road	Education/ Agricultural
NP05	Road	Agricultural	Road/ Path	Residential
NP06	Residential	River	Road/ Path	Agricultural
NP07	Agricultural	Road	Agricultural	Agricultural
NP08	Industrial/ Agricultural	Residential	Agricultural	Industrial/ Road
NP09	Road/ Residential	River	Agricultural	Agricultural

5. Will the development result in the loss of the best and most versatile agricultural land?

Natural England's Agricultural Land Classification separates land into five grades (and further subdivides grade 3 into 3a and 3b). Grades 1, 2 and 3a are regarded as the best and most versatile agricultural land. Grades 3b, 4 and 5, are seen as being of poorer quality. Under Schedule 5 of the Development Management Procedure Order Natural England must be consulted for single (individual) applications for the following:

'Development which is not for agricultural purposes and is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more' (Schedule 5).

Advice may also be sought from Natural England regarding the potential impact of cumulative loss of agricultural land (in order to avoid future site allocations being refused planning permission on this basis).

The National Planning Policy Framework (NPPF) states (para. 112) that:

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'.

Ref: The Town and Country Planning (Development Management Procedure) (England) Order 2010.

5. Will the development result in the loss of the best and most versatile agricultural land? Con’t...

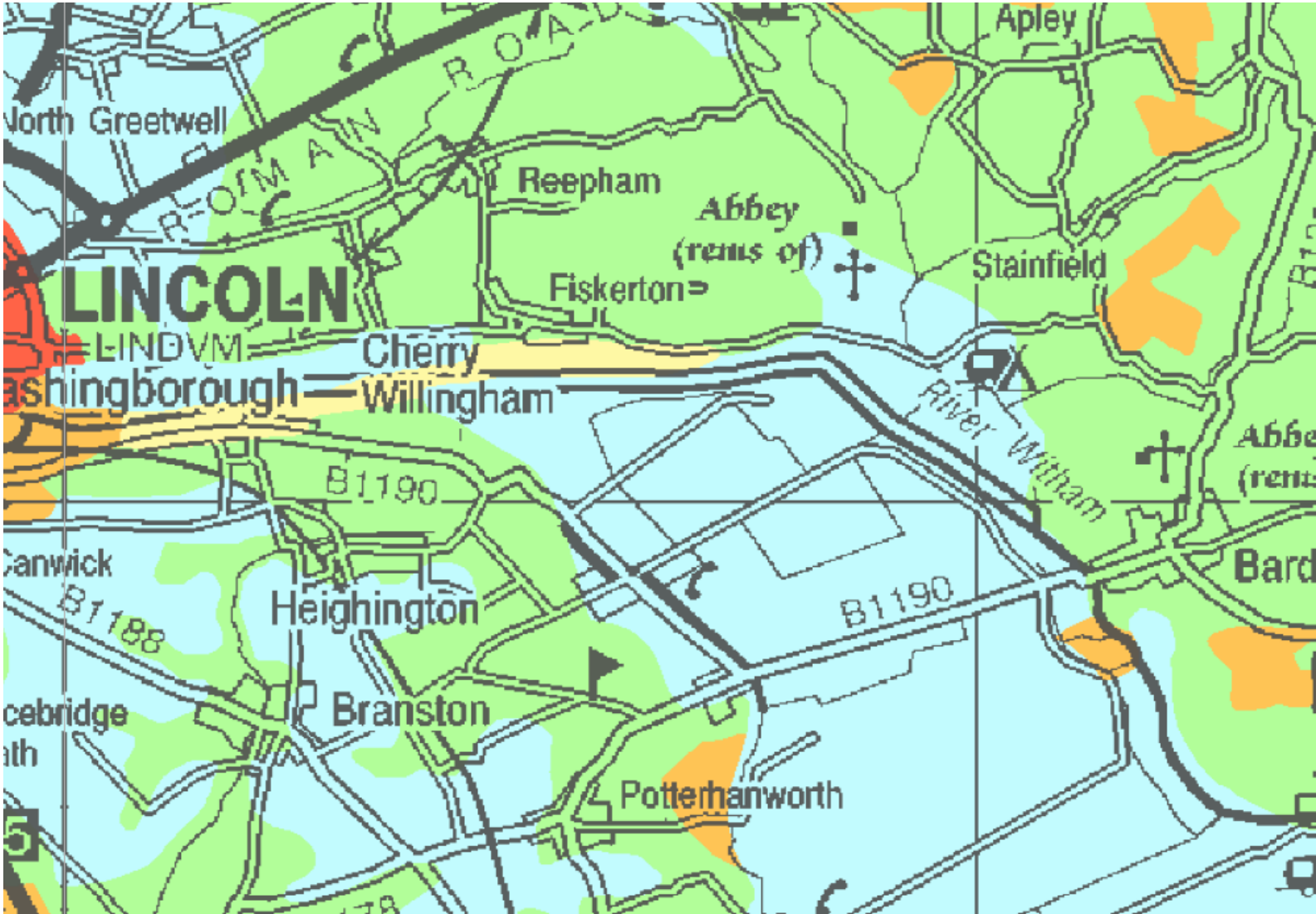
West District Council acknowledged that the rural character of West Lindsey as being one of the District’s most distinctive and valued features. To ensure that loss of land most valuable for agricultural purposes is minimised wherever possible, the Plan should seek to allocate known areas of poorer quality land, unless there are benefits (identified through the other screening criteria) to be achieved that outweigh retention of the land for agricultural use. There are two categories of agricultural land classification within the village, as shown on the map below:

Because data to distinguish between grade 3a and 3b land across West Lindsey is currently unavailable, sites located on grade 3 land will be categorised as **amber**. It is felt that this represents a precautionary approach that is neither unnecessarily restrictive nor dismissive of the potential value of sites currently in agricultural use.

Sites will be assessed as follows:

The site is located on grade 4 or lower, or is previously developed.	G
Less than 50% of the site is within grade 1 or 2 land and/ or within grade 3 land and/ or is previously developed.	A
50% or more of the site is within grade 1 and grade 2 land and is previously undeveloped.	R

Agricultural Land Map Fiskerton Area – Natural England



<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

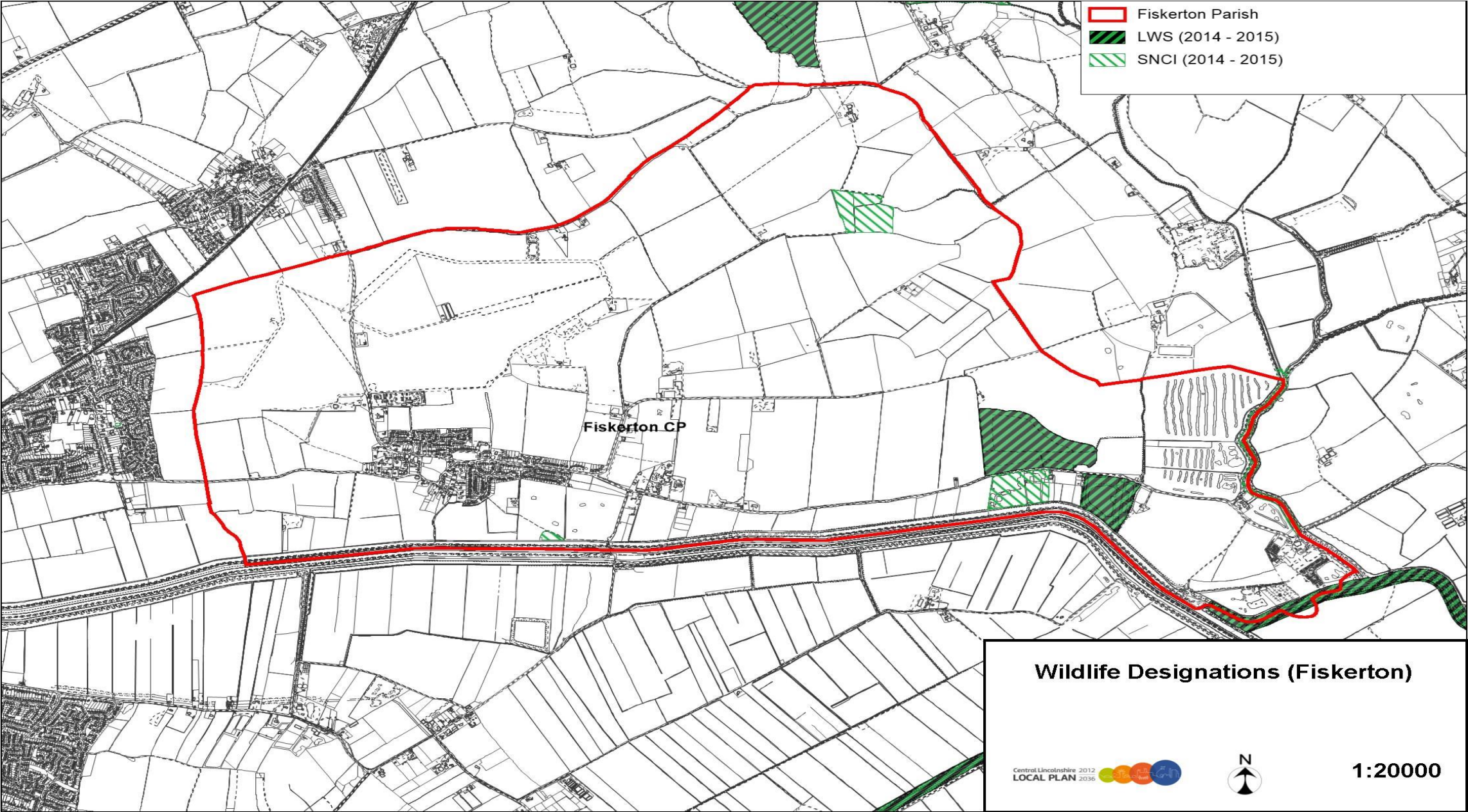
6. Is the site constrained by and environmental (European/ National/ Local designations?

The importance of environmental protection and enhancement is a key consideration of the planning process. It is vital that proposed sites are assessed according to their potential to impact upon the wider environment. This will include National Wildlife Sites, Local Wildlife Sites, Ancient Woodland, Geological Sites and Tree Preservation Orders.

Sites will be assessed as follows:

The site does not have any environmental constraints and is not within 100m of a designated site	G
There are some environmental constraints on the site which could be mitigated.	A
The site has environmental constraints that cannot be mitigated. The site lays within 100m of a designated site.	R

Protected Environmental Sites – Natural England



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Potential Local Green Space - WLDC



1:2000



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7. Will the development detract from or enhance the existing built character of the neighbourhood?

Many settlements within West Lindsey have a sensitive built form, which it is desirable to protect and enhance. Conversely, there are a number of areas that would benefit from new development where it would result in a positive impact on a derelict site or poor quality streetscape. The site should be within or directly adjoining the existing ‘built form’ of the settlement.

Assessing the aesthetic merits of a design is an inherently subjective process and while it is clearly not possible to assess the impact of a development scheme at this early stage, some sites may represent more logical extensions to the existing built form or, in terms of urban design considerations, offer better connectivity/legibility.

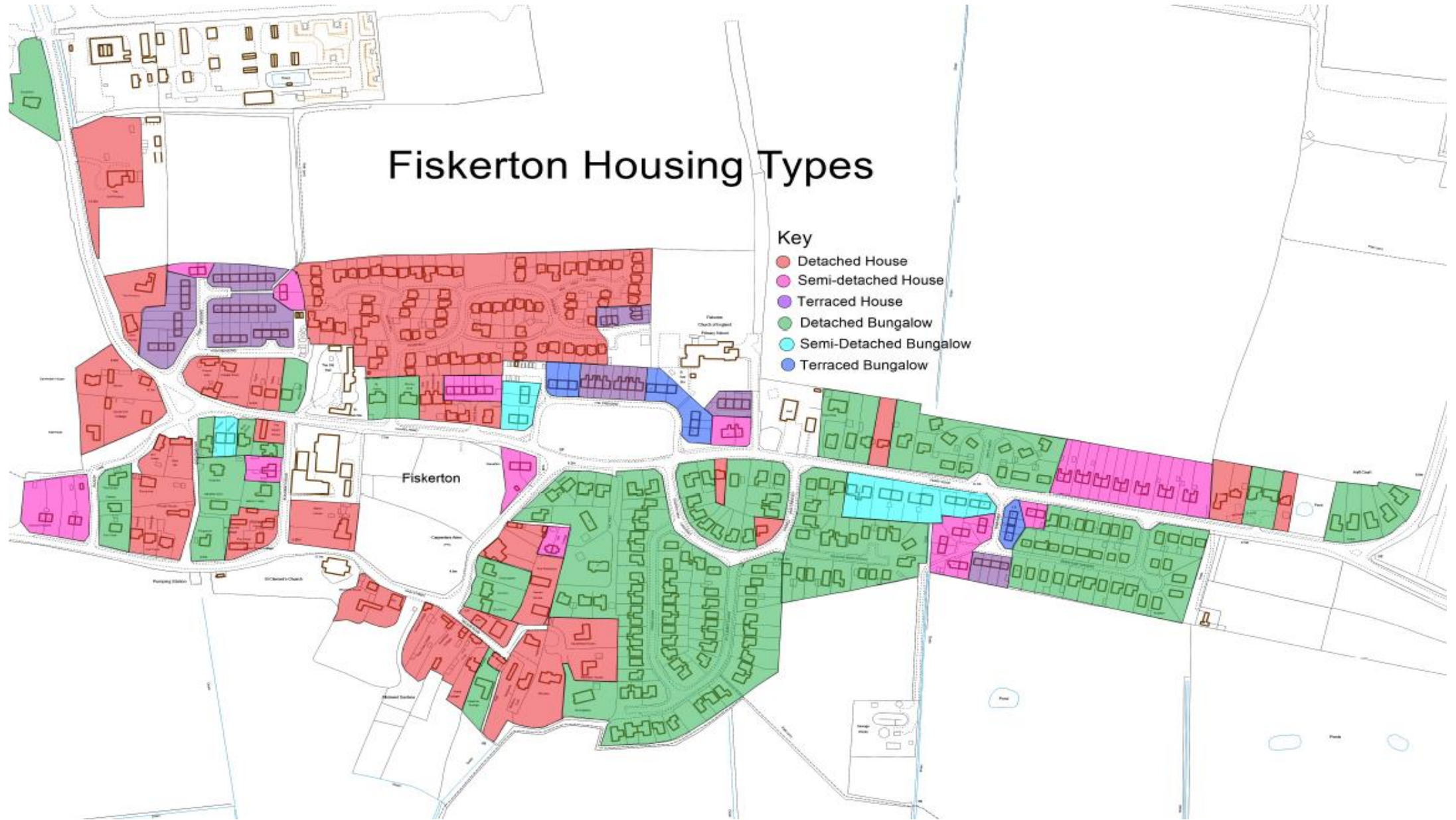
Sites will be assessed as follows:

Likely to complement the existing built character	G
Likely to lead to the existing character of the locality being altered	A
Likely to detract from the existing built character as a standalone development	R
The site has no impact upon the existing built character of the community	W

Fiskerton Housing Types

Key

- Detached House
- Semi-detached House
- Terraced House
- Detached Bungalow
- Semi-Detached Bungalow
- Terraced Bungalow



8. Will the development detract from or enhance the existing Green Infrastructure of the neighbourhood?

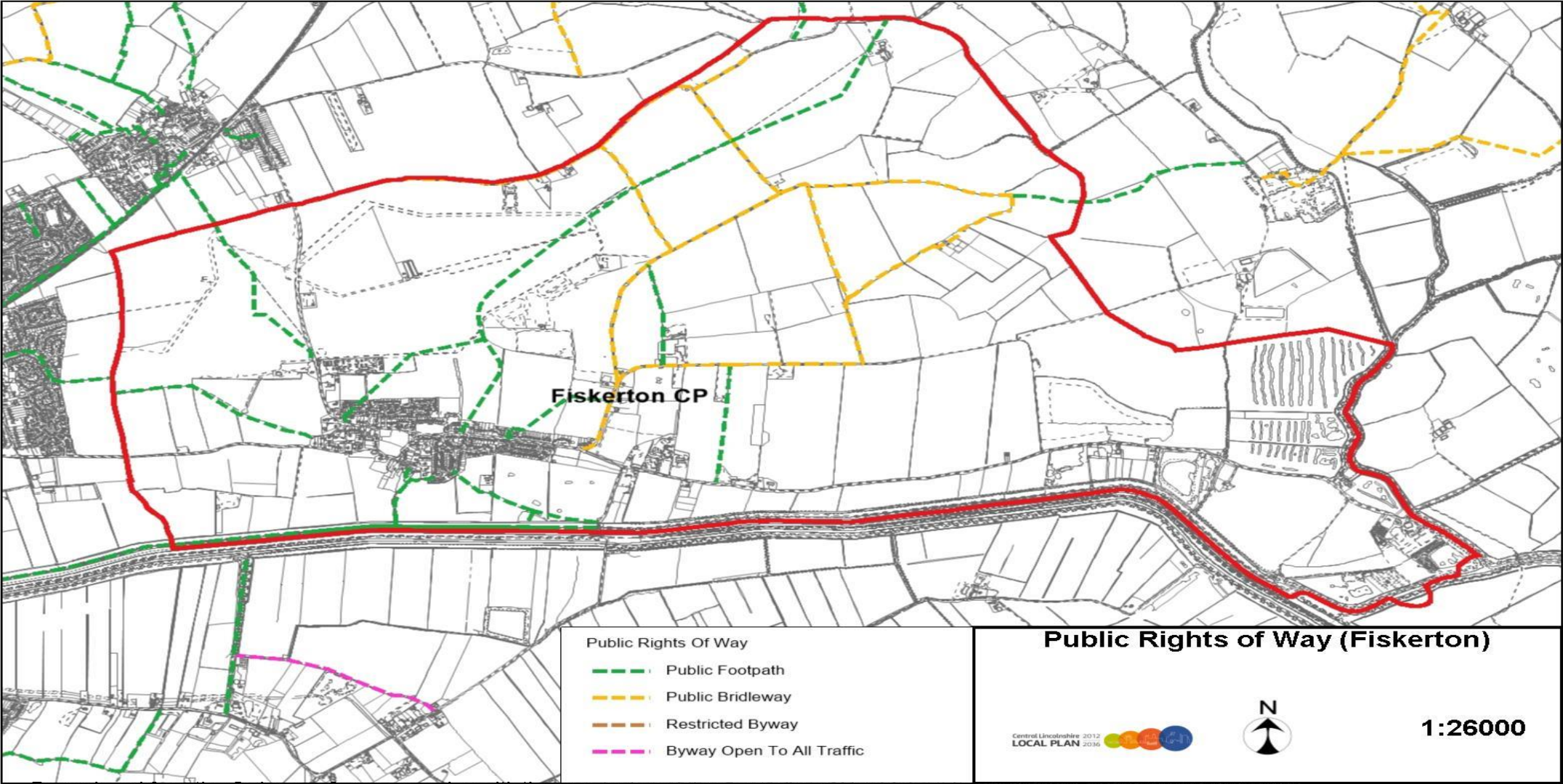
Green Infrastructure is a network of multi-functional green spaces in both rural and urban areas; development of a greenfield site may not, by definition, lead to the loss of a Green Infrastructure asset. These green spaces support natural and ecological processes and are integral to the health and quality of sustainable communities.

In line with the District Council’s Local Plan policies, it is important to minimise adverse impacts on Green Infrastructure assets, new development can also generate opportunities to protect, enhance, restore and even create habitats and species’ populations. They may also provide opportunities to create, enhance or provide greater access to green spaces. These opportunities will be considered through the screening process, taking into account all information that is available.

Sites will be assessed as follows:

Likely to enhance existing Green Infrastructure	G
Unlikely to detract from or result in significant loss of Green Infrastructure	A
Likely to detract from or result in significant loss of Green Infrastructure	R
The site would have no impact on Green Infrastructure	W

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Date 03 September 2015

9. Will the site impact upon identified heritage assets (including setting)?

Whilst some sites that were determined to have a significant adverse impact on identified heritage assets within the original Site Assessment Report have already been discounted. It is deemed necessary that a further assessment is made at this stage to ensure any harmful impacts as well opportunities to enhance assets are identified.

Identified heritage assets include: Listed Buildings; scheduled monuments; war memorials; historic wreck sites; parks; historic gardens; conservation areas, archaeological sites as well as non-designated heritage assets (a list of which is maintained by West Lindsey District Council).

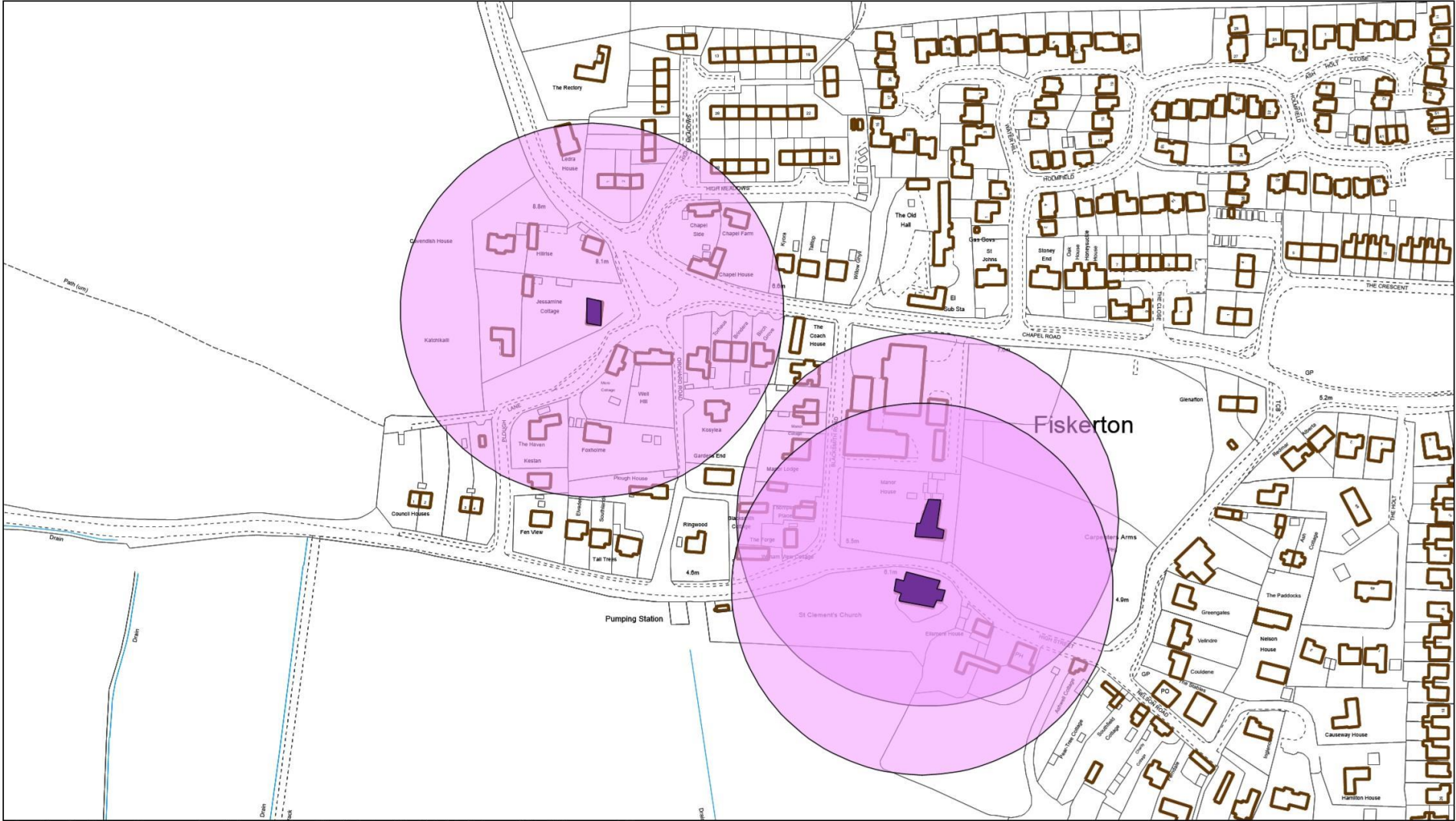
Sites will be assessed as follows:

Grade I, II or II* Listed Building, Ancient Monument or Historic Park is not within 200m	G
Grade I, II or II* Listed Building, Ancient Monument or Historic Park within 200m	A
Grade I, II or II* Listed Building, Ancient Monument or Historic Park on the site	R

Heritage Assets – WLDC 200m buffer



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10. What impact would developing the site have on existing infrastructure?

This criterion assesses the impact of new development on these local infrastructure problems and how whether development could improve/enhance the infrastructure or have a harmful impact. Some discussions with landowners may be appropriate.

Infrastructure would include; Road capacity, School and health placements. Sites scored as ‘RED’ can also mean the potential costs of implementing infrastructure would make a scheme unviable.

Sites will be assessed as follows:

Site offers potential to enhance local infrastructure	G
Likely harmful impacts on local infrastructure which is likely to be mitigated	A
Likely harmful impacts on local infrastructure which is unlikely to be mitigated	R
Site has no impact upon existing infrastructure, services and facilities	W

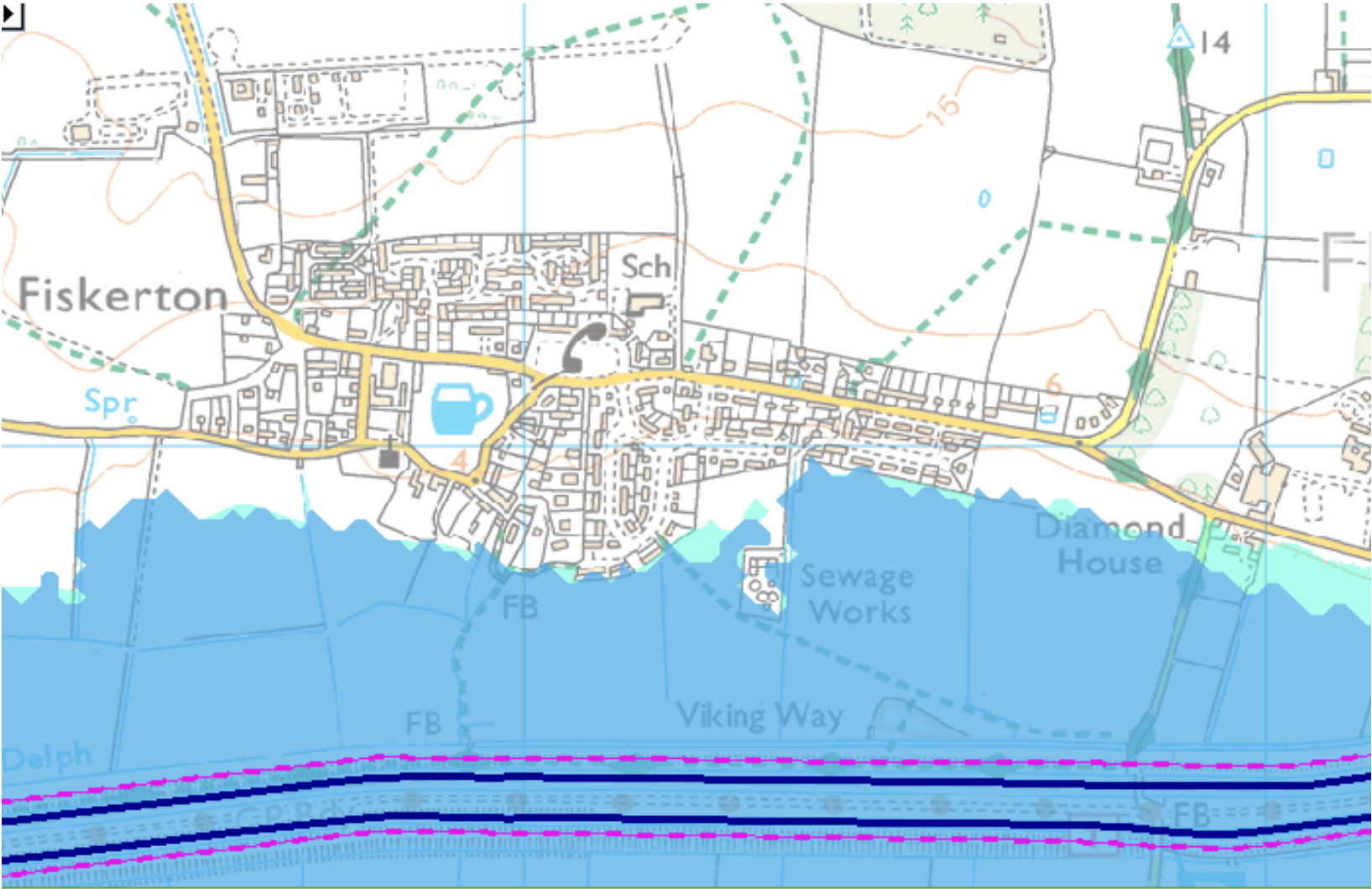
11. Would there be a flooding impact to the site or surrounding area?

It is important to identify whether new developments will have an impact on the flood risk to an area. Due to its low landscape and large network of watercourses, a significant number of communities within West Lindsey are located within a medium – high risk zone of flooding potential.

Sites will be assessed as follows:

The site is within flood zone 1 and there are limited impacts on flood risk	G
Some or all of the site is in flood zone 2 or less than 50% of the site is within flood zone 3.	A
50% or more of the site is within flood zone 3.	R

Flood Risk Map – Environment Agency



- Flood Zone 3
- Flood Zone 2

Public Consultation – Identifying Site Availability

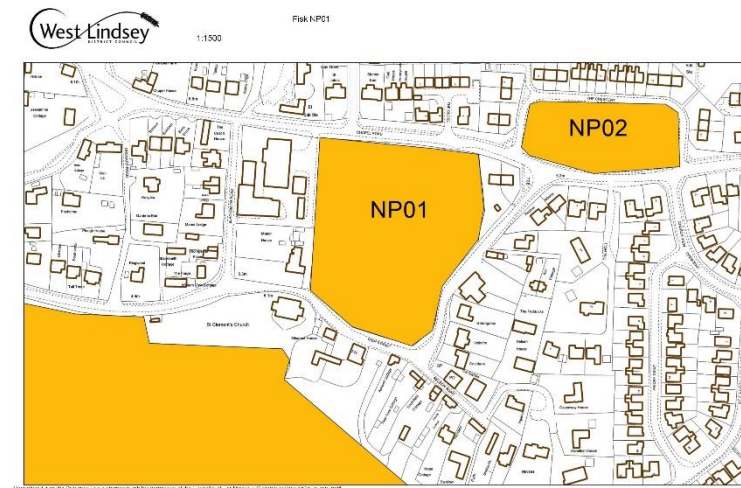
Due to earlier discussions and consultation on development, it was agreed that the Neighbourhood Plan group would undertake discussions with the largest landowner- the Church Commissioners with regards to land availability.

The Church Commissioners own the majority of ‘developable’ land around Fiskerton and they therefore play an important role in assessing the potential availability and suitability of land for this Neighbourhood Plan.



Site: NP01

Name: Land known as the Paddock



Site Size (ha): **0.78**

Development Size: **0.78**

Remaining site for development: **0.78**

Site Capacity: **30 Units**

Known Development Constrains

- **Lack of community support for development**
- **Potential issues with existing character of nearby buildings**
- **Within 200m of Listed buildings**
- **Requires some additional infrastructure, such as access and drainage.**
- **Conflicts with emerging NDP policies on Local Green Space**

Development Timescale

Short term 1-5 years



Medium term 5 – 10 years



Long term 10 – 15+ years

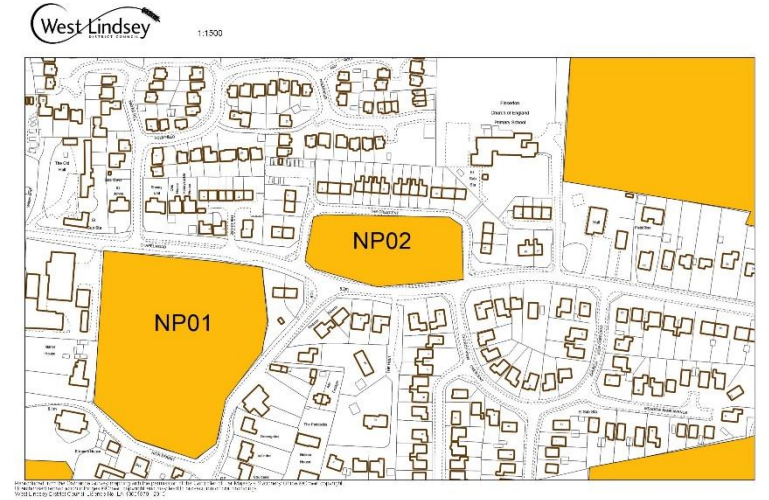


Planning Status: **Available**



Site: NP02

Name: The Crescent



Site Size (ha): **0.36**
Development Size: **0.36**
Remaining site for development: **0.36**
Site Capacity: **6 units**

Known Development Constrains

- **Currently a public open space**
- **Trees on site**
- **Landowner is not supportive of the site being redeveloped**
- **Potential issues with impacting the existing character of the area**
- **Requires some new infrastructure.**

Development Timescale

Short term 1-5 years



Medium term 5 – 10 years



Long term 10 – 15+ years

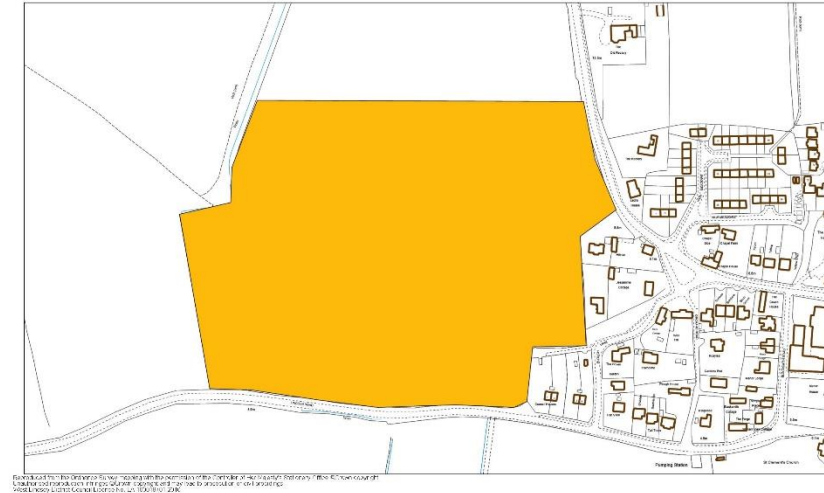


Planning Status: **Not Available**



Site: NP03

Name: Land to the West of Fiskerton



Site Size (ha): 10ha

Development Size: 10ha

Remaining site for development: 10ha

Site Capacity: over 200 Units

Known Development Constrains

- **Natural England – Good grade agricultural land**
- **Location is not connected or adjacent to existing facilities**
- **Limited community support for development**
- **Some impact to the environment**
- **Would impact the existing character of the settlement**
- **Within 200m of a listed building**
- **Requires major new infrastructure**

Development Timescale

Short term 1-5 years



Medium term 5 – 10 years



Long term 10 – 15+ years



Planning Status: Available



Site: NP04

Name: Land to the North of Ferry Road

West Lindsey
DISTRICT COUNCIL

1:2000



Site Size (ha): 10ha

Development Size: 10ha

Remaining site for development: 10ha

Site Capacity: Over 200 Units

Known Development Constrains

- **Natural England – Good grade agricultural land**
- **Some community support for development**
- **Some impact to the environment**
- **Will have an impact to the character of the settlement**
- **Requires some new infrastructure**
- **Existing public rights of way on site**

Development Timescale

Short term 1-5 years



Medium term 5 – 10 years



Long term 10 – 15+ years



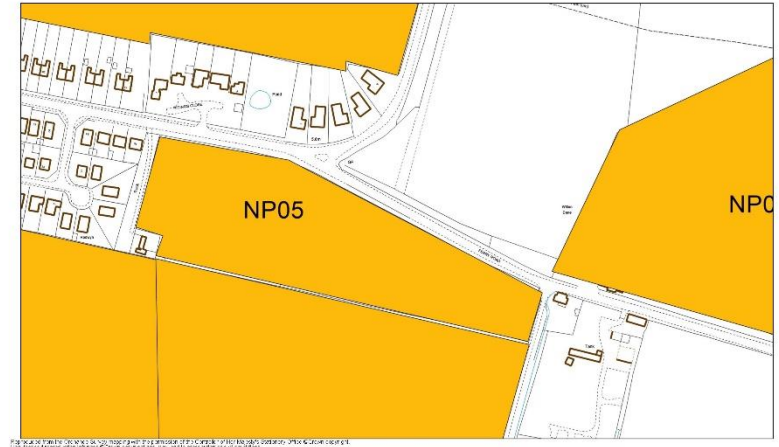
Planning Status: Available



Site: NP05

Name: Land to the East of Ferry Road

West Lindsey
1:1000



Site Size (ha): **0.56**
Development Size: **0.56**
Remaining site for development: **0.56**
Site Capacity: **32 Units**

Known Development Constrains

- **Potential for some impacts to the character of the settlement**
- **Requires some new infrastructure**
- **Environment Agency - Located within Flood Zone 2 (risk of flooding)**
- **Existing public rights of way on site**

Development Timescale

Short term 1-5 years



Medium term 5 – 10 years



Long term 10 – 15+ years

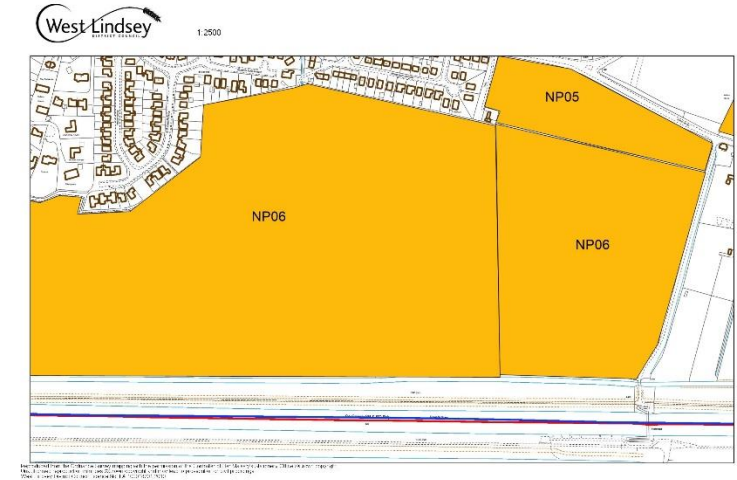


Planning Status: **Available**



Site: NP06

Name: Land to the South of Fiskerton



Site Size (ha): **21.4**

Development Size: **21.4**

Remaining site for development: **21.4**

Site Capacity: **Over 200 Units**

Known Development Constrains

- **No access or infrastructure to the site**
- **Will impact on the existing character of the settlement**
- **Within 200m of a listed building**
- **Adjacent to an environmentally protected site**
- **Requires major new infrastructure**
- **Environment Agency – Located within Flood Zone 2 and 3**
- **Good grade Agricultural Land**

Development Timescale

Short term 1-5 years



Medium term 5 – 10 years



Long term 10 – 15+ years

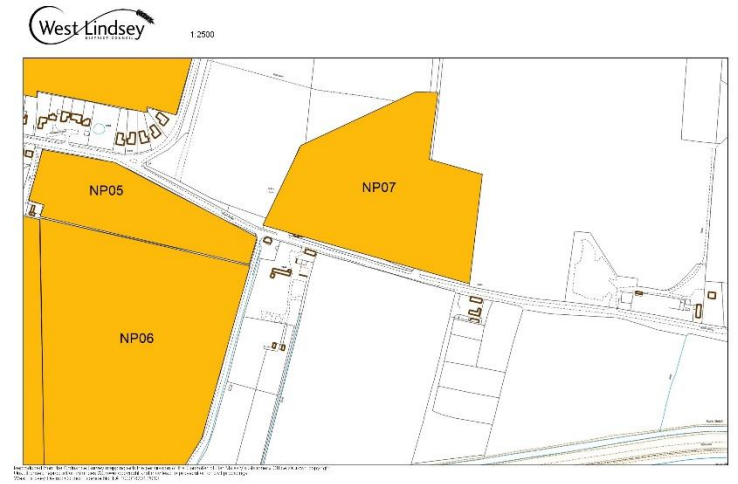


Planning Status: **Available**



Site: NP07

Name: Land at the Employment Site



Site Size (ha): **0.40**

Development Size: **0.40**

Remaining site for development: **0.40**

Site Capacity: **45 Units**

Known Development Constrains

- Existing employment uses
- Previously developed land/ contamination risk
- Location is detached from the existing village (built form)
- Impact on the existing character of the village
- Requires some new infrastructure

Development Timescale

Short term 1-5 years



Medium term 5 – 10 years



Long term 10 – 15+ years



Planning Status: **Available**



Site: NP08

Name: Land to the North of Homefields

Site Size (ha): **9.40**

Development Size: **9.40**

Remaining site for development: **9.40**

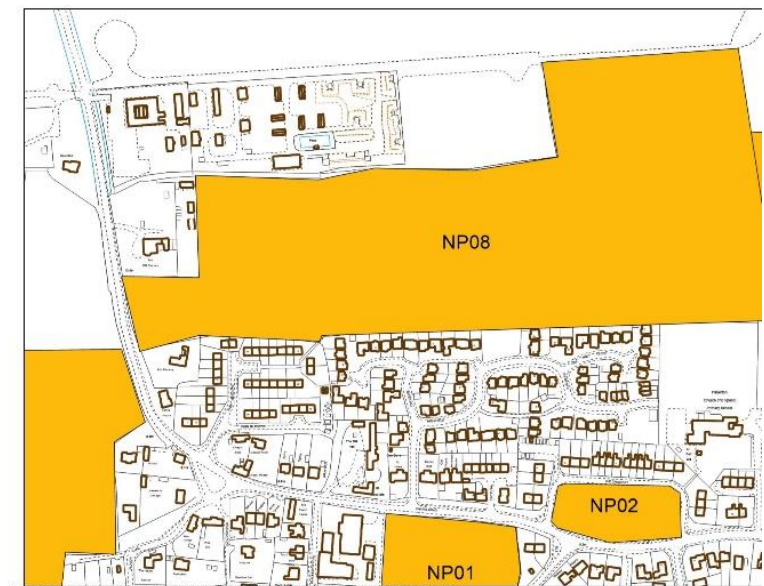
Site Capacity: **Over 200 Units**

Known Development Constrains

- Impact on the existing character of the village
- Some impact to the environment
- Conflicting neighbouring land use
- Requires some new infrastructure
- Good grade Agricultural Land
- Existing public rights of way on site

West Lindsey
DISTRICT COUNCIL

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Development Timescale

Short term 1-5 years



Medium term 5 – 10 years



Long term 10 – 15+ years

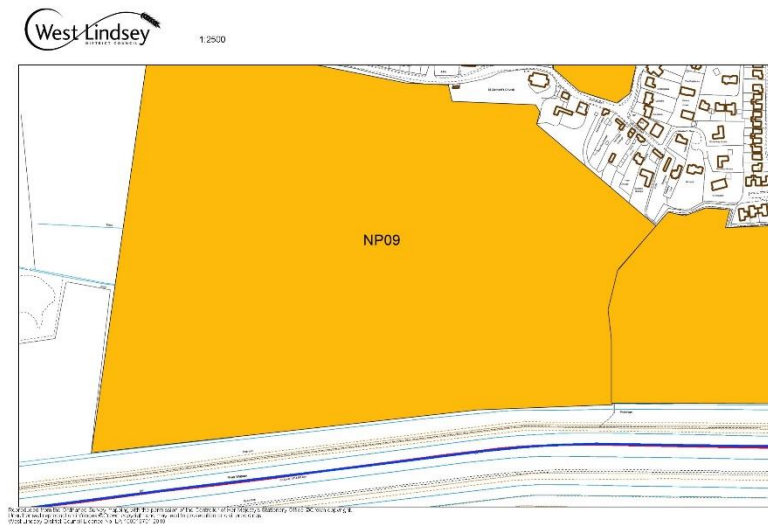


Planning Status: **Available**



Site: NP09

Name: Land to the SW of Fiskerton



Site Size (ha): **15ha**
 Development Size: **15ha**
 Remaining site for development: **15ha**
 Site Capacity: **Over 200 Units**

Known Development Constrains

- The location is not connected to the existing village
- Some impacts to the environment
- Within 200m of a listed building
- Adjacent to an environmentally protected site
- Requires major new infrastructure
- Environment Agency – Flood Zone 2 and 3.
- Existing public rights of way on site

Development Timescale

- Short term 1-5 years ☐
- Medium term 5 – 10 years ☐
- Long term 10 – 15+ years ☒
- Planning Status: **Available**

Site ref	Location of development	Landowner Support	Community Support	Neighbouring Land use(s)	Agricultural land Classification	Environmental Constraints	Built character	Green infrastructure	Heritage Assets	Infrastructure Impact	Flood Risk	Comment
NP01	Within 400m	Yes	Some expressed	No issues	No issues	No issues	Some impact on character	No current public access	Within 200m of a Listed building	Requires new infrastructure	Low Risk: Flood Zone 1	Site is currently a private green space. Limited Conflicts
NP02	Within 800m	No	None expressed	No issues	No issues	Protected trees	Some impact on character	Current Public open space	None	Requires new infrastructure	Low Risk: Flood Zone 1	Site is currently a public open space. TPO's cover the majority of the site. Some direct conflicts

Site ref	Location of development	Landowner Support	Community Support	Neighbouring Land use(s)	Agricultural land classification	Environmental Constraints	Built character	Green infrastructure	Heritage Assets	Infrastructure Impact	Flood Risk	Comment
NP03	Within 800m	Yes	Some expressed	Minor issues	Grade 3	Minor issues	Some impact on character	existing green infrastructure	Within 200m of a Listed building	Requires major new infrastructure	Low Risk: Flood Zone 1	Topography issues. Adjacent to the historic core and lower density houses. Some direct impacts
	Within 400m	Yes	Some expressed	Minor issues	Grade 3	Minor issues	Some impact on character	existing green infrastructure	None	Requires some new infrastructure	Low Risk: Flood Zone 1	

Site ref	Location of development	Landowner Support	Community Support	Neighbouring Land use(s)	Agricultural land classification	Environmental Constraints	Built character	Green infrastructure	Heritage Assets	Infrastructure Impact	Flood Risk	Comment
NP05	Within 800m	Maybe	None expressed	Minor issues	No issues	No issues	Some impact on character	None	No Issues	Requires new infrastructure	Medium Risk: Flood Zone 2	Site partly in Flood Zone 2. Medium impacts
NP06	Within 800m	Yes	None expressed	Minor issues	Grade 3	Minor issues	Some impact on character	Some existing green infrastructure	Within 200m of a Listed building	Requires major new infrastructure	More than 50%: Flood Zone 3	Site mostly within Flood Zone 3. Some direct impacts

NP08	NP07	Site ref
Within 400m	Within 1km	Location of development
None expressed	None expressed	Landowner Support
None expressed	None expressed	Community Support
Within exclusion zone	Minor issues	Neighbouring Land use(s)
Grade 3	No issues	Agricultural land classification
No issues	No issues	Environmental Constraints
Some impact on character	Some impact on character	Built character
Some existing green infrastructure	None	Green infrastructure
No issues	None	Heritage Assets
Requires new infrastructure	Requires new infrastructure	Infrastructure Impact
Low Risk: Flood Zone 1	Low Risk: Flood Zone 1	Flood Risk
		Comment

Site ref	Location of development	Landowner Support	Community Support	Neighbouring Land use(s)	Agricultural land classification	Environmental Constraints	Built character	Green infrastructure	Heritage Assets	Infrastructure Impact	Flood Risk	Comment
NP09	Within 800m	Yes	None expressed	Minor issues	Grade 3	Minor issues	Some impact on character	Some existing green infrastructure	Within 200m of a Listed building	Requires major new infrastructure	More than 50% Flood Zone 3	Site mostly within Flood Zone 3. Some direct impacts.

Site ref	Available	Suitable	Deliverable	Site taken forward as a preferred site?	Comment
NP01	YES	MAYBE	NO	NO	Likely suitable, but cannot accommodate 200 homes and also conflicts with emerging NDP policies on Local green space.
NP02	NO	MAYBE	NO	NO	Issues with suitability for development and deliverability over the plan period. Landowner issues

Site ref	Available	Suitable	Deliverable	Site taken forward as a preferred site?	Comment
NP03	YES	MAYBE	MAYBE	YES	The deliverability of this site is severely impacted by the need to implement a significant level of new infrastructure.
NP04	YES	MAYBE	YES	YES	Potential issues with suitability, but mitigation of these is highly likely.

Site ref	Available	Suitable	Deliverable	Site taken forward as a preferred site?	Comment
NP05	MAYBE	MAYBE	NO	NO	Likely suitable, but cannot accommodate 200 homes and also conflicts with emerging NDP policies on green space.
NP06	YES	NO	NO	NO	Issues with suitability for development and deliverability over the plan period. High risk of flooding.

Site ref	Available	Suitable	Deliverable	Site taken forward as a preferred site?	Comment
NP07	MAYBE	NO	NO	NO	Issues with availability, suitability for development and deliverability over the plan period.
NP08	MAYBE	NO	NO	NO	Issues with availability, suitability for development and deliverability over the plan period.

Site ref	Available	Suitable	Deliverable	Site taken forward as a preferred site?	Comment
NP09	YES	NO	NO	NO	Issues with suitability for development and deliverability over the plan period. High risk of flooding.

Outcome of assessment and Site Selection Summary

Fiskerton has a number of areas that have been identified for potential development and allocation within their Neighbourhood Plan. The main landowner for the area has strongly indicated which area of land they support and would like to see developed. As part of the Neighbourhood Planning and National Planning legislation, planning policy documents can only seek to formally allocate areas of land for development if they are considered ‘deliverable’. The Site Selection Criteria provides an overall quick assessment on a number of ‘reasonable’ planning issues and themes. The Criteria’s main aim is to provide some initial information about the availability, suitability and deliverability of identified areas of land for potential development and inclusion within the Neighbourhood Plan.

The assessment of each identified area of land around Fiskerton village has carefully considered the potential for future development and allocation. The criteria’s ‘traffic light’ system has been designed to identify any ‘known’ constraints/ issues that could affect availability, suitability or deliverability of each area of land. For an area to be considered further and potentially included as a development option/ allocation, there must be landowner agreement that this area of land is “available for development”. In cases where this isn’t made available, the site will automatically discounted from any further consideration, even if other constraints/ issues identified could be mitigated by future development - as the area is not be considered ‘deliverable’ within the Plan period.

A Sustainability Appraisal has also been produced in order to evaluate the impact of the potential developments sites against the list of Strategic Appraisal Objectives.

Outcome of assessment and Site Selection Summary

Area of land considered	Preferred site Y/N
NP01	N
NP02	N
NP03	Y
NP04	Y
NP05	N
NP06	N
NP07	N
NP08	N
NP09	N