

**DUNHOLME NEIGHBOURHOOD PLAN
REVIEW**

**NON-TECHNICAL SITE ASSESSMENT
REPORT**

March 2023

Introduction

The purpose of this report is to provide a non-technical assessment of the sites that have been submitted (by local landowners) as “potential development sites” for consideration as residential allocations in the review of the Dunholme Neighbourhood Plan.

The aim of this document is to identify whether there is any suitable land to accommodate small-scale new residential development.

Please Note: *any planning applications submitted before the review of the Neighbourhood Plan is complete, will be subject to current planning policy.*

Methodology


The assessment seeks to identify whether any of the land submitted through the “call for land”, undertaken in early 2022, is suitable to accommodate residential development. Each site will be assessed in the same way and will be appraised for any known planning constraints, including:

- Existing Planning Policy – National planning Policy Framework (NPPF), Central Lincolnshire Local Plan and the Dunholme Neighbourhood Plan.
- Historic designations
- Environmental designations
- Flood Risk
- Neighbouring Land Uses
- Existing Land uses
- Highway Issues/Access


The consultation with statutory consultees helped to inform decision on whether the site is “**potentially suitable**” for allocation or “**not suitable**” for allocation.

This document will then provide a recommendation on what sites, or part of sites, are likely to be considered acceptable for allocation in the review of the Dunholme Neighbourhood Plan.


Site locations being assessed are identified on the following maps and summary tables.

Site Details	
Site Reference	NP01
Location	Land south of Lincoln Road, Dunholme
Site Plan	
Proposed Use(s)	Residential
Current use(s)	Grazing land
Previous use(s)	Grazing land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 10 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2022.
Suitability	
Highways	Existing agricultural access from Lincoln Road. Would need improvement and would depend on the number of properties.
Conservation	No conservation issues.
Planning Policy	The site is located adjacent to existing development to the east and north. The site is small in size and could accommodate a small-scale development. However, it is in close proximity to the A46 highway and noise impact would need further assessment.


Flooding and Drainage	The site is not located within Flood Zones 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLL SUITABLE

Site Details	
Site Reference	NP02
Location	Lincoln Road, Dunholme
Site Plan	 <p>The image is an aerial satellite view of a site. A red outline highlights a green field area. A white callout box with the text 'NP02' points to this field. The field is bordered by agricultural land to the west and south, and a residential area with houses and roads to the east. A road, Lincoln Road, runs along the southern edge of the field. The map includes a copyright notice for '© ESRI - Map Data' in the bottom left and '© Scribble Maps' in the bottom right.</p>
Proposed Use(s)	Residential
Current use(s)	Agricultural Land
Previous use(s)	Agricultural land
Surrounding land use(s)	Agricultural and residential.
Potential capacity of housing	At least 10 residential dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2022.
Suitability	
Highways	Potentially accessible available from Lincoln Road, but is close to an existing bend within the road so viability and highway safety issues could pose an issue.
Conservation	No heritage assets would be affect by development on this site, subject to details.
Planning Policy	The site is located adjacent to the existing developed footprint of Dunholme now that recent Chestnut Homes development has commenced. The site has the potential to connect to other potential development sites nearby.
Flooding and Drainage	The area identified on the site Plan is not situated within a recognised flood zone.


Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLY SUITABLE
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Site Details	
Site Reference	NP03
Location	Land to the South of Honeyholes Lane
Site Plan	 <p>© ESRI - 10/1/2022 © Scribble Maps</p>
Proposed Use(s)	Residential
Current use(s)	Agricultural Land
Previous use(s)	Agricultural Land
Surrounding land use(s)	Garden, agricultural and residential.
Potential capacity of housing	Over 40 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2022. Site allocated within the Central Lincolnshire Local Plan review 2022
Suitability	
Highways	Potential Access to the site from Honeyholes Lane
Conservation	No conservation issues.


<p>Planning Policy</p>	<p>The site is located adjacent to the existing developed footprint of Dunhome and close to existing facilities. The development of this site would further increase the redevelopment of Honeyholes Lane and has the potential to support community services and facilities within this part of the village.</p> <p>The site is large in size and its development would significantly extend the built part of the village westward.</p> <p>Site allocated within the Central Lincolnshire Local Plan review 2022 and is reflected within the NP.</p>
<p>Flooding and Drainage</p>	<p>The area identified on the site Plan is not located within either Flood Zone 2 or 3.</p>
<p>Is the site suitable for allocation in the Neighbourhood Plan?</p>	<p>POTENTIALLY SUITABLE</p>

Site Details	
Site Reference	NP04
Location	Land west of Lincoln Road
Site Plan	
Proposed Use(s)	Residential
Current use(s)	Agricultural land
Previous use(s)	Agricultural land
Surrounding land use(s)	Garden, agricultural and residential.
Potential capacity of housing	Up to 5 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2022.
Suitability	
Highways	Potential Access from Lincoln Road, but the sites close proximity to the junction with the A46 would need further assessment. .
Conservation	No conservation issues


Planning Policy	The development of this site relies on site NP03 coming forward as developing this site without NP03 would likely result in a development in open countryside which is not adjacent to the existing developed footprint.
Flooding and Drainage	The site is not located within Flood Zones 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLY SUITABLE

Site Details	
Site Reference	NP05
Location	Honeyholes Lane, Dunholme
Site Plan	
Proposed use(s)	Residential
Current use(s)	Agricultural land
Previous use(s)	Agricultural land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Over 10 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2022.
Suitability	
Highways	Potentially accessible from Honeyholes Lane.
Conservation	No heritage assets would be affected by development on this site, subject to details.


Planning Policy	The site is located adjacent to existing developed footprint of Dunhome and close to existing facilities. Due to being located within the defined Green Wedge, the redevelopment of this land will be resisted by Local Planning Policy.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP06
Location	Allwood Road, Dunholme
Site Plan	
Proposed use(s)	Residential
Current use(s)	Open land
Previous use(s)	Open land
Surrounding land use(s)	Public open space and residential.
Potential capacity of housing	At least 10 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2022
Suitability	
Highways	Access available from an existing access point.
Conservation	No heritage assets would be affected by development on this site, subject to details.

Planning Policy	Although the site is located within the existing developed footprint of Dunholme, it has been designated as a Local Green Space within the existing Dunholme Neighbourhood Plan and therefore restricts residential development use.
Flooding and Drainage	The area identified on the site Plan is not situated within a recognised flood zone.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP07
Location	Ashing Lane, Dunholme
Site Plan	
Proposed use(s)	Residential
Current use(s)	Grazing Land
Previous use(s)	Grazing Land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	At least 10 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2022.
Suitability	
Highways	Access available through and existing access point.
Conservation	No heritage assets would be affect by development on this site, subject to details.
Planning Policy	The site is located adjacent to existing development, but also partly falls within the Dunholme Beck Green Corridor under Policy 8 of the Dunhome Neighbourhood Plan.

Flooding and Drainage	The site is almost fully located within Flood Zone 3. High-Risk flood zone designation means that developing the site would require a sequential test and would be contrary to national planning policy.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP08
Location	Market Rasen Road, Dunholme
Site Plan	
Proposed use(s)	Residential
Current use(s)	Agricultural land
Previous use(s)	Agricultural land
Surrounding land use(s)	Agricultural and residential.
Potential capacity of housing	Over 50 dwellings.
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2022.
Suitability	
Highways	An existing access could be developed to the site off Market Rasen Road.

Conservation	No historic designation, but the site does encroach into open countryside and views towards the Church from the site should be maintained.
Planning Policy	<p>Although the site is located adjacent to existing residential development, the proposed site is large in size and if all were developed, then it could impact the more linear development character in this part of Market Rasen Road. The Green Wedge to the north of the site should be protected.</p> <p>A smaller area of the site would be considered more suitable.</p>
Flooding and Drainage	A small part of the frontage of the site is located within Flood Zones 2 and 3. If this part of the site were to be included, then it would need a sequential test and a flood risk assessment in order to comply with national planning policy.
Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLY SUITABLE

Recommendations for the Neighbourhood Plan

Sites identified as “Not suitable” will not be considered for allocation for residential development in this Neighbourhood Plan Review. This is due to an allocation needing to prove that it is suitable and deliverable in planning policy terms. Those with major constraints or policy issues are not considered suitable and therefore deliverable.

However, this doesn’t necessarily preclude residential development. Conversion of existing buildings, the replacement of existing dwellings or exception sites for affordable housing may be considered under current planning policy and may not need the Neighbourhood Plan to allocate sites.

The National Planning Policy Framework states that development in the open countryside should be carefully controlled and allowed only when it is appropriate to a rural location, such as for the purposes of agriculture, or as a rural exception site for affordable housing when there is a proven local need. These types of development have been supported by the community in the past.

Sites identified as “potentially suitable” should be put to the community through a consultation on what, if any, of the potentially suitable sites should be considered for allocation within the Neighbourhood Plan review.

