



# Lincolnshire Minerals and Waste Local Plan Site Locations (Pre-Submission Draft)

November 2016



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# 1. Introduction

## Purpose of the Document

- 1.1. Lincolnshire County Council is responsible for minerals and waste planning in the County and has prepared the Lincolnshire Minerals and Waste Local Plan in two parts:
  - A **Core Strategy and Development Management Policies** document, adopted on 1 June 2016, which sets out the key principles to guide the future winning and working of minerals and the form of waste management development in the County up to 2031. It also sets out the development management policies against which planning applications for minerals and waste development will be considered.
  - A **Site Locations** document (this document) which includes specific proposals and policies for the provision of land for mineral and waste development.
- 1.2. The adopted Core Strategy and Development Management Policies document replaces the Lincolnshire Minerals Local Plan (1991) and the Lincolnshire Waste Local Plan (2006), with the exception of Policies WLP2, WLP6 and WLP12 of the Lincolnshire Waste Local Plan (2006). These policies are saved until the second part of the Lincolnshire Minerals and Waste Local Plan, the Site Locations document, has been adopted.
- 1.3. Lincolnshire County Council has a statutory responsibility to identify potential sites and areas suitable for minerals and waste development within the county. This document is the Pre-Submission Draft Site Locations document and it follows the principles set out in the Core Strategy and Development Management Policies document, identifying allocations for minerals and waste development based on a comprehensive process of site assessment and selection.
- 1.4. This Pre-Submission Draft Site Locations document has been prepared as part of the requirements of Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It provides an opportunity for stakeholders and communities to comment on the soundness and legal compliance of the document prior to its submission to the Secretary of State for Communities and Local Government for independent examination. The Pre-Submission Draft document follows extensive consultation carried out in accordance with Regulation 18 of the

above regulations, and brings together the findings of consultation exercises and evidence gathering that has been underway since 2008.

### **Work undertaken so far**

- 1.5. The following work has been undertaken as part of the preparation of the Site Locations document:
- An Issues and Options paper was published in 2008, which set out a range of key “Issues and Options” that the County Council considered are likely to influence the future strategy for minerals and waste planning in Lincolnshire.
  - A revised Issues and Options paper was published in 2009 setting out the spatial options for minerals and waste development in more detail. A ‘call for sites’ exercise was carried out in conjunction with this paper.
  - In June 2010, the Council’s Preferred Strategy for future minerals and waste development was published for consultation. Alongside this, a separate consultation was carried out on the minerals and waste sites submitted during the call for sites, together with a proposed site assessment methodology.
  - Work on the Site Locations was subsequently put on hold until Spring 2014 in order to focus resources on the Core Strategy and Development Management Policies document. At this point a review was undertaken of the information received during the original ‘call for sites’ exercise and ‘submitted sites’ consultation in 2009/2010, and a second call for sites ‘refresh’ exercise was undertaken in order to update the list of sites to be considered for allocation.
  - In December 2015, a Draft Site Locations document (Preferred Sites and Areas) was published for consultation. The outcome of this consultation has subsequently informed the final list of allocated sites and areas in this Pre-Submission Draft Site Locations document.
- 1.6. Further information in relation to the above stages is available in the Duty to Co-operate Statement and the Consultation Outcomes Statement which accompany this document.

### **Supporting Documents**

- 1.7. A number of supporting documents provide the evidence base, assessments and methodology behind the Pre-Submission Draft Site Locations document, including those below. These are available to download from : [www.lincolnshire.gov.uk/mineralsandwaste](http://www.lincolnshire.gov.uk/mineralsandwaste)

- **Sustainability Appraisal**

The production of a Sustainability Appraisal (SA) report is mandatory under Section 39(2) of the Planning and Compulsory Purchase Act 2004. The purpose of an SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of planning policy documents. It also fulfils the requirements of the EU Strategic Environmental Assessment Directive. This document has been subject to sustainability appraisal at each stage of preparation. This has been an iterative process.

- **Habitat Regulations Assessment**

Appropriate Assessment/Habitat Regulations Assessment (HRA) of land use plans is required under the European Communities (1992) Council Directive 92/43/EEC (the 'Habitats Directive'). HRA provides for the protection of 'European Sites' (also known as 'Natura 2000' or 'N2K' sites), these are sites which are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Community.

- **Flood Risk Sequential Test**

The National Planning Policy Framework states that when preparing development plans local planning authorities should adopt a sequential, risk based approach to the location of new development to avoid possible flood risk. A Sequential Test should be applied to steer new development to areas with the lowest probability of flooding. The sites and areas allocated in this document have been subject to a Flood Risk Sequential Test to inform their suitability.

- **Duty to Co-operate**

Under Section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by Section 110 of the Localism Act 2011, the Council is required to formally co-operate with other local planning authorities and bodies prescribed in regulation 4(1) of The Town and Country Planning (Local Planning) (England) Regulations 2012. This is to maximise the effectiveness of the preparation of the Local Plan and supporting activities so far as it relates to strategic matters. The Council and others are required to engage constructively, actively and on an ongoing basis.

- **Sites and Areas Report**

This Pre-Submission Draft Site Locations document is supported by a Sites and Areas Report. The site assessment methodology and site assessment pro-formas used for assessing the sites are set out in the

Sites and Areas Report. This considers those sites proposed for allocation and those sites which have been discounted, together with the justification for the decisions taken.

### **What happens next?**

- 1.8. This document is being published in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Formal representations are invited on this Pre-Submission Draft Site Locations document between 7 November 2016 and 5pm on 19 December 2016 with respect to the following matters:
  - Has the document been prepared in accordance with the Duty to Co-operate?
  - Is the document legally compliant?
  - Is the document sound, that is:
    - has the document been positively prepared?
    - is the document justified?
    - is the document effective?
    - is the document consistent with national policy?
- 1.9. You can comment on this document using the representation form which is available to download at: [www.lincolnshire.gov.uk/mineralsandwaste](http://www.lincolnshire.gov.uk/mineralsandwaste) and by sending your comments to:
  - [mineralsandwaste@lincolnshire.gov.uk](mailto:mineralsandwaste@lincolnshire.gov.uk) ; or
  - Planning Services,  
Unit 4, Witham Park House,  
Waterside South  
Lincoln  
LN5 7JN
- 1.10. Following this period of consultation, each representation will be considered and if necessary, modifications can be proposed to the Pre-Submission Draft document, to be submitted to the Secretary of State.
- 1.11. Once the Pre-Submission Draft Site Locations document and any proposed amendments have been submitted an Independent Inspector will be appointed to examine whether the plan meets the required legal and soundness tests including duty to co-operate and procedural requirements. The Inspector will make an initial assessment of the Plan submitted and if there are no significant issues identified hearing sessions into the Plan will be convened. Those who make representations seeking a change to the Pre-Submission Draft Site Locations document will be given the opportunity to attend the hearing sessions.
- 1.12. Following the end of the examination process, if the Inspector finds the Plan to be sound and legally compliant, the Council can proceed to adopt

the Site Locations document. It will then form part of the statutory development plan for the area.

## **2. Legislative and Planning Policy Context**

- 2.1. The Planning and Compulsory Purchase Act 2004 sets out the legislative framework for the preparation of Local Plans whilst European and National policies and strategies provide guidance on their content. The Minerals and Waste Local Plan must be consistent with European and National policies.
- 2.2. This Pre-Submission Draft Site Locations document has been produced within the broad context of relevant Plans, Programmes and Directives which have also been instrumental in shaping the Core Strategy and Development Management Policies document. Details of these documents and plans are set out in the Core Strategy and Development Management Policies document.

### **Minerals Context**

- 2.3. Lincolnshire contains a wide variety of mineral resources. Minerals are extracted within the County for aggregate, non-aggregate and energy purposes. Aggregates are materials derived from sand and gravel, limestone and chalk which are used in the construction industry for building purposes, including asphalt, concrete and mortar. Non-aggregate minerals in Lincolnshire currently include the extraction of building stone. Oil and gas resources are also exploited in the County for energy purposes. There are reserves of ironstone, silica sand, coal and clay within the county, although these are not exploited at present. The most significant minerals produced in the county are sand and gravel, limestone and oil and gas.
- 2.4. The Site Locations document only allocates sites for sand and gravel extraction. There are sufficient permitted reserves of limestone aggregate to meet the annual requirement for crushed rock over the Plan period. The County Council considers that there are sufficient reserves of chalk to meet the low demand in the area. Building stone proposals will be assessed in terms of quality and the likely end market and as such the County Council does not propose to restrict new building stone quarries geographically. In terms of oil and gas, the Core Strategy and Development Management Policies document sets out a criteria-based approach to be adhered to.

### **Sand and Gravel**

- 2.5. Sand and gravel resources are the most important of the County's aggregate minerals. As set out in the Core Strategy and Development



Management Policies document, over the ten year period from 2004 to 2013, sales from Lincolnshire averaged 2.37 million tonnes (Mt) per annum. This represented 31.1% of sand and gravel sales within the East Midlands. The resources are used primarily in the construction industry as building sand or in the manufacture of concrete and tend to serve local markets.

- 2.6. The Core Strategy and Development Management Policies document identifies the total requirement for sand and gravel over the plan period and that there is a shortfall in provision from 2014 to 2031 of 19.76 million tonnes (see table 1).

**Table 1: Calculation of Sand and Gravel Provision 2014 – 2031 (inclusive)**

<b>A</b>	Annual Requirement	<b>2.37Mt</b>
<b>B</b>	Total Requirement 2014 – 2031	<b>42.66Mt</b>
	<b>Reserves</b>	
<b>C</b>	Permitted Reserves at 31/12/2013	<b>22.90Mt</b>
	<b>Shortfall</b>	
<b>D(B-C)</b>	Shortfall 2014 – 2031	<b>19.76Mt</b>

- 2.7. As set out in the Core Strategy and Development Management Policies document, this requirement for sand and gravel is divided into three production areas, as illustrated in Table 2 below.

**Table 2: Calculation of sand and gravel provision for 2014 – 2031 by Production Area (million tonnes)**

	<b>Lincoln/Trent Valley</b>	<b>Central Lincs.</b>	<b>South Lincs.</b>
Annual provision	1.00Mt	0.50Mt	0.87Mt
Required provision 2014-2031 (18yr period)	18Mt	9Mt	15.66Mt
Permitted Reserves @ 31/12/13	11.24Mt	4.23Mt	7.43Mt
Shortfall	6.76Mt	4.77Mt	8.23Mt

2.8. As stated above, the Core Strategy and Development Management Policies document sets out the requirement for sand and gravel provision from 2014 to 2031 (inclusive). Table 3 below updates the situation between 1 January 2014 (which was the base date for the figures used in the Core Strategy and Development Management Policies document) and 1 September 2016, in relation to planning permissions which have been granted and those applications which have a Committee resolution to grant planning permission but are awaiting completion of a s.106 Planning Obligation. The sites in Table 3 are extensions to existing sand and gravel quarries and have not been included as new allocations within policy SL1, however, the provision made by these sites for sand and gravel is taken into account in the remaining shortfall to be provided through the allocation of sites within policy SL1.

**Table 3: Planning permissions granted or with a Committee resolution to grant subject to a s.106 Planning Obligation between 01/01/14 and 01/09/16**

	<b>Lincoln/Trent Valley</b>	<b>Central Lincs.</b>	<b>South Lincs.</b>
Baston No.2 Quarry			2.25Mt
Fox's Land, Manor Pit Quarry			0.63Mt
Whisby Quarry	2.2Mt		
Kirkby on Bain Quarry		3.5Mt	
Kirkby on Bain Quarry (s.73)		0.06Mt	
Total	2.2Mt	3.56Mt	2.88Mt
Updated Shortfall	4.56Mt	1.21Mt	5.35Mt

2.9. In allocating sites for sand and gravel the Site Locations document adheres to the policy framework set out in the Core Strategy and Development Management Policies document, including giving priority to extensions to Active Mining Sites wherever possible. Where new sites are required to replace existing Active Mining Sites that will become exhausted during the plan period, preference is given to sites located within the Areas of Search as shown on the Core Strategy and Development Management Policies Key Diagram.

## Waste Context

- 2.10. The anticipated future need for waste management capacity is set out in the Core Strategy and Development Management Policies document which was based on the Waste Needs Assessment 2014 and subsequent Addendums dated May 2015 and October 2015.

## Capacity Gap and Future Requirements

- 2.11. Table 4 summarises the predicted capacity gaps at three intervals corresponding to key points in achieving the assumed recycling and landfill diversion performance rates. The waste types referred to in Table 4 are defined in the glossary in Appendix 2. Negative figures identify capacity surpluses.

**Table 4: Forecast Capacity Gaps by Facility Type 2014, 2020, 2025 and 2031**

Function	Wastes	Gap 2014	Gap 2020	Gap 2025	Gap 2031
Mixed waste recycling	LACW / C&I / Agric.	74,743	117,752	144,411	172,273
Specialised recycling	LACW / C&I / Agric.	-334,205	-333,447	-332,796	-332,126
Composting	LACW / C&I	-412,290	-439,901	-435,565	-431,033
Treatment plant	LACW / C&I / Agric.	-123,727	-158,190	-175,059	-193,329
Energy recovery	LACW / C&I	37,988	131,663	158,256	186,153
Specialised incineration	Mainly Haz. / Agric.	22,682	23,296	23,823	24,364
Aggregates recycling	CD&E	-411,410	144,242	-20,974	157,099

Non-hazardous landfill	LACW / C&I / Agric.	-36,452	-66,990	-90,724	-115,860
Inert landfill	Mainly CD&E but other non-haz.	-11,938	50,875	137,635	148,557
Hazardous landfill	Hazardous	21,685	22,477	23,127	23,796

[All figures in tonnes (rounded)]. Information taken from the Needs Assessment Model 2014 and update 2015

2.12. Table 5 shows a summary of the number of new waste management facilities that would be needed by type to fill the identified capacity gaps and indicates the average annual capacity that has been assumed in each case. Waste functions for which there is already a surplus are not included.

**Table 5: Predicted Requirements for New Facilities**

Facility type	Annual capacity	New facilities needed			
		Short term	By 2020	By 2025	By 2031
Mixed LACW & C&I waste recycling	75,000	1	1		1
Energy recovery from LACW & C&I	200,000	1			
Specialised thermal treatment	25,000	1			
CD&E and aggregates recycling	50,000			1	2
Hazardous waste landfill	25,000	1			

[Annual capacity in tonnes]

2.13. No provision is made for inert landfill notwithstanding the fact that there is an identified capacity gap from 2019. The County Council maintains the position of not allocating additional sites for new landfill based on the following factors:

- there is a recognised surplus in non-hazardous landfill throughout the Plan period;
- a number of existing inert waste landfill sites have end dates extending beyond the Plan period with no planning restrictions on the rate of infilling, the rates could therefore be increased to meet demand and reduce the identified capacity gap; and
- there is the potential for C&D recycling rates to increase over the Plan period beyond those planned for in the Waste Needs Assessment, and in such circumstances this would lead to an associated reduction in inert waste landfill requirements.

2.14. In allocating sites and areas to accommodate the identified waste capacity requirements the Site Locations document adheres to the policy framework set out in the Core Strategy and Development Management Policies document. The spatial strategy for waste set out in the Core Strategy and Development Management Policies document focuses new and extended waste sites in and around the main urban areas of:

- Lincoln;
- Boston;
- Grantham;
- Spalding;
- Bourne;
- Gainsborough;
- Louth;
- Skegness;
- Sleaford; and
- Stamford.

In addition, the Core Strategy and Development Management Policies document sets out locational criteria to govern where such development should be located.

### **3. Site Selection Process**

- 3.1. All of the sites and areas considered through the site selection process were identified through two separate call for sites exercises and a desk-top exercise in conjunction with officers at the District, Borough and City Councils.
- 3.2. The sites and areas which have been proposed for potential allocation at all stages have been assessed. This was carried out on the basis of desk-based opportunities and constraints assessments; information provided by consultees, stakeholders and third parties; site visits; and the outcomes of formal and informal consultations.
- 3.3. A 'site' is an individual plot of land whereas an 'area' is a number of individual plots of land combined within a wider area, for example, an industrial estate or employment area.
- 3.4. The methodology for site/area assessment and selection has developed during the preparation of the document and has been informed and refined through each stage of consultation on the Site Locations document. A detailed description of the site/area selection process and methodology is set out in the Sites and Areas Report.
- 3.5. In summary, an approach was developed to allow all the relevant information about a site/area to be presented so that a professional judgement could be made over its level of compliance with the policies of the Core Strategy and Development Management Policies document. This involved the development of two site assessment forms, one for minerals and one for waste. These forms vary slightly to take into account the different considerations that apply.
- 3.6. Both site assessment forms list a wide range of criteria that need to be taken into account, and which are grouped into categories. The first of these are the "Level 1 Constraints". These apply when a site/area is within, contains or is adjacent to an area/asset with a national designation, these being the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB), heritage assets (Scheduled Monument / listed building) or sites of nature conservation importance (Sites of Special Scientific Interest / Ancient Woodland). The Level 1 Constraints also apply when a site/area is within or adjacent to an internationally designated site or is likely to impact on an internationally designated site. Sites/areas that fell within the Level 1 Constraints were not considered further, unless there was evidence that the development of the site/area

would not have an adverse impact on the protected area/asset (including, where appropriate, its setting).

3.7. All sites/areas that passed the Level 1 Constraints were then assessed under three further categories, starting with other constraints ("Level 2 Constraints"). These assessed the potential impacts on:

- communities;
- water resources and flood risk;
- land instability;
- landscape/visual intrusion;
- nature conservation;
- historic environment and built heritage;
- traffic and access;
- air emissions, including dust;
- noise and vibration;
- other disruptions to amenity (waste sites/areas only)
- aircraft hazard; and
- agricultural land.

3.8. The next category considered the opportunities that might arise from each site/area in relation to:

- accessibility and sustainable transport;
- flood alleviation and water management (mineral sites only);
- co-location and compatible land uses; and
- restoration (mineral sites only).

3.9. Issues relating to deliverability, were then considered, namely:

- land ownership (mineral sites only);
- operator interest (mineral sites only);
- borehole information (mineral sites only);
- planning history; and
- conformity with strategic policies in the Core Strategy and Development Management Policies document.

3.10. The site assessment forms also considered the results of the supporting assessments (that is, the Sustainability Appraisal, the Habitats Regulations Assessment and the Flood Risk Sequential Test) to inform the final conclusion.

3.11. Each site/area was then banded into one of four categories to aid the selection process, ranging from Band A (sites/areas with no significant planning issues) to Band D (sites/areas that have significant constraints and where insufficient information had been provided to demonstrate that these could be overcome).

- 3.12. For waste sites/areas considered suitable for allocation, the waste assessment form identified the type or types of waste management facility that would be appropriate.
- 3.13. This Site Locations document is the culmination of the above process. It allocates sites for future minerals development and safeguards these against other forms of development. These are locations known to be available and which are, in principle, suitable for minerals development. It also allocates a site and areas for future waste development. This site is safeguarded for waste use through Policy W8 of the Core Strategy and Development Management Policies document. However, with respect to the areas allocated, waste use will be considered alongside other employment uses and therefore the allocations are not safeguarded solely for waste use.



## 4. Minerals Sites

- 4.1. Policy SL1 identifies sufficient sites to meet the requirements for a steady and adequate supply of sand and gravel provision in accordance with Policy M2 of the Core Strategy and Development Management Policies document. This gives priority to extensions to existing Active Mining Sites followed by replacement sites for existing Active Mining Sites which will be depleted during the plan period and which are located within the Areas of Search.
- 4.2. The indicative location of each site allocated in policy SL1 is shown on the Site Locations Policies Map at Figure 1 with further detail provided within the Development Briefs in Appendix 1.
- 4.3. In summary, the requirements for the Production Areas are met through the remaining permitted reserves in existing sites, by the provision of sand and gravel from extensions to existing sites that have a Committee resolution to grant planning permission subject to the completion of S106 Planning Obligations, and through the following allocations:
  - Lincoln Trent Valley: Extensions to Swinderby Airfield and Norton Bottoms quarries.
  - Central Lincolnshire: Extensions to North Kelsey Road; Kettleby and Kirkby on Bain quarries.
  - South Lincolnshire: Extensions to West Deeping and Baston Number 2 quarries. A new production unit is also required in this Production Area to meet the required level of provision and is allocated at Manor Farm.
- 4.4. The above sites cover the areas for which the proponents intend to make planning applications during the Plan period. Some of these sites, however, will not be required until well into the plan period and, as a result, will only be partially worked during this period. In these cases the sites have not been subdivided to restrict the allocations to the areas to be worked in the Plan period. Such an approach could make future applications unviable or restrict the restoration options. As a result the overall allocation in each Production Area exceeds the requirements of Policy M2.
- 4.5. As the sites will not be fully worked during the Plan period, Table 6 indicates how the requirement for a steady and adequate supply of sand and gravel would be met from the allocated sites. This takes into account the existing permitted reserves at each quarry and, where known, the proposed annual production level. As the production levels proposed by

the proponents are higher than recent production levels which were used for calculating the shortfall, the contributions from the sites have been adjusted proportionately so that they sum to the shortfall for the relevant Production Area. While this approach is only indicative, the higher overall allocations allow some flexibility should demand exceed the forecast levels.

**Table 6: Estimated contribution of allocated sites to the shortfall in the provision of sand & gravel 2014-2031**

<b>Production area (and shortfall)</b>	<b>Site reference</b>	<b>Site name</b>	<b>Total reserves</b>	<b>Estimated Contribution to the Shortfall</b>
Lincoln/Trent Valley <b>(shortfall 4.56 mt)</b>	MS04-LT	Swinderby Airfield	7.0mt	2.25mt
	MS05-LT	Norton Bottoms Quarry, Stapleford	6.8mt	2.31mt
<b>Total</b>			<b>13.8mt</b>	<b>4.56mt</b>
Central Lincolnshire <b>(shortfall 1.21mt)</b>	MS07/08-CL	Kettleby Quarry, Bigby	3.25mt	0.86mt
	MS09-CL	North Kelsey Road Quarry, Caistor	0.15mt	0.13mt
	MS15-CL	Kirkby on Bain (Phase 2)	3.1mt	0.22mt
<b>Total</b>			<b>6.5mt</b>	<b>1.21mt</b>
South Lincolnshire <b>(shortfall 5.35mt)</b>	MS25-SL	Manor Farm, Greatford	3.0mt	2.79mt
	MS27-SL	Baston No 2 Quarry, Langtoft	2.5mt	1.40mt
	MS29-SL	West Deeping	2.2mt	1.16mt
<b>Total</b>			<b>7.7mt</b>	<b>5.35mt</b>

## **Policy SL1: Mineral Site Allocations**

**A steady and adequate supply of sand and gravel for aggregate purposes, in accordance with Policy M2 of the Core Strategy and Development Management Policies document, will be provided through:**

- **the continued provision of sand and gravel from the remaining permitted reserves at the following sites:**
  - **Baston No 1 Quarry;**
  - **Baston No 2 Quarry;**
  - **Baston Manor Pit Quarry;**
  - **Kettleby Quarry;**
  - **King Street Quarry;**
  - **Kirkby on Bain Quarry;**
  - **North Kelsey Road Quarry;**
  - **Norton Bottoms Quarry;**
  - **Norton Disney Quarry;**
  - **Red Barn Pit Quarry;**
  - **Swinderby Airfield Quarry;**
  - **Tattershall (Park Farm) Quarry;**
  - **West Deeping Quarry; and**
  - **Whisby Quarry**
  
- **the provision of sand and gravel from extensions to the following sites which have a resolution to grant planning permission subject to a s.106 Planning Obligation:**
  - **Whisby Quarry; and**
  - **Kirkby on Bain Quarry**

**and**

- **the granting of planning permission for sand and gravel working from the following allocated sites where the applicant can demonstrate that the proposal is in accordance with the development plan:**

<b>Site Reference</b>	<b>Name</b>	<b>Production Area</b>	<b>Total Reserve (minimum quantity to be worked during plan period)</b>	<b>Type</b>
<b>MS04-LT</b>	<b>Swinderby Airfield Quarry</b>	<b>Lincoln Trent Valley</b>	<b>7.0mt (of which 2.25mt to be worked during plan period)</b>	<b>Extension</b>
<b>MS05-LT</b>	<b>Norton Bottoms Quarry, Stapleford</b>	<b>Lincoln Trent Valley</b>	<b>6.8mt (of which 2.31mt to be worked during plan period)</b>	<b>Extension</b>
<b>MS07/08-CL</b>	<b>Kettleby Quarry, Bigby</b>	<b>Central Lincolnshire</b>	<b>3.25mt (of which 0.86mt to be worked during plan period)</b>	<b>Extension</b>
<b>MS09-CL</b>	<b>North Kelsey Road Quarry, Caistor</b>	<b>Central Lincolnshire</b>	<b>0.15mt (of which 0.13mt to be worked during plan period)</b>	<b>Extension</b>
<b>MS15-CL</b>	<b>Kirkby on Bain (Phase 2)</b>	<b>Central Lincolnshire</b>	<b>3.1mt (of which 0.22mt to be worked during plan period)</b>	<b>Extension</b>
<b>MS25-SL</b>	<b>Manor Farm, Greatford</b>	<b>South Lincolnshire</b>	<b>3mt (of which 2.79mt to be worked during plan period)</b>	<b>New replacement site</b>
<b>MS27-SL</b>	<b>Baston No.2 Quarry, Langtoft (Phase 2)</b>	<b>South Lincolnshire</b>	<b>2.5mt (of which 1.40mt to be worked during plan period)</b>	<b>Extension</b>
<b>MS29-SL</b>	<b>West Deeping</b>	<b>South Lincolnshire</b>	<b>2.2mt (of which 1.16mt to be worked during plan period)</b>	<b>Extension</b>

**The allocated sites shall be developed in accordance with the Development Briefs in Appendix 1 of this plan.**

- 4.6. Policy M12 of the Core Strategy and Development Management Policies document safeguards existing minerals sites and the associated minerals infrastructure. Policy SL2 builds on this to ensure that all of the sites allocated in Policy SL1 as extensions to existing quarries or new sand and gravel quarries will be safeguarded in order to meet the requirement for a steady and adequate supply of sand and gravel provision. It seeks not only to protect the allocated sites against detrimental impacts of non-minerals development on the sites themselves, but also protects the allocations through consideration of non-minerals development proposals within an area of 250 metres surrounding the site to ensure that the future minerals development of the site is not constrained, for example, if sensitive developments such as housing are permitted nearby.
- 4.7. The Site Specific Minerals Safeguarding Areas of 250 metres around minerals sites, as shown in Figure 3 of the Core Strategy and Development Management Policies document, have been extended to include all of the sites allocated in Policy SL1 and are shown in relation to each allocation in the Development Briefs in Appendix 1.

## **Policy SL2: Safeguarding Mineral Allocations**

**Allocated sites, as set out in Policy SL1, including an area of 250 metres surrounding each site, will be safeguarded against development that would unnecessarily sterilise the sites or prejudice or jeopardise their use by creating incompatible land uses nearby.**

### **Exemptions**

***This policy does not apply to the following:***

- ***Applications for householder development***
- ***Applications for alterations to existing buildings and for change of use of existing development, unless intensifying activity on site***
- ***Applications for Advertisement Consent***
- ***Applications for Listed Building Consent***
- ***Applications for reserved matters including subsequent applications after outline consent has been granted***
- ***Prior Notifications (telecommunications; forestry; agriculture; demolition)***
- ***Certificates of Lawfulness of Existing or Proposed Use or Development (CLUEDS and CLOPUDs)***
- ***Applications for Tree Works***

## 5. Waste Sites and Areas

- 5.1. Policy SL3 allocates sufficient sites and areas for waste management facilities to meet identified capacity gaps, in accordance with Policy W1 of the Core Strategy and Development Management Policies document. These sites and areas are based on the locational criteria of Policies W3 and W4.
- 5.2. The one site identified for waste use in Policy SL3 is safeguarded for this purpose by Policy W8 of the Core Strategy and Development Management Policies document.
- 5.3. Areas allocated in Policy SL3 as suitable for waste management facilities are not safeguarded solely for this use because they are likely to be suitable for a range of industrial or employment uses and therefore these alternative uses should not be prejudiced.

### **Policy SL3: Waste Site and Area Allocations**

**Future requirements for new waste facilities in order to meet capacity gaps, in accordance with Policy W1 of the Core Strategy and Development Management Policies document, will be provided through:**

- **the granting of planning permission for waste uses at the following site where the applicant can demonstrate that the proposal is in accordance with the development plan:**

<b>Site Reference</b>	<b>Name</b>	<b>Town</b>	<b>Area</b>
<b>WS17-SK</b>	<b>Vantage Park, Gonerby Moor</b>	<b>Grantham</b>	<b>2.4 ha</b>

**and**

- **the granting of planning permission for waste uses within the following areas where the applicant can demonstrate that the proposal is in accordance with the development plan:**

<b>Site Reference</b>	<b>Name</b>	<b>Town</b>	<b>Area</b>
<b>WA01-WL</b>	<b>Heapham Road</b>	<b>Gainsborough</b>	<b>34 ha</b>
<b>WA02-CL</b>	<b>West of Outer Circle Road</b>	<b>Lincoln</b>	<b>31.3 ha</b>
<b>WA03-CL</b>	<b>Allenby Road Trading Estate (North)</b>	<b>Lincoln</b>	<b>14.8 ha</b>
<b>WA04-CL</b>	<b>Allenby Road Trading Estate (South)</b>	<b>Lincoln</b>	<b>24.8 ha</b>
<b>WA05-CL</b>	<b>Great Northern Terrace</b>	<b>Lincoln</b>	<b>31.1 ha</b>
<b>WA09-NK</b>	<b>Woodbridge Road Industrial Estate</b>	<b>Sleaford</b>	<b>18.9 ha</b>
<b>WA11-EL</b>	<b>A16 Grimsby Road</b>	<b>Louth</b>	<b>88.5 ha</b>
<b>WA14-EL</b>	<b>Holmes Way</b>	<b>Horncastle</b>	<b>28 ha</b>
<b>WA16-SK</b>	<b>North of Manning Lane and West of Meadow Drove</b>	<b>Bourne</b>	<b>16 ha</b>
<b>WA22-BO</b>	<b>Riverside Industrial Estate</b>	<b>Boston</b>	<b>119 ha</b>
<b>WA25-SH</b>	<b>Wardentree Lane / Enterprise Park</b>	<b>Spalding</b>	<b>195.6 ha</b>
<b>WA26-SH</b>	<b>Clay Lake Industrial Estate</b>	<b>Spalding</b>	<b>25 ha</b>
<b>WS03-WL</b>	<b>Gallamore Lane</b>	<b>Market Rasen</b>	<b>10.2 ha</b>
<b>WS08-NK</b>	<b>Land to the south of the A17, Sleaford Enterprise Park</b>	<b>Sleaford</b>	<b>14.6 ha</b>
<b>WS09-NK</b>	<b>Bonemill Lane</b>	<b>Sleaford</b>	<b>9.3 ha</b>
<b>WS12-EL</b>	<b>A158 Burgh Road West</b>	<b>Skegness</b>	<b>9.6 ha</b>

**The allocated site and areas shall be developed in accordance with the Development Briefs in Appendix 1 of this plan.**

## **6. Implementation and Monitoring**

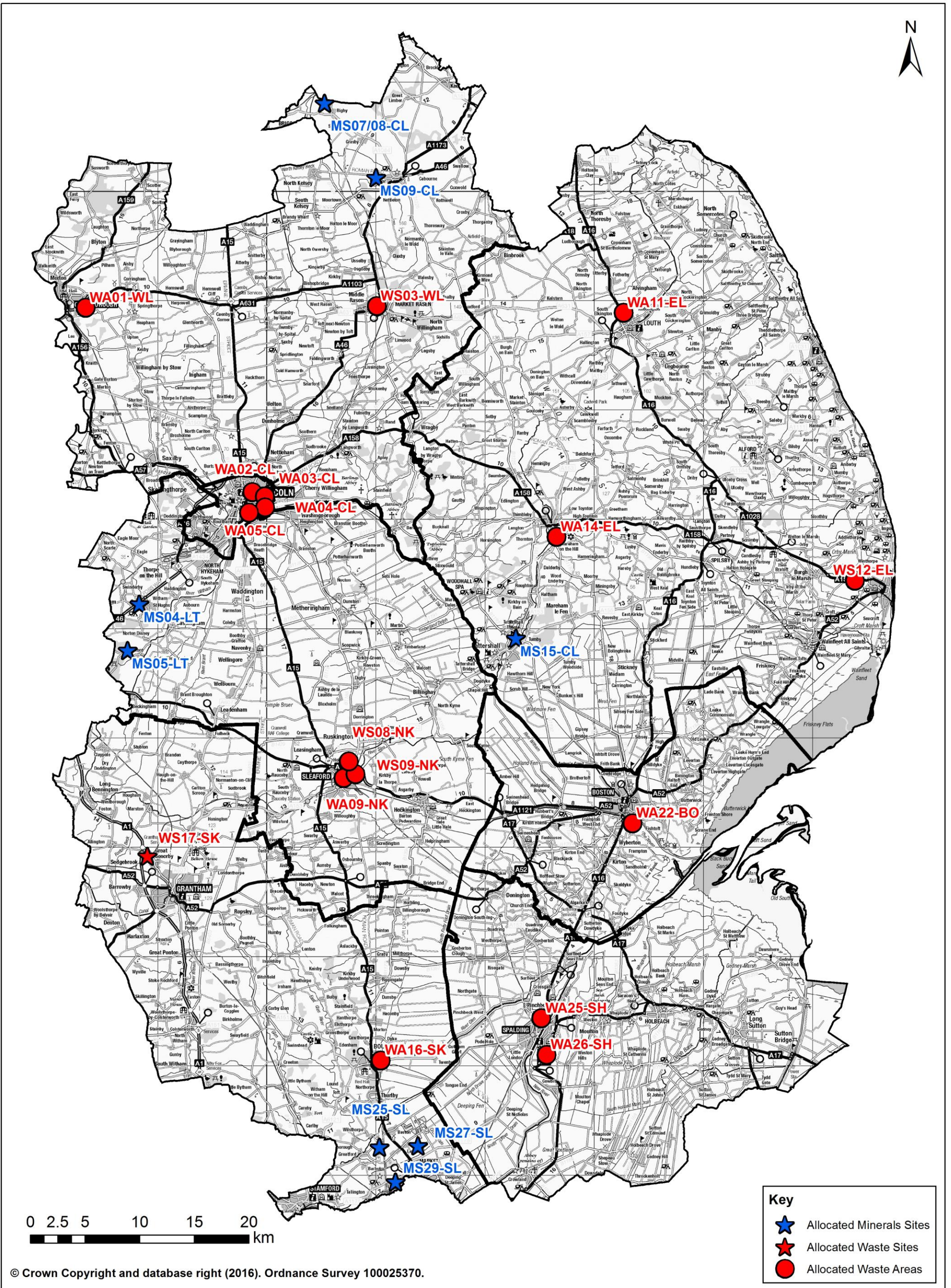
- 6.1. The preparation of the Site Locations document has been informed by a supporting evidence base. The sites and areas must be monitored and reviewed to ensure that the document responds to changing circumstances; and any other factors affecting the deliverability of the sites contained within it. Chapter 9 of the Core Strategy and Development Management Policies document sets out the County Council's commitment to delivering a 'plan, monitor and manage' approach to implementing, monitoring and reviewing proposals for minerals and waste development in Lincolnshire. In line with this, the Council has prepared a monitoring framework for this Plan that should be used in conjunction with the monitoring frameworks outlined in the Core Strategy and Development Management Policies document.
- 6.2. The monitoring framework prepared by the Council comprises a short set of indicators and targets. These are consistent with statutory indicators, those included in the Council's Annual Monitoring Report (AMR) and the Sustainability Assessment/Strategic Environmental Assessment framework, which support the overall Minerals and Waste Local Plan.
- 6.3. The information on monitoring of the site allocations will be reported in the Council's AMRs.
- 6.4. Monitoring indicators related to site allocations are set out in Table 7 below.



**Table 7: Policy Related Indicators and Targets**

<b>Core Strategy Objective</b>	<b>SA Objective</b>	<b>Policy</b>	<b>Indicator</b>	<b>Target</b>
b.	8, 13	SL1: Mineral Site Allocations	Percentage of relevant planning applications determined in accordance with policy SL1.	100%
f.	11	SL2: Safeguarding Mineral Allocations	Number of planning applications that are granted planning permission where the County Council has expressed the view that the proposals would be contrary to policy SL2.	Zero
e.	8, 9, 12	SL3: Waste Site and Area Allocations	Percentage of relevant planning applications determined in accordance with policy SL3.	100%

Figure 1: Site Locations Policies Map



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Maps of each allocated Site and Area are provided within the Site Development Briefs

## **Appendix 1: Development Briefs**

This Appendix contains Development Briefs for each of the allocated minerals and waste sites and areas. These Development Briefs set out the key site specific information relating to potential constraints, opportunities and issues which need to be addressed at the planning application stage. The information in the Development Briefs should not be treated as exhaustive. The Development Briefs are based on an assessment of the sites at the time this plan was written and therefore if circumstances change or new information becomes available prior to sites coming forward through a planning application, this will also need to be taken into account.

As a result of the issues set out in the Development Briefs, and depending on the precise nature of the development proposed, mitigation measures may be required in order to prevent adverse impacts occurring or, if adverse impacts are unavoidable and it is considered that they are an acceptable part of the development, compensation measures may be required to address the harm caused. Mitigation and compensation measures will form part of the discussions with applicants, which it is recommended take place at the pre-application stage.

### **Minerals Sites**

The Development Briefs for the minerals sites set out the matters to be taken into account in relation to each site and the restoration objectives and priorities for each site. In addition to the site specific information referred to in the Development Briefs, in relation to all of the allocated minerals sites, the following information will be required to be submitted with any planning application, together with the information necessary to meet the statutory national requirements:

- Air Quality Assessment;
- Ecological Survey;
- Flood Risk Assessment;
- Landscape and Visual Impact Assessment;
- Noise Assessment;
- Transport Statement; and
- Tree Survey.

It is strongly recommended that prior to the submission of any planning application for the allocated minerals sites, the applicant enters into discussions with the County Council and that an Environmental Impact Assessment screening opinion is requested from the County Council. This will assess whether the proposed development falls within the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as development which must be accompanied by an Environmental Statement. If the proposed development is determined to require an Environmental

Statement, it is recommended that prior to submission of the application a scoping opinion is requested from the County Council. This will establish what issues need to be addressed in any Environmental Statement and develop the issues cited in the Development Briefs, taking into account any further information which becomes available between the adoption of this plan and the planning application being submitted.

All of the allocated minerals sites are for sand and gravel operations and Core Strategy and Development Management Policies Policy R3: Restoration of Sand and Gravel Operations within Areas of Search is of particular relevance. All applications for planning permission for these sites must comply with Core Strategy and Development Management Policies R1: Restoration and Aftercare, Policy R2: Afteruse and Policy R3: Restoration of Sand and Gravel Operations within Areas of Search, in addition to all relevant development management policies.

A landscape-scale approach to restoration should be adopted for all minerals sites, taking into account the existing natural, built, historic and cultural landscape character; and existing or proposed restoration of minerals sites adjacent to, or in the vicinity of the allocation. All restoration schemes must be designed to best meet the particular characteristics and future aspirations of the wider landscape. These may include opportunities for natural flood risk mitigation, river restoration, tourism or other multi-functional uses. Restoration schemes utilising imported waste will not be acceptable, unless exceptional circumstances can be demonstrated.

The requirements of Core Strategy and Development Management Policies Policy DM11: Soils and Policy DM12: Best and Most Versatile Agricultural Land must be adhered to and applications must demonstrate how the proposals comply with these policies. As acknowledged within Chapter 8 of the Core Strategy and Development Management Policies document, whilst best and most versatile agricultural land should be safeguarded, this will not necessarily require sites to be restored to agriculture. Other uses, or a combination of agriculture and other uses, could be considered to provide for a net-gain in biodiversity. Net gains in biodiversity will be sought in relation to the restoration of every minerals site. Where specific priority habitats have been identified for creation or expansion through the restoration of minerals sites, they are set out in the Development Briefs. The priority habitats listed are those as described in the UK Biodiversity Action Plan: Priority Habitats Descriptions (2011) and the relevant local Biodiversity Opportunity Mapping studies. Restoration schemes should maximise the extent of priority habitats as set out in the Development Briefs. Care should, however, be taken in the design of the scheme to ensure habitat packing is avoided, that is, where small areas of lots of habitats are packed into a site.

## Lincoln / Trent Valley

Allocations within the Lincoln / Trent Valley production area fall within the Central Lincolnshire Biodiversity Opportunity Mapping Study (2013). This identifies the area within which the sites lie as having opportunities to create and restore a mosaic of habitats. This area is characterised by a low lying landscape with little woodland cover. Development within this area should take into account the strategy of the Witham Valley Country Park, promoting the linking of green infrastructure, biodiversity enhancements and footpath links; and halt the decline of wetlands in the Trent Valley. Restoration schemes focusing on nature conservation should prioritise wetland and other open habitats.

## Central Lincolnshire

The Central Lincolnshire area is characterised by an agricultural landscape. Lincolnshire Wildlife Trust's Living Landscape project in the Kirkby Moor and Bain Valley area aims to create an extensive area of new wildlife habitats to expand, buffer and link existing habitats of national importance. Priority should be given to open habitats with a proportion of wet woodland in nature conservation restoration schemes.

## South Lincolnshire

The South Lincolnshire production area is characterised by an expansive, flat, open, low-lying fenland landscape with negligible woodland cover. The South Lincolnshire Fenlands Partnership area incorporates these sites and seeks to re-create sustainable wetland areas. In order to meet the aims and objectives of the South Lincolnshire Fenlands Partnership and the Lincolnshire BAP, priority should be given to wetland and other open habitats rather than woodland in nature conservation restoration schemes.

## **Waste Sites and Areas**

The Development Briefs for the waste site and area allocations set out the range of potential waste uses for each site or area. These are the waste uses which have been deemed acceptable following careful assessment of each site and area. The nature of the use proposed at planning application stage will determine what information will be necessary to accompany any planning application and whether the application will fall under the provisions of requiring an Environmental Impact Assessment. It will also determine under which policy or policies of the Core Strategy and Development Management Policies the application will be assessed. It is strongly recommended that prior to the submission of any planning application for the allocated waste site or areas the applicant enters discussions with the Council to establish what information it will be necessary to provide with such an application.

## **Other Issues**

Where constraints are identified, either in the Development Brief, or as part of the planning application process, permits or licences may be required from other regulatory bodies.

## MS04-LT Swinderby Airfield, Witham St Hughs Development Brief

**Grid Reference:** E488676 N362505

**District:** North Kesteven District Council

**Parish:** Witham St Hughs

**Production Area:** Lincoln/Trent Valley

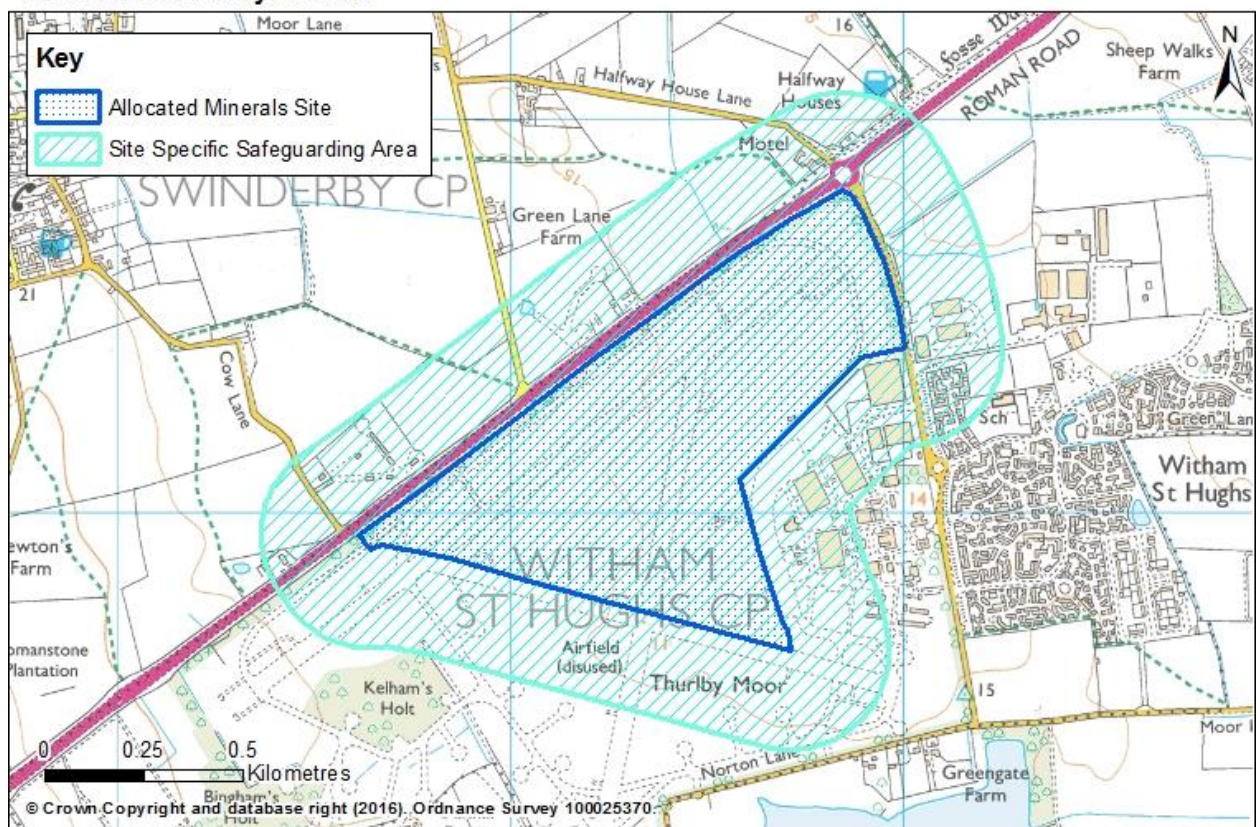
**Area of Site:** 68.3 ha

**Mineral Type:** Sand and Gravel

**Total Mineral Resource:** 7.0mt

**Timing of Delivery:** 2025 – extension of existing Swinderby Airfield Quarry

MS04-LT Swinderby Airfield



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- The existing boundary hedge alongside the A46 should be retained.
- Within Witham Valley Country Park.

### Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- High potential for archaeology within area and evidence of a possible Roman Road, crop marks and possible historic parkland nearby.
- Half Way House (Grade II listed) lies approximately 80 metres north of the north east corner of the site on the roundabout of the A46.

### **Flood Risk and Water Resources**

- Located within Flood Zone 1.
- Site is underlain by a Secondary A Aquifer within the superficial deposits.
- Requirement to ensure works do not impact on Trent Valley Internal Drainage Board maintained drain to the north of the A46.
- Some areas of the site are at risk of surface water flooding in a 1 in 30 year storm, existing adjacent site subject to a water management plan.

### **Transport and Access**

- A Transport Assessment will be required to enable trip generation to be considered.
- Improved access to the site from Camp Road has already taken place.

### **Amenity**

- Good working practices should be employed to mitigate potential impacts of noise, dust and vibration.

### **Other**

- A school lies 225 metres west.
- Site lies within RAF Waddington Safeguarding Area in relation to bird strike.
- Requirement to assess land stability issues in relation to adjacent industrial units.

### **Restoration Objectives and Priorities**

- Need to link to approved restoration scheme of existing adjacent site which includes lakes, wet woodland, grassland and associated habitats with a nature conservation end use.
- Potential for water storage and flood management measures.
- Priority habitats could include:
  - Broadleaved woodland;
  - Heathland;
  - Acid Grassland;
  - Wetland.



- The potential creation of any waterbodies needs to take into account the relatively close proximity of RAF Waddington and cumulative impacts of the risk of bird strike and will be subject to discussions with the MoD.
- Role within the Witham Valley Country Park – including improved public access and links to green infrastructure.

## MS05-LT Norton Bottoms Quarry, Stapleford Development Brief

**Grid Reference:** E487697 N357677

**District:** North Kesteven District Council

**Parish:** Stapleford

**Production Area:** Lincoln/Trent Valley

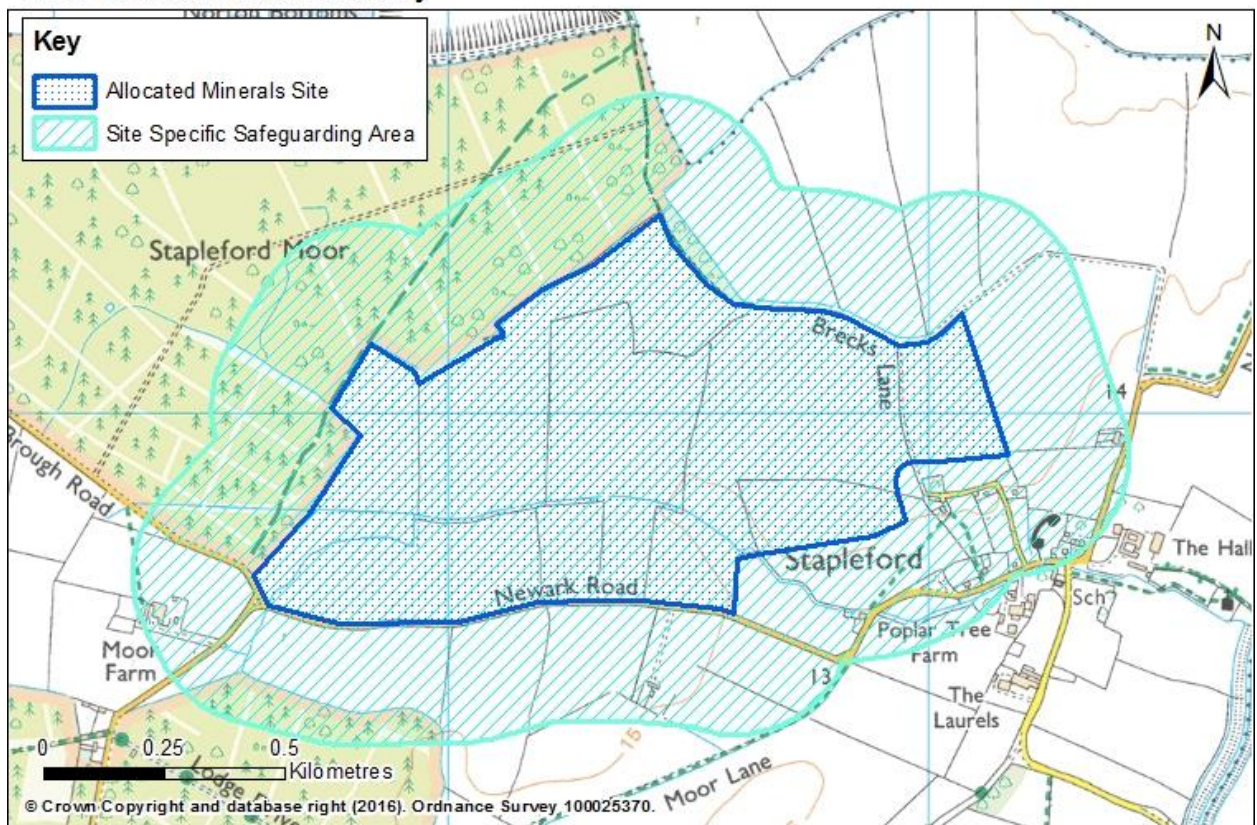
**Area of Site:** 76.4 ha

**Mineral Type:** Sand and Gravel

**Total Mineral Resource:** 6.8mt

**Timing of Delivery:** 2020 – extension of existing Norton Bottoms Quarry

MS05-LT Norton Bottoms Quarry



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Site lies adjacent to Stapleford Moor Local Wildlife Site.
- Site is approximately 150 metres from Stapleford Wood Local Wildlife Site which is designated as a plantation on an ancient woodland site with some small areas of ancient semi-natural woodland.
- Within Witham Valley Country Park.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Potential for archaeology.
- Site is bounded by Stapleford Hall parkland and settlement.
- The settlement of Stapleford has a number of listed buildings.

## **Flood Risk and Water Resources**

- Located in Flood Zone 3 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with ancillary development in areas of lower risk where possible.
- Site is adjacent to an ordinary watercourse which has a floodplain that extends into the site.
- Site is underlain by a Secondary A Aquifer within the superficial deposits and a brook runs west to east across the south of the site.

## **Transport and Access**

- A Transport Assessment will be required to enable trip generation to be considered.
- Access to be provided via an existing dedicated private haul road from the A46.
- Breck's Lane (track) crosses the eastern part of the site.
- The conveyor system to the plant site would cross a PRoW.

## **Amenity**

- Good working practices should be employed to mitigate potential impacts of noise, dust and vibration, particularly in relation to the residents of Stapleford.
- A number of Public Rights of Way (PRoW) lie adjacent or close to the site – Stap/2/1 lies adjacent to part of the north west boundary; Stap/3/1 lies to the north east boundary; Stap/6/1 lies close to the south east boundary.

## **Other**

- Site lies within RAF Waddington Safeguarding Area in relation to bird strike.
- Potentially high grade agricultural land – needs to be assessed in any application.

## **Restoration Objectives and Priorities**

- Need to link to restoration scheme of existing adjacent site which is approved for agriculture.
- Potential for flood storage capacity and for slowing the flows of the River Witham.
- Opportunity to restore habitat links to the adjacent Stapleford Moor Woodland Local Wildlife Site.
- Priority habitats could include:
  - Broadleaved woodland (including Ancient Woodland buffer zones);
  - Heathland;
  - Acid grassland;
  - Wetland.
- The potential creation of any waterbodies needs to take into account the relatively close proximity of RAF Waddington and cumulative impacts of the risk of bird strike and will be subject to discussions with the MoD.
- Role within the Witham Valley Country Park – including improved public access and links to green infrastructure.

## MS07/08-CL Kettleby Quarry, Bigby Development Brief

**Grid Reference:** E504528 N408440

**District:** West Lindsey District Council

**Parish:** Bigby

**Production Area:** Central Lincolnshire

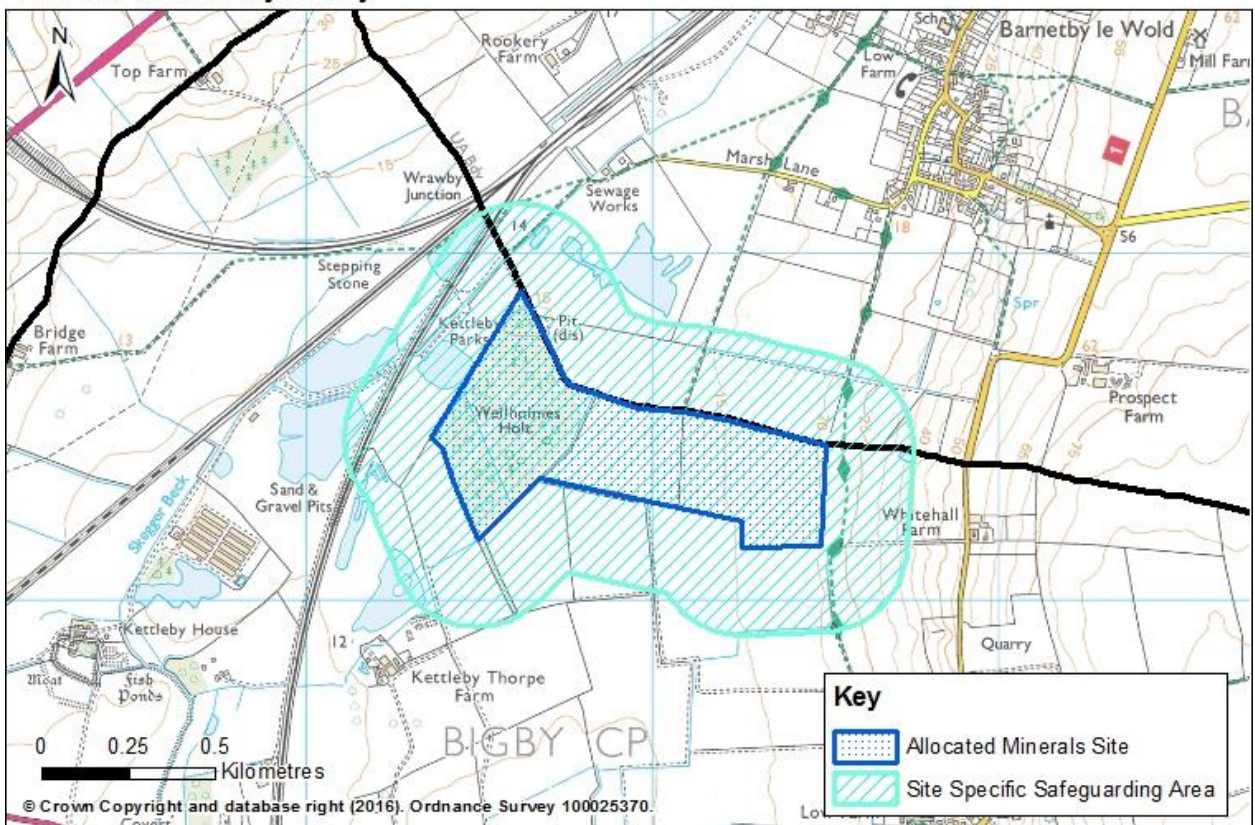
**Area of Site:** 38.3 ha

**Mineral Type:** Sand and Gravel

**Total Mineral Resource:** 3.25mt

**Timing of Delivery:** 2022 – extension to existing Kettleby Quarry

MS07/08-CL Kettleby Quarry



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Require ecological survey as part of site is within an existing woodland site, Wellholmes Holt.
- Kettleby House Farm Local Geological Site lies adjacent to the north of the site.
- Barnetby Road Verges Local Wildlife Site lies 350 metres east and Bigby Wood Site of Nature Conservation Interest lies 500 metres south east.

- Views from the upland edge to the east, including Bigby and Barnetby and from the Viking Way Long Distance Footpath need to be considered.

### **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Site has remains of a prehistoric settlement on it, is close to a medieval moated site and the shrunken medieval settlement of Bigby and close to a historic Deer Park.
- The settlements of Barnetby le Wold (to the north) and Bigby (to the south) have several listed buildings including the Grade I listed St Mary's Church and All Saints Church.

### **Flood Risk and Water Resources**

- Parts of the site are within Flood Zone 2 and 3 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with ancillary development in areas of lower risk where possible.
- Site is adjacent to an ordinary watercourse which has a floodplain that extends into the site.
- A Principle Aquifer lies within the bedrock approximately 200 metres east, the site is underlain by a Secondary A Aquifer within the superficial deposits and drainage ditches are present on site – require assessment of impacts.
- Risk of flooding from surface water in a 1 in 1000 year storm.

### **Transport and Access**

- Require assessment of impacts of HGV movements on local villages and towns.
- Existing access to Kettleby Quarry acceptable.
- A Transport Assessment would be required to determine the increase in vehicular trips.

### **Amenity**

- Good working practices should be employed to mitigate potential impacts of noise, dust and vibration.

### **Other**

- Site lies within Humberside Airport Safeguarding Area in relation to bird strike.

- Potentially high grade agricultural land – needs to be assessed in any application.
- Overhead telephone lines cross roads in the vicinity of the site.
- Power line crosses the access road.

### **Restoration Objectives and Priorities**

- Need to link to restoration scheme of existing adjacent site which is approved for agriculture and nature conservation.
- Potential for flood storage capacity and for slowing the flows of the River Ancholme.

## MS09-CL North Kelsey Road Quarry, Caistor Development Brief

**Grid Reference:** E510038 N401312

**District:** West Lindsey District Council

**Parish:** Caistor

**Production Area:** Central Lincolnshire

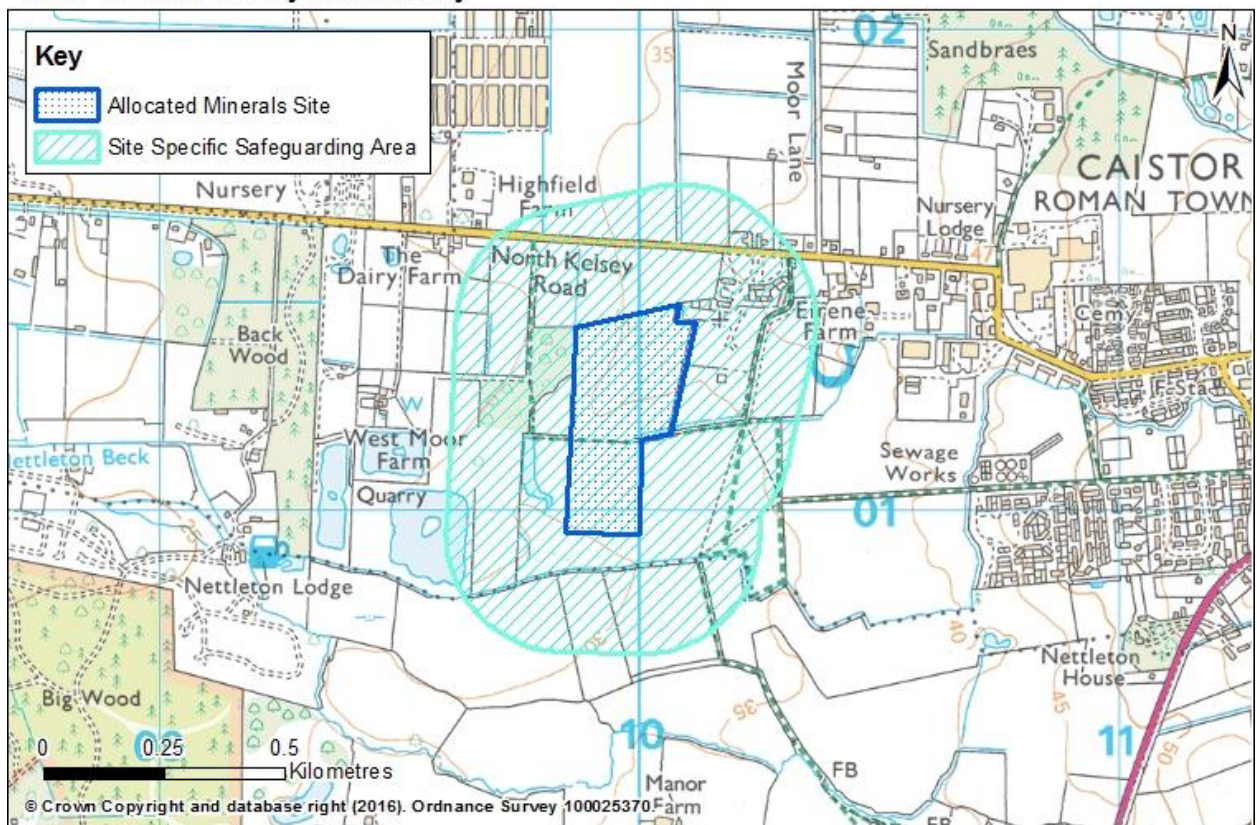
**Area of Site:** 8.7 ha

**Mineral Type:** Building Sand

**Total Mineral Resource:** 0.15mt

**Timing of Delivery:** 2019 – extension of existing North Kelsey Road Quarry

MS09-CL North Kelsey Road Quarry



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Fonaby Sand Pit Local Geological Site lies adjacent to the south west.
- Woodland lies adjacent to the northern part of the western boundary.

### Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:



- High potential for archaeology, adjacent to a purported Roman Road, contains evidence of Mesolithic to late Bronze Age, as well as undated, cropmarks and extensive evidence of Late Iron Age / Roman settlement / farmstead.
- Lies to the west of the Roman Town of Caistor which forms an extensive scheduled monument.
- Extensive Caistor Conservation Area.
- Caistor has numerous listed buildings including a Grade I Roman Wall and Grade I Church of St Peter and St Paul.
- To the east of the site is a further scheduled monument, medieval fishponds and a listed building.

### **Flood Risk and Water Resources**

- Located within Flood Zone 1.
- Site is underlain by a Secondary A Aquifer within the superficial deposits and a drainage ditch runs south from the centre eastern boundary – require assessment of impacts.
- Risk of surface water flooding in a 1 in 100 year storm.

### **Transport and Access**

- Require assessment of impacts of HGV movements on Caistor.
- Public Right of Way Caistor/40/1 runs through the middle of the site (east-west) then along the northern part of the western boundary.
- Existing access acceptable.

### **Amenity**

- Good working practices should be employed to mitigate potential impacts of noise, dust and vibration.

### **Other**

- Potentially high grade agricultural land – needs to be assessed in any application.

### **Restoration Objectives and Priorities**

- Need to link to restoration scheme of existing adjacent site which is approved for agriculture with a lake.
- East Midlands Airport previously raised concerns regarding impacts of bird strike from the proposed restoration waterbody so need to take cumulative impacts into account.

## MS15-CL Kirkby on Bain Phase 2, Tattershall Thorpe Development Brief

**Grid Reference:** E522884 N359379

**District:** East Lindsey District Council

**Parish:** Tattershall

**Production Area:** Central Lincolnshire

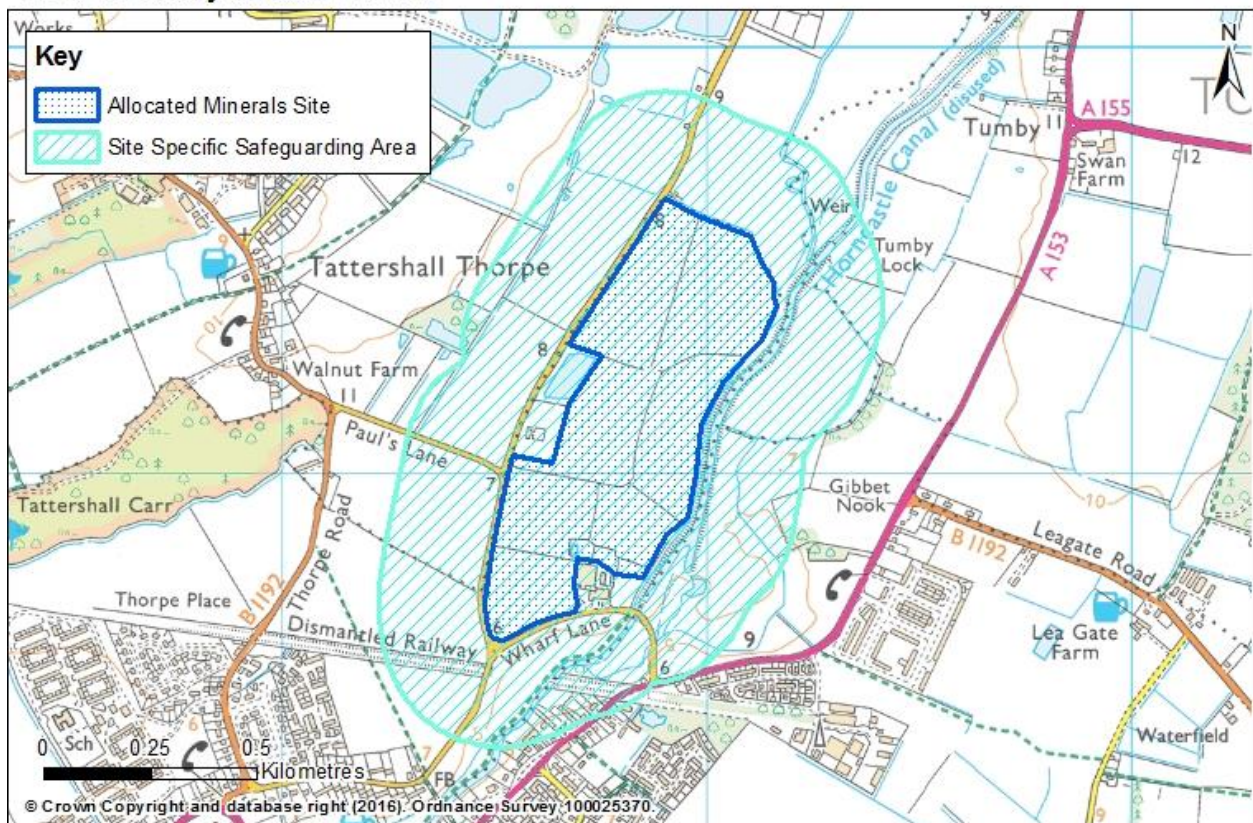
**Area of Site:** 33.8 ha

**Mineral Type:** Sand and Gravel

**Total Mineral Resource:** 3.1mt

**Timing of Delivery:** 2030 – extension to existing Kirkby on Bain Quarry

### MS15-CL Kirkby on Bain Phase 2



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Located approximately 600 metres from Tattershall Carrs Site of Special Scientific Interest (SSSI) which is comprised of two sites designated as the most extensive examples of ancient woodland on fen edge sand and gravels dominated by alder in Lincolnshire – potential impacts of lowering of the water table on this SSSI need to be assessed and hydrological and hydrogeological issues must be considered.

- Site within 2km of Kirkby Moor SSSI, designated as an extensive area of heathland over fen-edge sands and gravels; Fulsby Wood SSSI, designated as the largest example of ancient acidic oak woodland in the county; and Troy Wood SSSI, designated as an extensive oak woodland.
- Pingle Site of Nature Conservation Importance lies 230 metres southeast of the site and Coningsby Meadow Site of Nature Conservation Importance lies 230 metres east of the site.
- Requirement to protect a significant area of Biodiversity Action Plan priority habitat.
- There is woodland in the vicinity of the site.

### **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- A scheduled monument lies 500 metres west of the site.
- High potential for archaeology.
- Cumulative impacts on the setting of Tattershall Castle need to be taken into account.
- A number of listed buildings in the surrounding area.

### **Flood Risk and Water Resources**

- Located in Flood Zone 2 and 3 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with ancillary development in areas of lower risk where possible.
- Site is adjacent to Horncastle Canal Main River which has a floodplain that extends into the site.
- Some areas at risk of surface water flooding in a 1 in 30 year storm.
- An easement of 30 metres from the top of the bank of the river to any mineral excavation should be allowed for to protect the stability of the river bank and ensure that excavation doesn't increase flood risk.
- Site is underlain by a Secondary A Aquifer within the superficial deposits, Horncastle Canal / River Bain are adjacent to the east of the site and a lake lies adjacent to the west of the site – require assessment of impacts.

### **Transport and Access**

- Require assessment of impacts of HGV movements on Tattershall Thorpe, Coningsby, Kirkby on Bain and Woodhall Spa. Routeing agreement will be required.
- Additional land required to facilitate internal access to the site.

## **Amenity**

- Good working practices should be employed to mitigate potential impacts of noise, dust and vibration.

## **Other**

- Site lies within RAF Coningsby Safeguarding Area in relation to bird strike.
- Scholey Park (mixed farmland used for outdoor events) lies adjacent to the north of the site.
- Potentially high grade agricultural land – needs to be assessed in any application.
- Overhead telephone lines run north to south down centre of the site.
- Water mains pipes within site.

## **Restoration Objectives and Priorities**

- Need to link to restoration scheme of existing adjacent site which is approved for agriculture, waterbodies and nature conservation.
- Potential for flood storage capacity to reduce risk to third parties and to reduce maintenance of the river banks.
- Opportunities for linking Tattershall Carrs SSSI and Kirkby Moor SSSI habitats to minerals sites, providing greater ecological and hydrological connectivity.
- Restoration of the site in the flood plain of the Lower Bain Valley provides opportunities to reconnect the river with its flood plain and / or create or enhance connected back channel habitat.
- Priority habitats could include:
  - Heathland;
  - Acid grassland;
  - Wet grassland (floodplain grazing marsh / meadow);
  - Wet woodland.
- Other habitats which may be appropriate include:
  - Reedbed;
  - Ponds;
  - Lowland neutral grassland;
  - Marsh and swamp
- The potential creation of any waterbodies needs to take into account the relatively close proximity of RAF Coningsby and cumulative impacts of the risk of bird strike and will be subject to discussions with the MoD.

## MS25-SL Manor Farm, Greatford Development Brief

**Grid Reference:** E510463 N312441

**District:** South Kesteven District Council

**Parish:** Greatford

**Production Area:** South Lincolnshire

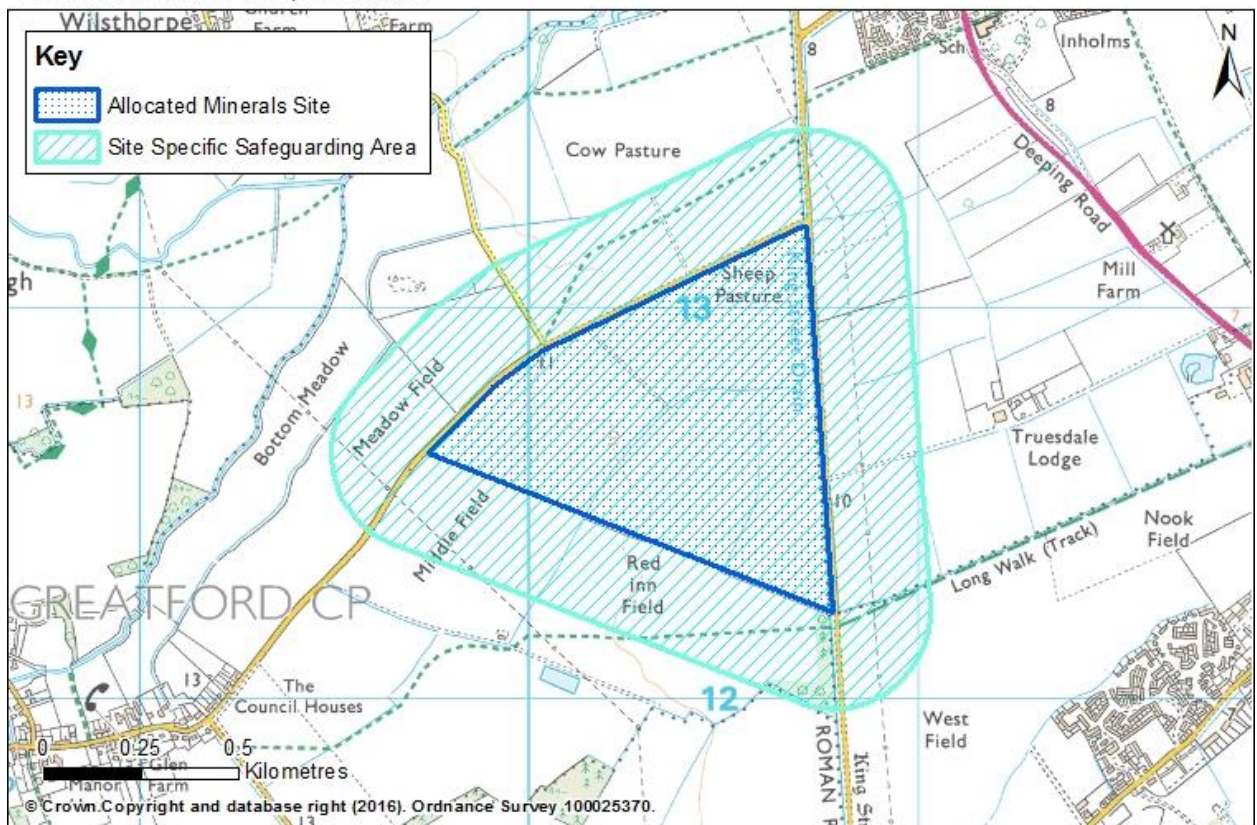
**Area of Site:** 50.1 ha

**Mineral Type:** Sand and Gravel

**Total Mineral Resource:** 3mt

**Timing of Delivery:** Anticipated within the next five years

### MS25-SL Manor Farm, Greatford



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Site is within 4km of Baston Fen Special Area of Conservation (SAC), designated due to its population of Spined Loach – impacts of the development on this SAC will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SAC, particularly in relation to water quantity, water quality and flows of water as a result of dewatering and drainage. Any restoration of this site must take into

account the potential adverse impacts of tree and woodland planting on the SAC.

- Site is within 2.5km of Baston and Thurlby Fens Site of Special Scientific Interest (SSSI), on which the Baston Fen SAC designation is based. Natural England produce a list of operations likely to damage the special interest of SSSIs. The operations identified as likely to damage of relevance to this minerals site allocation include tree/woodland planting, drainage, modifications to watercourses, including infilling of dykes, drains, ponds, marshes or pits, management of aquatic and bank vegetation for drainage purposes, changing water levels and tables and water utilisation, extraction of minerals and undertaking engineering operations. The development must include details to address these issues, including mitigation measures if necessary. The impacts of the development on this SSSI will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SSSI and therefore the SAC.
- Site is within 1km of Langtoft Gravel Pits SSSI which comprises a complex of flooded sand and gravel pits supporting plant communities characteristic of calcareous, eutrophic water.
- Greatford Road Verges, North Local Wildlife Site lies adjacent to the north of the site.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Scheduled monument located within 400m south west of the site. This is the remains of a Roman villa complex and was a high status building with associated field systems comprising enclosures and boundaries.
- High potential for archaeology and site is immediately adjacent to prehistoric / Iron Age / Roman / medieval archaeology.
- Potential impacts on historic landscape, including the wider field systems associated with the scheduled monument.

## **Flood Risk and Water Resources**

- Small area of the northern part of the site within Flood Zones 2 and 3 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with ancillary development in areas of lower risk where possible.
- Site is underlain by a Secondary A Aquifer within the superficial deposits, several drainage ditches flow across the site – require assessment of impacts.
- Impacts on groundwater need to be assessed.

## **Transport and Access**

- A Transport Assessment would be required and HGV routeing arrangements.
- A deep ditch runs along King Street so a culvert would be required to enable access to the site from King Street.

## **Amenity**

- Good working practices should be employed to mitigate potential impacts of noise, dust and vibration.

## **Other**

- Site within RAF Wittering Safeguarding Area in relation to bird strike.
- Potentially high grade agricultural land – needs to be assessed in any application.
- Potential impacts on setting of Public Right of Way Grea/8/1.

## **Restoration Objectives and Priorities**

- Given the proximity to a number of existing quarries, should complement existing and proposed restoration schemes.
- Potential for water storage and flood management measures.
- Priority habitats could include:
  - Wet grassland;
  - Reedbed;
  - Lowland fens;
  - Ponds;
  - Lowland neutral grassland;
  - Marsh and swamp;
  - Shallow open water;
  - Wet woodland.
- The potential creation of any waterbodies need to take into account the relatively close proximity of RAF Wittering and cumulative impacts of the risk of bird strike and will be subject to discussions with the MoD.

## MS27-SL Baston No.2 Quarry Phase 2, Langtoft Development Brief

**Grid Reference:** E513275 N312666

**District:** South Kesteven District Council

**Parish:** Langtoft

**Production Area:** South Lincolnshire

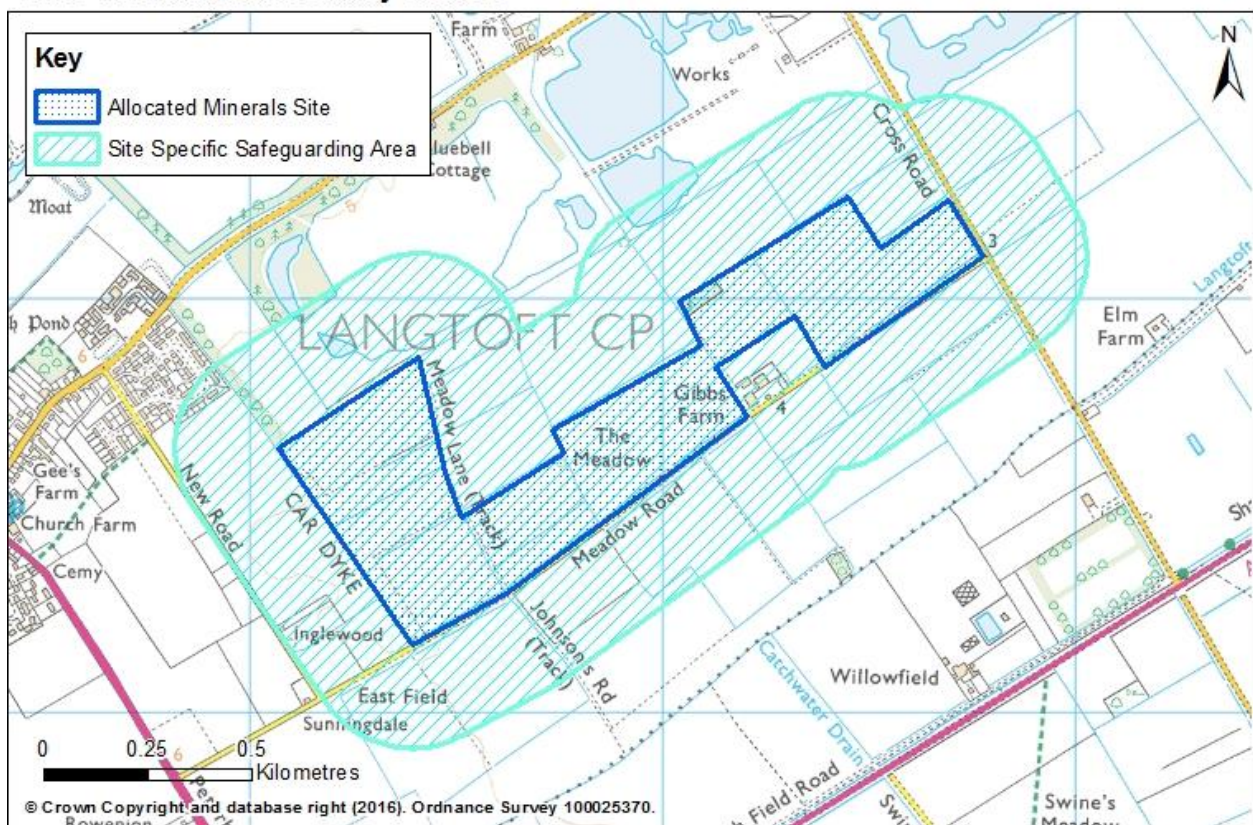
**Area of Site:** 37 ha

**Mineral Type:** Sand and Gravel

**Total Mineral Resource:** 2.5mt

**Timing of Delivery:** 2025 – extension of existing Baston No.2 Quarry

### MS27-SL Baston No. 2 Quarry Phase 2



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Site is within 4 km of Baston Fen Special Area of Conservation (SAC), designated due to its population of Spined Loach – impacts of the development on this SAC will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SAC, particularly in relation to water quantity, water quality and flows of water as a result of dewatering and drainage. This is particularly important as Gravel Drain, which feeds into the SAC, runs through this site. Any restoration of this



site must take into account the potential adverse impacts of tree and woodland planting on the SAC.

- Site is within 3.7km of Baston and Thurlby Fens Site of Special Scientific Interest (SSSI), on which the Baston Fen SAC designation is based. Natural England produce a list of operations likely to damage the special interest of SSSIs. The operations identified as likely to damage of relevance to this minerals site allocation include tree/woodland planting, drainage, modifications to watercourses, including infilling of dykes, drains, ponds, marshes or pits, management of aquatic and bank vegetation for drainage purposes, changing water levels and tables and water utilisation, extraction of minerals and undertaking engineering operations. The development must include details to address these issues, including mitigation measures if necessary. The impacts of the development on this SSSI will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SSSI and therefore the SAC.
- Site is within 1.4km of Cross Drain SSSI which represents one of the best remaining areas of open water typical of fenland in an area where no fenland remains and is notable for an exceptional beetle fauna and diverse aquatic flora.
- Site is within 2km of Langtoft Gravel Pits SSSI which comprises a complex of flooded sand and gravel pits supporting plant communities characteristic of calcareous, eutrophic water.

### **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- High potential for archaeology.

### **Flood Risk and Water Resources**

- Located within Flood Zone 1.
- Site is underlain by a Secondary A Aquifer within the superficial deposits and a number of drains cross the site – require assessment of impacts.
- Impacts on groundwater need to be assessed.

### **Transport and Access**

- Suitability of Langtoft Outgang Road and Cross Road needs to be assessed.
- Routeing of HGVs to avoid impacts on Baston and Langtoft would be necessary.

## **Amenity**

- Good working practices should be employed to mitigate potential impacts of noise, dust and vibration.

## **Other**

- Potentially high grade agricultural land – needs to be assessed in any application.

## **Restoration Objectives and Priorities**

- Need to link to restoration scheme of existing adjacent site which includes lakes and nature conservation end use.
- Potential for water storage and flood management measures.
- Priority habitats could include:
  - Wet grassland;
  - Reedbed;
  - Lowland fens;
  - Ponds;
  - Lowland neutral grassland;
  - Marsh and swamp;
  - Shallow open water;
  - Wet woodland.

## MS29-SL West Deeping Development Brief

**Grid Reference:** E512128 N309541

**District:** South Kesteven District Council

**Parish:** West Deeping

**Production Area:** South Lincolnshire

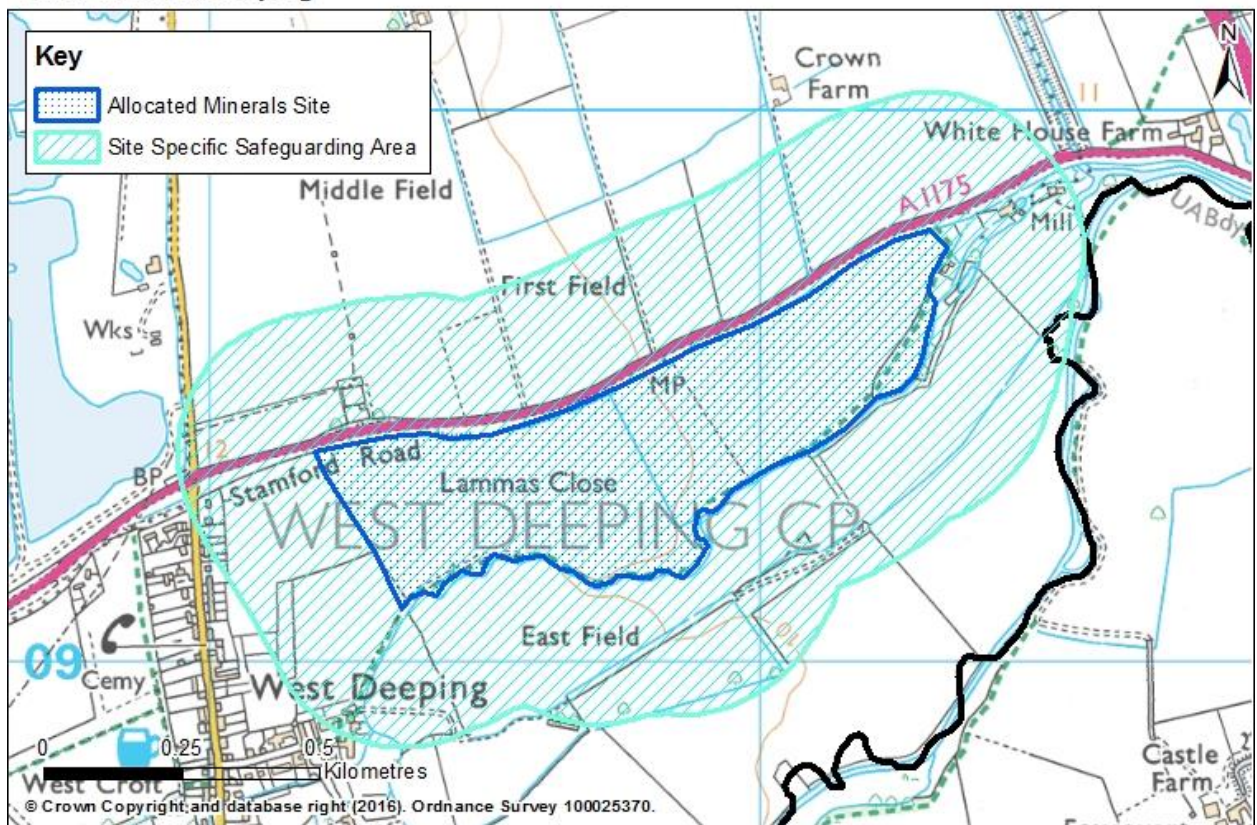
**Area of Site:** 36.1 ha

**Mineral Type:** Sand and Gravel

**Total Mineral Resource:** 2.2mt

**Timing of Delivery:** 2027 – extension of existing King Street Quarry

### MS29-SL West Deeping



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Site is within 7 km of Baston Fen Special Area of Conservation (SAC), designated due to its population of Spined Loach – impacts of the development on this SAC will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SAC, particularly in relation to water quantity, water quality and flows of water as a result of dewatering and drainage. Any restoration of this site must take into

account the potential adverse impacts of tree and woodland planting on the SAC.

- Site is within 6.5 km of Baston and Thurlby Fens Site of Special Scientific Interest (SSSI), on which the Baston Fen SAC designation is based. Natural England produce a list of operations likely to damage the special interest of SSSIs. The operations identified as likely to damage of relevance to this minerals site allocation include tree/woodland planting, drainage, modifications to watercourses, including infilling of dykes, drains, ponds, marshes or pits, management of aquatic and bank vegetation for drainage purposes, changing water levels and tables and water utilisation, extraction of minerals and undertaking engineering operations. The development must include details to address these issues, including mitigation measures if necessary. The impacts of the development on this SSSI will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SSSI and therefore the SAC.
- Site is within the Catchment Risk Zone of Cross Drain SSSI, a SSSI which represents one of the best remaining areas of open water typical of fenland in an area where no fenland remains and is notable for an exceptional beetle fauna and diverse aquatic flora.
- Site is within 1.3 km of Langtoft Gravel Pits Site of Special Scientific Interest which comprises a complex of flooded sand and gravel pits supporting plant communities characteristic of calcareous, eutrophic water.
- Tallington Lakes Site of Nature Conservation Interest and candidate Local Wildlife Site lies approximately 240 metres west.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- High potential for archaeology, site contains Bronze Age material.
- West Deeping Conservation Area.
- Site is immediately adjacent to Grade II\* Molecey's Mill and Granary and a Grade II Milepost opposite the lane to Rectory Farmhouse.
- Settlement of West Deeping has numerous listed buildings including the Grade I Church of St Andrew and Grade II\* Manor House.
- Site in close proximity to the scheduled Maxey Castle and Maxey Conservation Area (both located within Cambridgeshire)

## **Flood Risk and Water Resources**

- Located within Flood Zone 1.
- Site is not situated in the floodplain but is adjacent to a Main River.

- An easement of 30 metres from the top of the bank of the river to any mineral excavation should be allowed for to protect the stability of the river bank and ensure that excavation doesn't increase flood risk.
- Site underlain by a Secondary A Aquifer within the superficial deposits, the south east of the site is underlain by a Secondary A Aquifer within bedrock and the River Welland runs adjacent to the southern boundary of the site – require assessment of impacts and mitigation measures are likely to be required.

### **Transport and Access**

- As the site is to be an extension, needs to use existing King Street access for transportation of mineral off-site.
- Provision required to transport material to the existing King Street Quarry for processing via a conveyor over or under the A1175.

### **Amenity**

- Good working practices should be employed to mitigate potential impacts of noise, dust and vibration.
- A Public Right of Way runs along the southern boundary.

### **Other**

- To use King Street Quarry plant site for the processing of all mineral.
- Site within RAF Wittering Safeguarding Area in relation to bird strike.
- Potentially high grade agricultural land – needs to be assessed in any application.
- Overhead telephone lines over the east end of the site.
- Sewer pipes within site.

### **Restoration Objectives and Priorities**

- Need to link to restoration scheme of existing adjacent site which includes agriculture.
- Potential for water storage and flood management measures.
- Priority habitats could include:
  - Wet grassland;
  - Reedbed;
  - Lowland fens;
  - Ponds;
  - Lowland neutral grassland;
  - Marsh and swamp;
  - Shallow open water;
  - Wet woodland.

- The potential creation of any waterbodies needs to take into account the relatively close proximity of RAF Wittering and cumulative impacts of the risk of bird strike and will be subject to discussions with the MoD.

## WA01-WL Heapham Road, Gainsborough Development Brief

**Grid Reference:** E 483243 N 389432

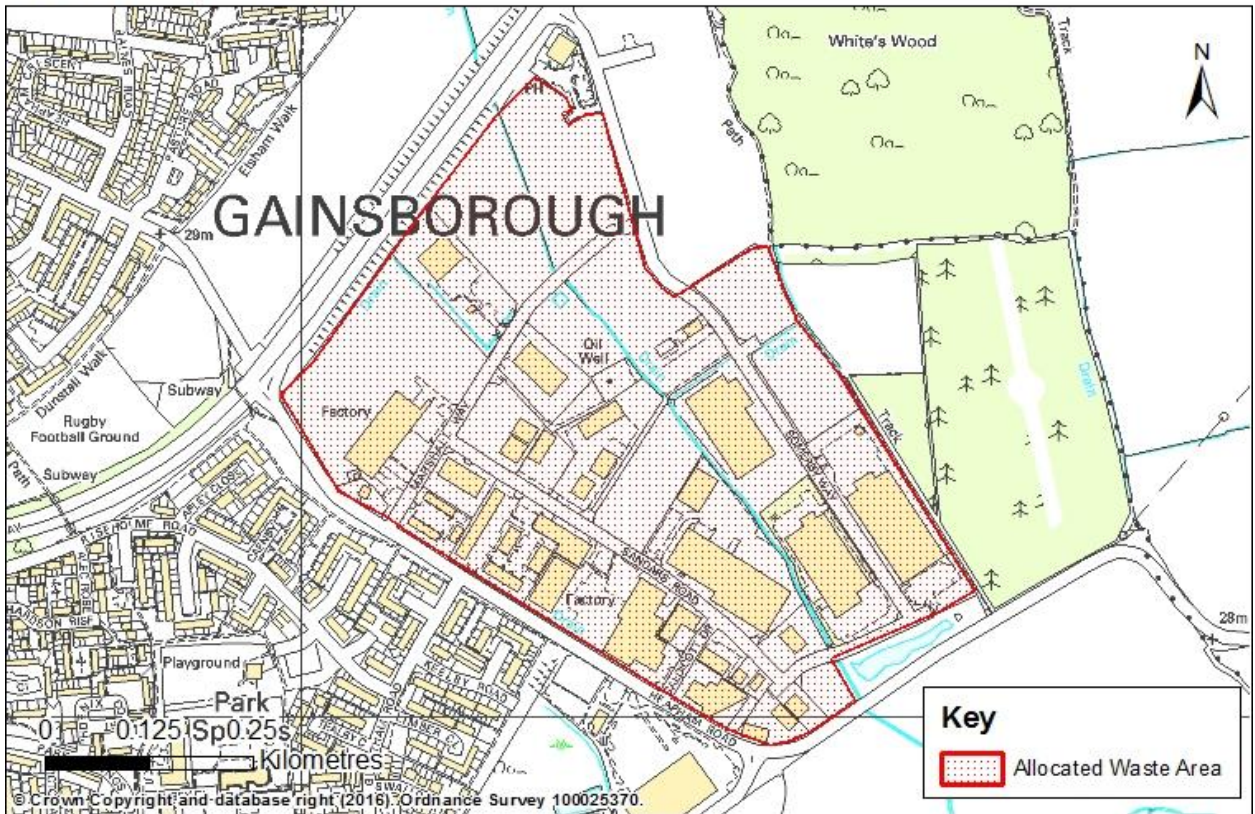
**District:** West Lindsey District Council

**Parish:** Gainsborough

**Area of Site:** 34 ha

**Potential Uses:** Resource Recovery Park, Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Re-Use Facility, Energy Recovery

### WA01-WL Heapham Road



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Lies adjacent to White's Wood Site of Nature Conservation Interest which is on Natural England's Ancient Woodland Inventory.
- Theaker Avenue Urban Wildlife Area lies approximately 250 metres north of site.

### Flood Risk and Water Resources

- Located within Flood Zone 1.

- Site is underlain by a Secondary (undifferentiated) Aquifer within the superficial and bedrock deposits.
- A number of drainage ditches run across the site.
- Some risk of surface water flooding in a 1 in 30 year storm event.

### **Transport and Access**

- Routeing agreement to prevent vehicles accessing the site via Heapham Road will be required, prioritising access from the A631.
- Any use generating large volumes of traffic must be located to the north end of the site to reduce potential traffic impacts.
- Public Right of Way Gain/22/1 adjoins part of eastern boundary.
- Existing industrial estate with good access.

### **Amenity**

- Waste facility should be enclosed.
- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

### **Other**

- The area lies within Finningley Airport and Robin Hood Airport safeguarding zones.
- A playground and school lie 210 metres west of the site.



## WA02-CL West of Outer Circle Road, Lincoln Development Brief

**Grid Reference:** E 499423 N 372245

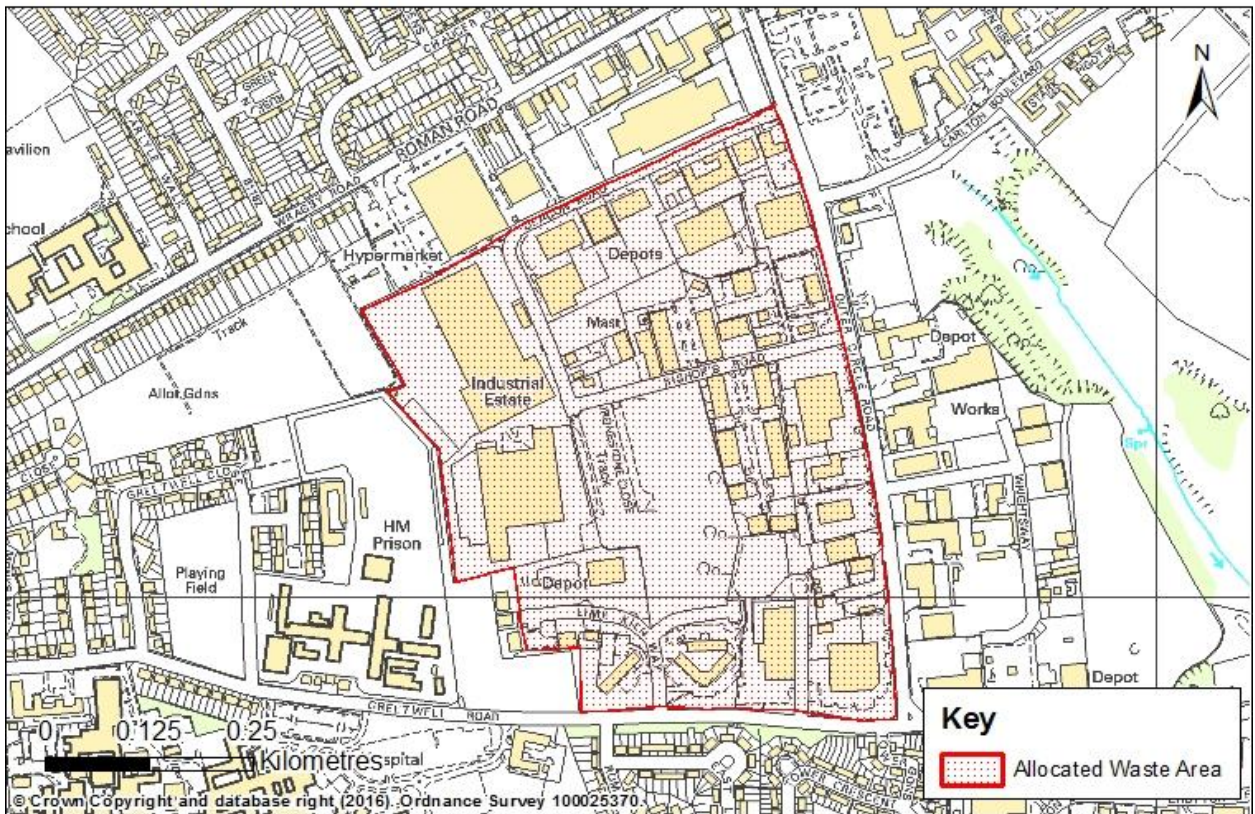
**District:** City of Lincoln Council

**Parish:** Lincoln

**Area of Site:** 31.3 ha

**Potential Uses:** Treatment Facility, Waste Transfer, Materials Recycling Facility, Re-Use Facility

### WA02-CL West of Outer Circle Road



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Bishops Road North Local Wildlife Site and Bishops Road South Local Wildlife Site lie within the site.
- Greetwell Hollow Quarry Local Wildlife Site lies 100 metres east of the site.

### Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Grade II listed Lincoln Prison Entrance Building and Walls lie 30 metres west of the site.
- Grade II listed Lincoln Prison Cell Blocks lie 130 metres west of the site.

### **Flood Risk and Water Resources**

- Located within Flood Zone 1.
- Site overlies a Source Protection Zone 2 and a Principal Aquifer lies within the bedrock.
- Small risk of surface water flooding in a 1 in 30 year storm event.

### **Transport and Access**

- Existing industrial estate.
- A Transport Assessment is required to determine whether or not there will be an increase in vehicular movements from the site as a result of the proposal.
- There are existing capacity issues in the area. Improvement works or Section 106 contributions may be required to mitigate any increase in traffic.

### **Amenity**

- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

### **Other**

- A prison lies 15 metres west, a hospital is on the opposite side of the road to the south west and a nursery is in close proximity.
- The area lies within the Air Quality Management Area "Lincoln PM10".
- The area lies within RAF Scampton, RAF Waddington and Ingham M safeguarding zones.

## WA03-CL Allenby Road Trading Estate (North), Lincoln Development Brief

**Grid Reference:** E 499845 N 372150

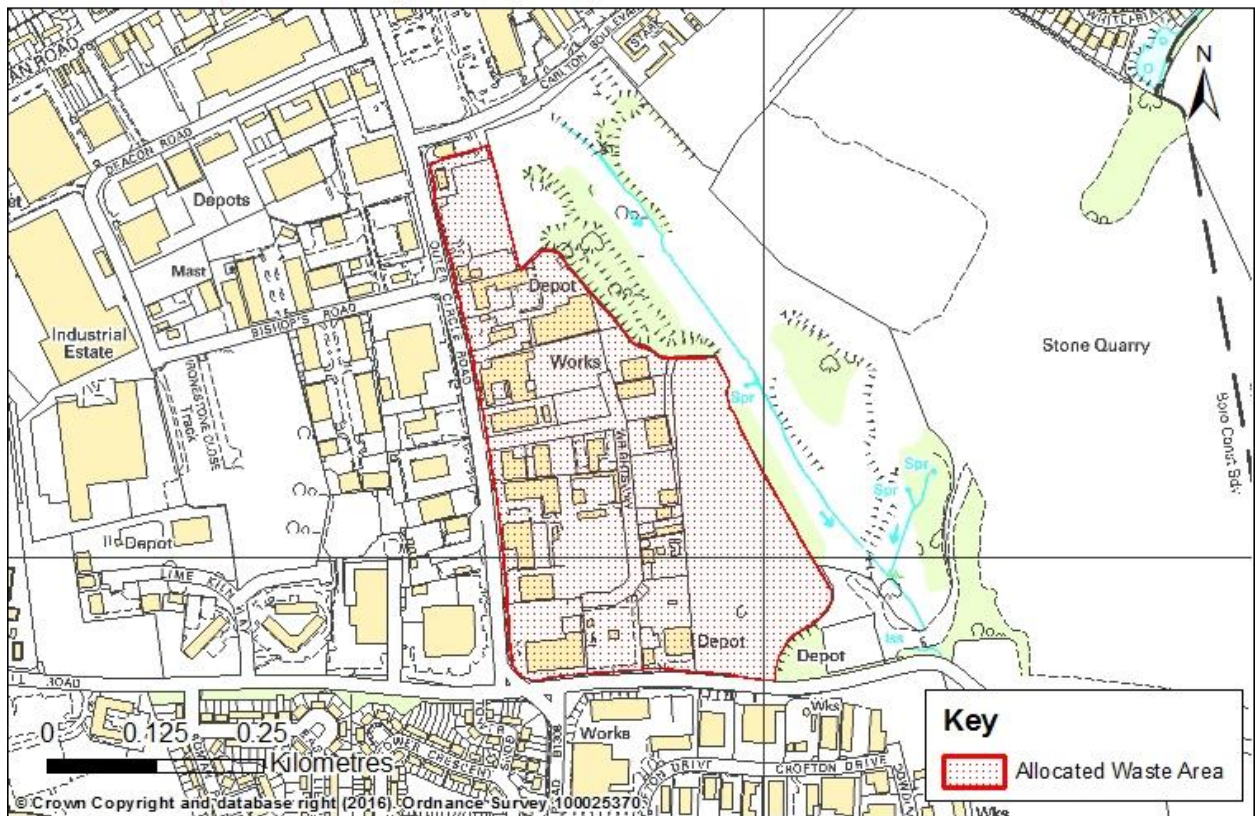
**District:** City of Lincoln Council

**Parish:** Lincoln

**Area of Site:** 14.8 ha

**Potential Uses:** Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Metal Recycling / End of Life Vehicles, Re-Use Facility, C&D Recycling

### WA03-CL Allenby Road Trading Estate (North)



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Lies adjacent to Greetwell Hollow Quarry Site of Special Scientific Interest.
- Lies adjacent to Greetwell Hollow Quarry Local Wildlife Site and Local Geological Site.
- Bishops Road North Local Wildlife Site and Bishops Road South Local Wildlife Site lie approximately 190 metres and 200 metres, respectively, to the west.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Grade II listed Lincoln Prison Entrance Building and Walls and Grade II listed Lincoln Prison Cell Blocks lie to west of the site.

## **Flood Risk and Water Resources**

- Located within Flood Zone 1.
- Site overlies a Source Protection Zone 2 and a Secondary A Aquifer lies within the bedrock.
- Some areas at risk of surface water flooding in a 1 in 30 year storm event.

## **Transport and Access**

- Existing industrial estate.
- A Transport Assessment is required to determine whether or not there will be an increase in vehicular movements from the site as a result of the proposal.
- There are existing capacity issues in the area. Improvement works or Section 106 contributions may be required to mitigate any increase in traffic.

## **Amenity**

- Waste facility should be enclosed.
- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

## **Other**

- Whilst suitable for metal recycling or aggregates reprocessing these facilities must be located within the built area of the estate where their visual intrusion would be limited.
- The area lies within the Air Quality Management Area "Lincoln PM10".
- The area lies within RAF Scampton, RAF Waddington and Ingham M safeguarding zones.
- Part of area potentially high grade agricultural land – needs to be assessed in any application.

## WA04-CL Allenby Road Trading Estate (South), Lincoln Development Brief

**Grid Reference:** E 499960 N 371644

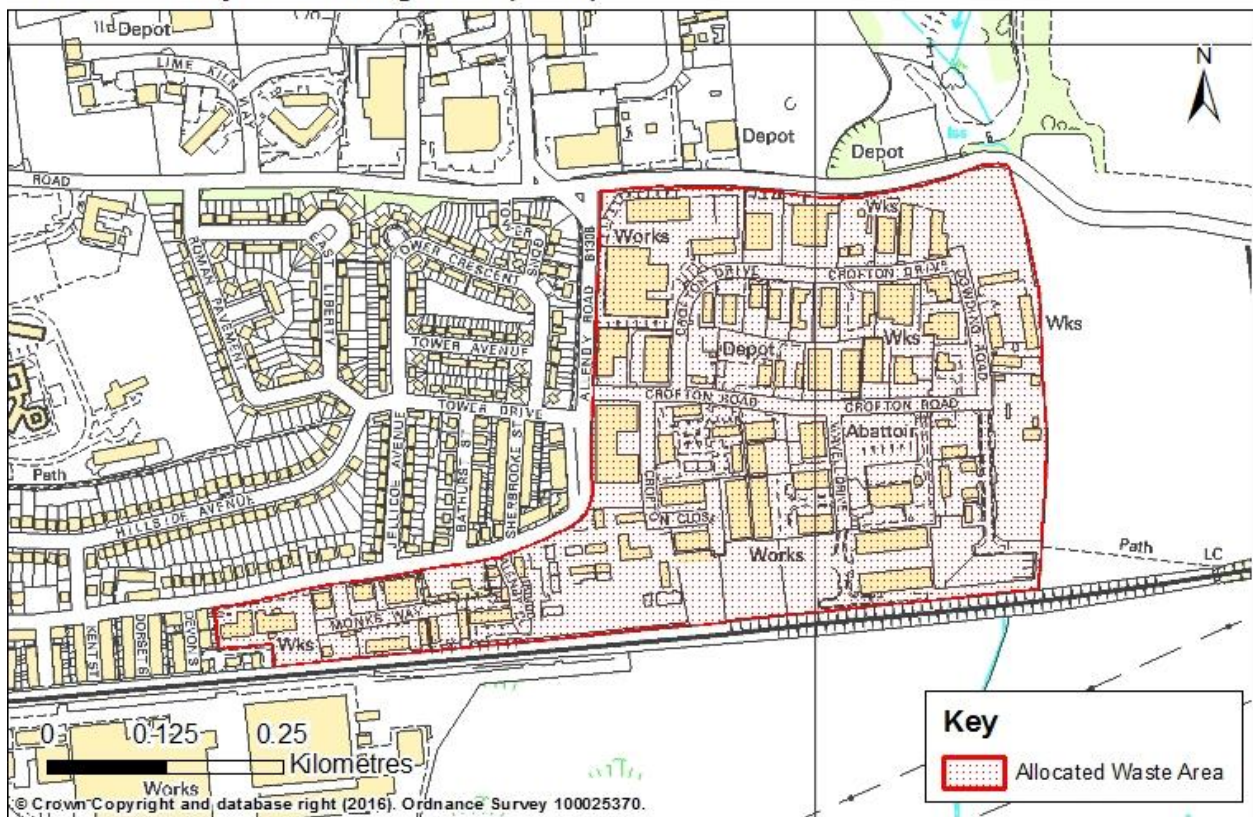
**District:** City of Lincoln Council

**Parish:** Lincoln

**Area of Site:** 24.8 ha

**Potential Uses:** Treatment Facility, Materials Recycling Facility, Re-Use Facility, C&D Recycling

### WA04-CL Allenby Road Trading Estate (South)



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Lies adjacent to Greetwell Hollow Quarry Site of Special Scientific Interest.
- Lies adjacent to Greetwell Hollow Quarry Local Wildlife Site and Local Geological Site.
- Willingham Fen West Local Wildlife Site lies 20 metres south.
- Bishops Road South Local Wildlife Site lies approximately 315 metres north west.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Grade II listed Lincoln Prison Entrance Building and Walls and Grade II listed Lincoln Prison Cell Blocks lie to the north west of the site.

## **Flood Risk and Water Resources**

- Located within Flood Zone 1.
- Northern half of site overlies a Source Protection Zone 2 and a Secondary A Aquifer lies within the bedrock.
- Some areas at risk of surface water flooding in a 1 in 30 year storm event.

## **Transport and Access**

- Public Rights of Way Linc/58/1 and Linc/59/2 run through this site.
- Existing industrial estate.
- Existing access from Monks Road already has a right turning facility.
- Transport Statement required as there are existing capacity issues in the vicinity. However, this proposal is unlikely to have a severe impact.

## **Amenity**

- Waste facility should be enclosed with only modest amounts of external storage.
- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

## **Other**

- The site lies within the Air Quality Management Area "Lincoln PM10".
- The area lies within RAF Scampton, RAF Waddington and Ingham M safeguarding zones.
- South and east parts of the site are potentially high grade agricultural land – needs to be assessed in any application.
- A hospital lies 200 metres west of the site.
- An electricity sub-station lies within this site.

## WA05-CL Great Northern Terrace, Lincoln Development Brief

**Grid Reference:** E 498533 N 370751

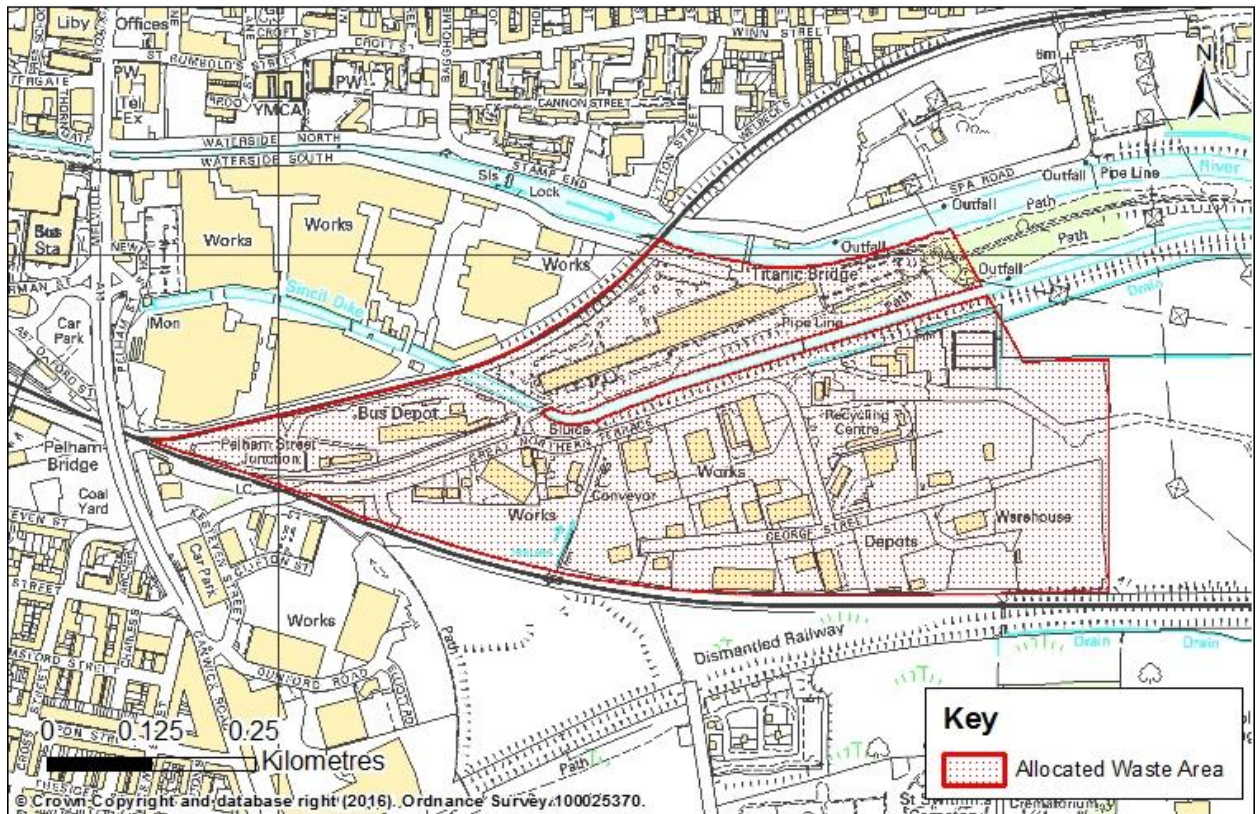
**District:** City of Lincoln Council

**Parish:** Lincoln

**Area of Site:** 31.1 ha

**Potential Uses:** Treatment Facility, Waste Transfer, Materials Recycling Facility, HWRC, Metal Recycling / End of Life Vehicles, Re-Use Facility, C&D Recycling

### WA05-CL Great Northern Terrace



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Lies adjacent to and includes part of Witham Corridor, East of City Centre Local Wildlife Site.
- Cow Paddle Local Wildlife Site lies 20 metres south of the site.
- Cow Paddle Railway Embankment East Local Wildlife Site lies 20 metres south of the site.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Monk's Abbey Scheduled Monument lies approximately 250 metres north of the site.
- Grade II listed Stamp End Bridge lies adjacent to the central north of the site and other Grade II listed buildings in vicinity.

## **Flood Risk and Water Resources**

- The area north of Sincil Dike and directly south lies within Flood Zone 3 and the south eastern part of the site lies within Flood Zone 2 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with development in areas of lower risk where possible.
- Sincil Dike runs through the centre of the site.
- River Witham runs immediately to north of site.
- Some small areas of the site are at risk of flooding in a 1 in 30 year storm event.

## **Transport and Access**

- Land 20 metres south of area designated under CROW Act s.15 giving rights of public access.
- Railway lines adjacent to north west and southern boundaries.
- Good connections to the East West Link Road, so there are unlikely to be any capacity issues.

## **Amenity**

- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

## **Other**

- The site lies within the Air Quality Management Area "Lincoln PM10".
- The area lies within RAF Scampton, RAF Waddington and Ingham M safeguarding zones.
- Two railway lines run adjacent to the north and south of the site.



## WA09-NK Woodbridge Road Industrial Estate, Sleaford Development Brief

**Grid Reference:** E 507532 N 346517

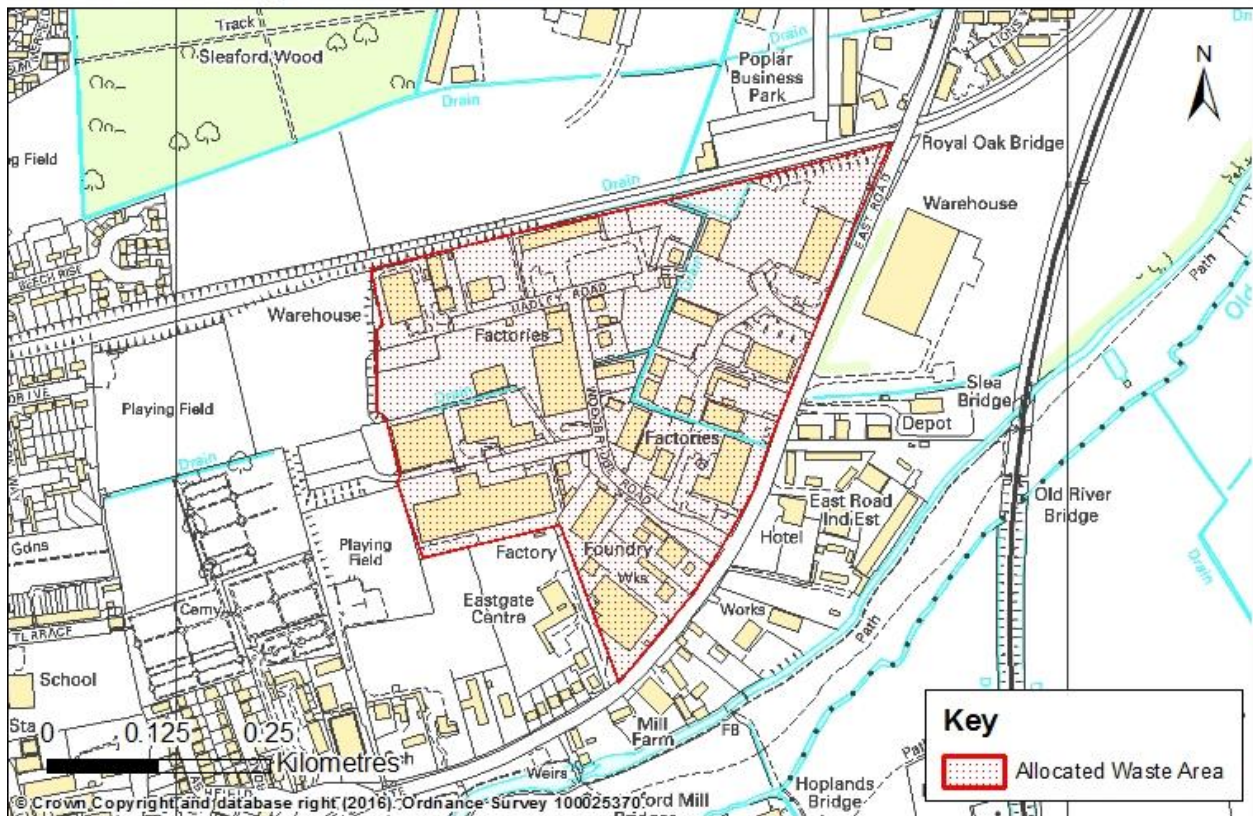
**District:** North Kesteven District Council

**Parish:** Sleaford

**Area of Site:** 18.9 ha

**Potential Uses:** Resource Recovery Park, Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Re-Use Facility, C&D Recycling

### WA09-NK Woodbridge Road Industrial Estate



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Lolly Cocks Local Wildlife Site and Local Nature Reserve lie approximately 200 metres south of the site.

### Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- There are a number of Grade II listed buildings within the surrounding area, including the Entrance to the Gas Works, 20 metres south of the site.

### **Flood Risk and Water Resources**

- Lies within Flood Zone 1.
- Site underlain by a Source Protection Zone 2 with the north west corner underlain by Zone 3.
- Site underlain by a Secondary A Aquifer within the bedrock.

### **Transport and Access**

- Access to the site requires crossing a train line at a crossing point.
- Railway line adjacent to northern boundary.

### **Amenity**

- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

### **Other**

- The area lies within RAF Cranwell safeguarding zone.
- Potentially high grade agricultural land – needs to be assessed in any application.
- Site is crossed by Intermediate Pressure Gas Pipelines.
- Sewer pipes within site.

## WA11-EL A16 Grimsby Road, Louth Development Brief

**Grid Reference:** E 532555 N 388883

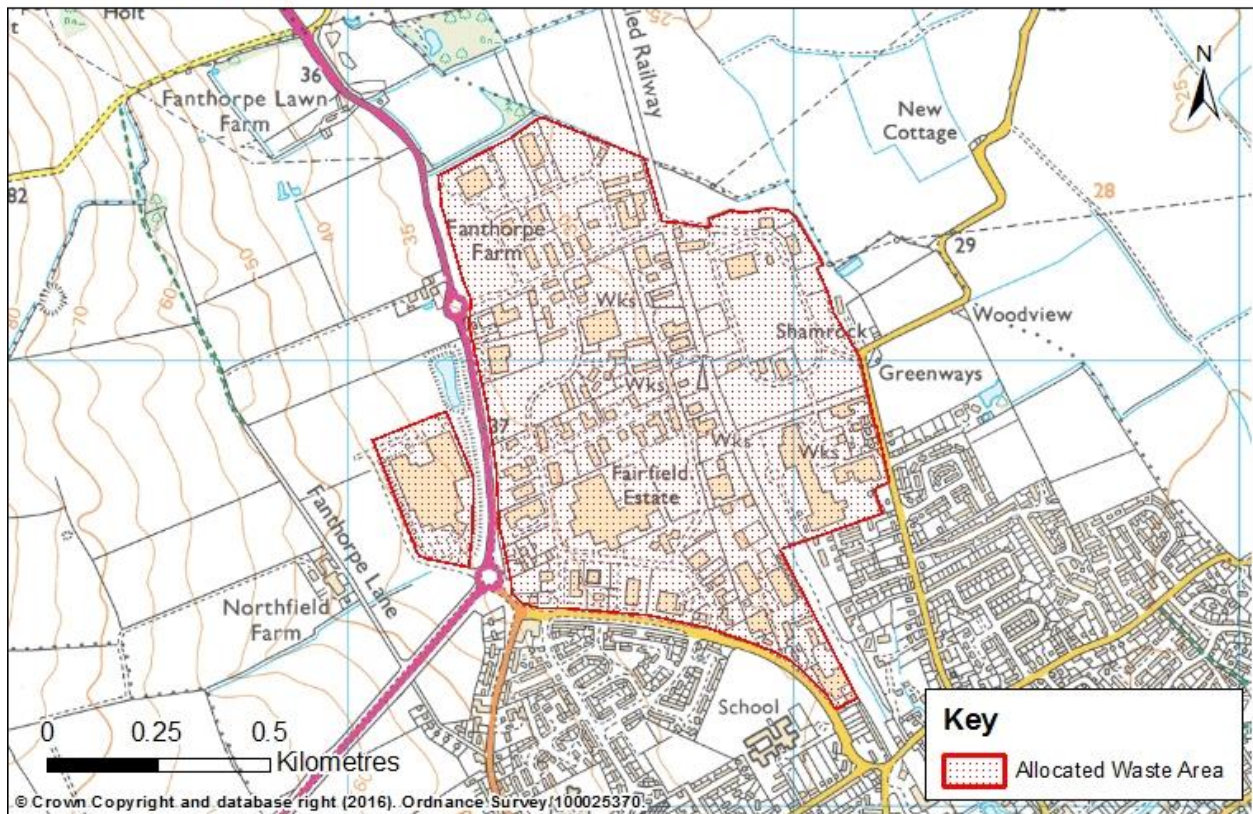
**District:** East Lindsey District Council

**Parish:** Louth

**Area of Site:** 88.5 ha

**Potential Uses:** Resource Recovery Park, Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Metal Recycling / End of Life Vehicles, Re-Use Facility, C&D Recycling, Energy Recovery

### WA11-EL A16 Grimsby Road



### Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- There are Grade II listed buildings within the surrounding area, including the Signal Box at Louth North, 130 metres south of the site.

### Flood Risk and Water Resources

- Lies within Flood Zone 1.
- Site underlain by a Principal Aquifer within the bedrock.

- Some areas are at risk of surface water flooding in a 1 in 30 year storm event.

### **Transport and Access**

- Good access.
- Existing industrial site that links straight onto A16
- Transport Statement required, although unlikely to have a detrimental effect on traffic capacity.

### **Amenity**

- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

### **Other**

- Waste development should be located in the north and east of the site, as this is where a number of existing waste sites are located and would discourage traffic accessing the estate through the two roads at the south.
- A school lies adjacent to the south of the site.
- Potentially high grade agricultural land – needs to be assessed in any application.
- An abandoned railway line, used as a footpath, runs through the site which prevents movement through the site east – west.

## WA14-EL Holmes Way, Horncastle Development Brief

**Grid Reference:** E 526662 N 368394

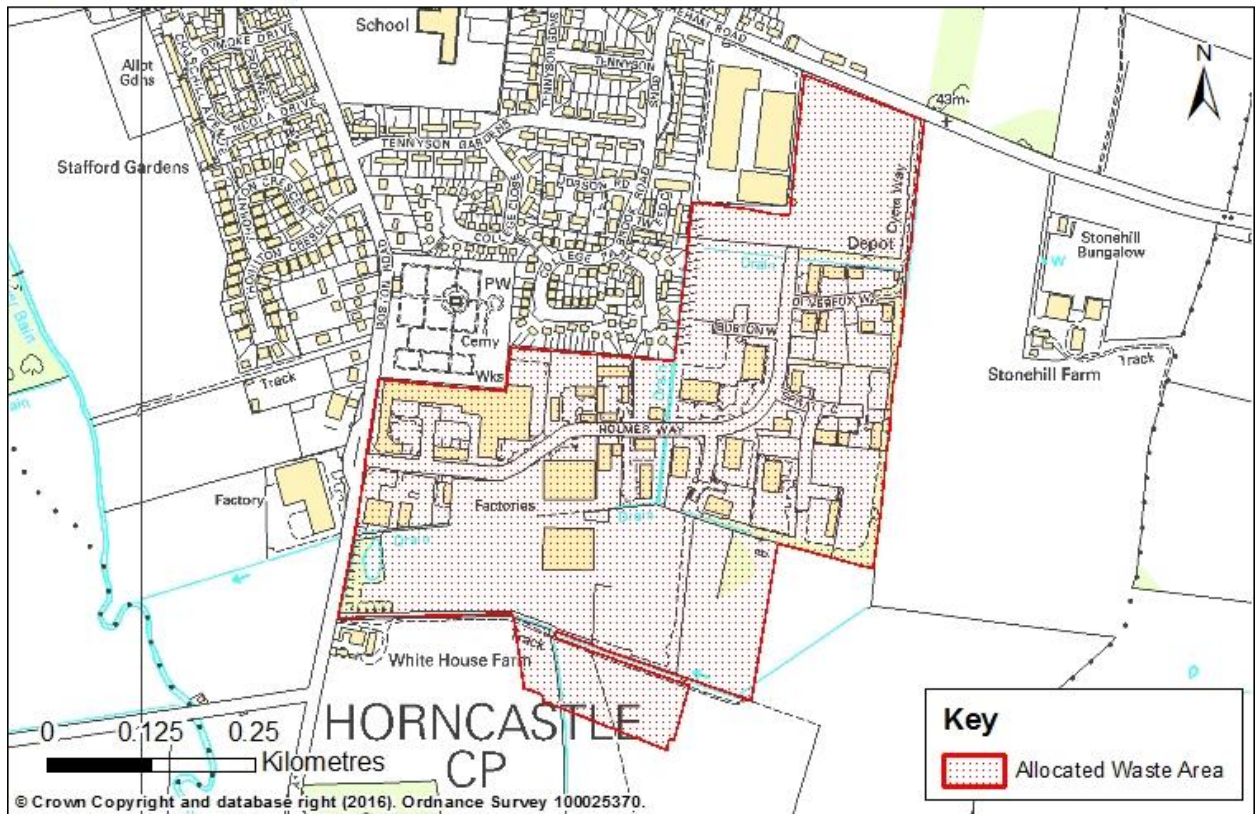
**District:** East Lindsey District Council

**Parish:** Horncastle

**Area of Site:** 28 ha

**Potential Uses:** Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Re-Use Facility

### WA14-EL Holmes Way



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Old River Bain Grassland Site of Nature Conservation Interest lies approximately 110 metres south west.
- Horncastle Canal Grassland Local Wildlife Site lies approximately 470 metres west.

### Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Grade II listed Cemetery Chapel 75 metres north.

### **Flood Risk and Water Resources**

- Lies within Flood Zone 1.
- North east corner of site underlain by a Secondary A Aquifer within the superficial deposits.
- A number of drainage ditches run across the site.
- Some areas of the site are at risk of flooding in a 1 in 30 year storm event.

### **Transport and Access**

- Impacts of traffic through Horncastle need to be assessed.
- Public Right of Way Horn/75/2 runs through the site, Horn/75/1a is adjacent to part of the southern boundary and Horn/75/2a is adjacent to part of the western boundary.

### **Amenity**

- Waste facility should be enclosed.
- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

### **Other**

- A cemetery lies adjacent to the north west corner.
- The site lies within RAF Coningsby safeguarding zone.

## WA16-SK North of Manning Lane and West of Meadow Drive, Bourne Development Brief

**Grid Reference:** E 510576 N 320675

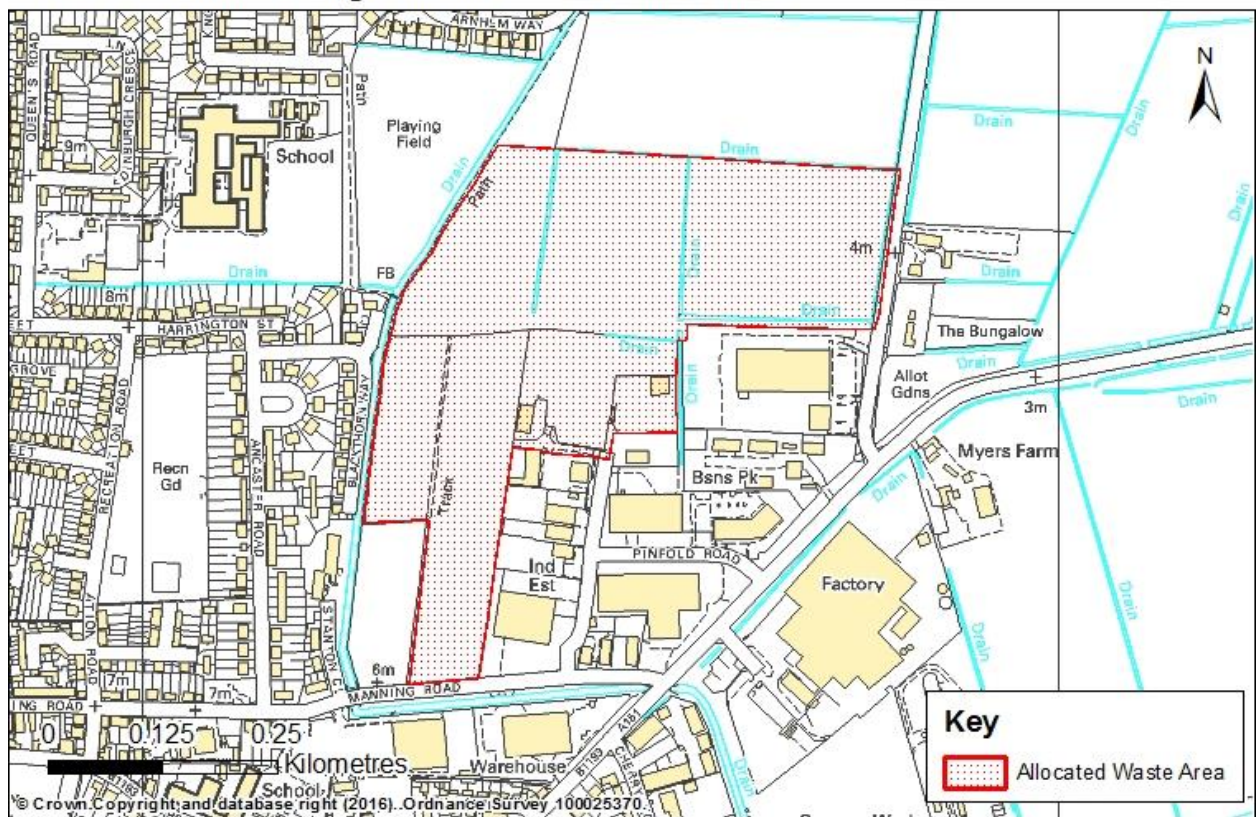
**District:** South Kesteven District Council

**Parish:** Bourne

**Area of Site:** 16 ha

**Potential Uses:** Resource Recovery Park, Treatment Facility, Materials Recycling Facility, Household Waste Recycling Centre, Re-Use Facility

### WA16-SK North of Manning Lane and West of Meadow Drive



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Site lies within 5km of Baston Fen Special Area of Conservation (SAC), designated due to its population of Spined Loach – impacts of the development on this SAC will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SAC.
- Site is within 5km of Baston and Thurlby Fens Site of Special Scientific Interest (SSSI), on which the Baston Fen SAC designation is based. Natural England produce a list of operations likely to damage the special interest of SSSIs. The operations identified as likely to damage of relevance to this waste site relate to burning, drainage, modifications to

watercourses, including infilling of ditches, dykes, drains, and changing water levels and tables and water utilisation. The development must include details to address these issues, including mitigation measures if necessary. The impacts of the development on this SSSI will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SSSI and therefore the SAC.

- Site lies within 7 km of Grimsthorpe Special Area of Conservation (SAC), designated as a disused stone quarry with a rich limestone flora – impacts of the development on this SAC will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SAC.
- Site is within 6.5 km of Grimsthorpe Park SSSI, on which the Grimsthorpe SAC designation is based. Natural England produce a list of operations likely to damage the special interest of SSSIs. The operations identified as likely to damage of relevance to this waste site relate to burning, drainage, modifications to watercourses, including infilling of ditches, dykes, drains, and changing water levels and tables and water utilisation. The development must include details to address these issues, including mitigation measures if necessary. The impacts of the development on this SSSI will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SSSI and therefore the SAC.
- In order to ensure there would be no adverse impacts on the Baston Fen SAC or Grimsthorpe SAC as a result of the thermal treatment of waste, any waste development proposing thermal treatment methods must demonstrate that the emissions / deposition rates fall within the acceptable levels defined by the Environment Agency.
- Site is within 2km of Math and Elsea Woods SSSI, designated as two adjoining ancient semi-natural woodlands.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Potential for archaeology within area.

## **Flood Risk and Water Resources**

- Lies within Flood Zone 1.
- South of the site lies within a Source Protection Zone 1 and north of the site, excluding the north eastern corner, lies within a Source Protection Zone 2. The north east corner lies within a Source Protection Zone 3.
- The north of the site is underlain by a Secondary A Aquifer within the superficial deposits. The north and south is underlain by a Secondary A Aquifer within the bedrock.
- There are a number of drainage ditches crossing and bordering the site.



## **Transport and Access**

- Access via Manning Lane is unlikely to be acceptable due to generation of vehicle traffic passing, or close to, housing.
- Access via Meadow Drove preferred
- Public Right of Way Bour/7/3 runs along part of the western boundary.

## **Amenity**

- Waste facility should be enclosed.
- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

## **Other**

- A school lies 25 metres to the west of the site.
- Potentially high grade agricultural land – needs to be assessed in any application.

## WA22-BO Riverside Industrial Estate, Boston Development Brief

**Grid Reference:** E 533482 N 342188

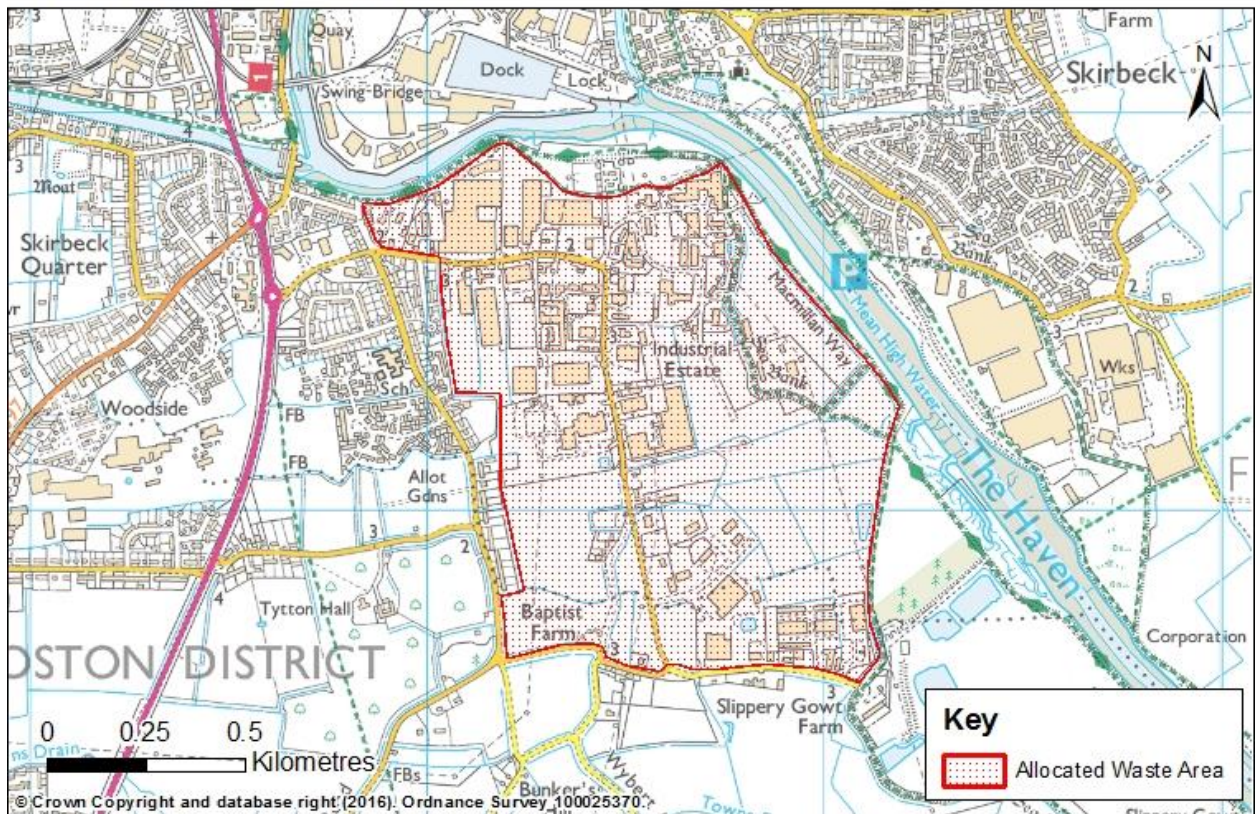
**District:** Boston Borough Council

**Parish:** Boston

**Area of Site:** 119 ha

**Potential Uses:** Resource Recovery Park, Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Metal Recycling / End of Life Vehicles, Re-Use Facility, C&D Recycling, Energy Recovery

### WA22-BO Riverside Industrial Estate



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Site lies within 2.5km of the Wash and North Norfolk Coast Special Area of Conservation (SAC), designated as one of the most important marine areas in the UK and European North Sea Coast, including extensive areas of varying, but predominantly sandy, sediments subject to a range of conditions. The qualifying features of this SAC include subtidal sandbanks, intertidal mudflats and sandflats and coastal lagoons.
- Site lies within 2.5km of the Wash Special Protection Area (SPA), designated as numerically the most important area in Britain for wintering

waders and wildfowl, supporting little terns, common terns and Bewick's swans. It is also of importance to other migratory birds.

- Site lies within 2.5km of the Wash Ramsar site, designated as the largest estuarine system in Britain and the most important staging post and overwintering site for migrant wildfowl and wading birds in eastern England, also holding one of the North Sea's largest breeding populations of common seal and some grey seals.
- In relation to these SAC, SPA and Ramsar sites, the Gibraltar Point Site of Special Scientific Interest (SSSI), North Norfolk Coast SSSI and The Wash SSSI are the SSSIs on which the designations are based. Natural England produce a list of operations likely to damage the special interest of SSSIs. The operations identified as likely to damage the special interests of these sites of relevance to this waste site relate to burning, drainage, modifications to watercourses, including infilling of ditches, dykes, drains, management of aquatic and bank vegetation for drainage purposes and changing water levels and tables and water utilisation. The development must include details to address these issues, including mitigation measures if necessary. The impacts of the development on these SSSIs, SAC, SPA and Ramsar sites will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SSSIs and therefore the SAC, SPA and Ramsar sites.
- In order to ensure there would be no adverse impacts on these SACs, SPAs and Ramsar sites as a result of the thermal treatment of waste, any waste development proposing thermal treatment methods must demonstrate that the emissions / deposition rates fall within the acceptable levels defined by the Environment Agency.
- Havenside Local Wildlife Site lies approximately 115 metres east of the site.
- Havenside Local Nature Reserve lies approximately 130 metres east of the site.
- South Forty Foot Drain Local Wildlife Site lies approximately 190 metres north west of the site.
- Slippery Gowt Sea Bank Local Wildlife Site lies approximately 235 metres east of site.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- There are numerous listed buildings within the surrounding area, including Grade II\* Church of St Nicholas, 220 metres north.

## **Flood Risk and Water Resources**

- Lies within Flood Zone 3 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with development in areas of lower risk where possible.
- Flood defences along The Haven (the footprint of which may be widened as part of the Boston Barrier works constraining the development of the site and its layout).
- Site lies within the “danger for all” category for the current day breach risk and climate change scenarios – will need to be mitigated appropriately.
- Numerous drainage ditches cross the site.

## **Transport and Access**

- Traffic impacts on town centre to be assessed.
- Good connection to the principle road network via a roundabout on the A16.
- May require upgrading of access roads into the site.
- Width restriction of junction to Low Road and Slippery Gowt Lane prevents HGV access to Heron Road and Low Road from the east.
- The Haven Way long distance footpath runs along the northern and eastern boundaries.
- The following Public Rights of Way run through the site or adjacent to site boundaries: Bost/14/1, Bost/14/4, Bost/14/5, Bost14/9, Bost/14/10, Bost/14/11 and Bost14/12.

## **Amenity**

- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

## **Other**

- A school lies 90 metres west.
- Allotment gardens lie 70 metres west.
- Site lies within the Holbeach and Wainfleet and Holbeck Plan R safeguarding zone.
- Large electricity sub-station and a cluster of pylons immediately north of estate and two lines of pylons cross site north to south.
- Site is crossed by, or within close proximity to, Intermediate Pressure Gas Pipelines.

## WA25-SH Warentree Lane / Enterprise Park, Spalding Development Brief

**Grid Reference:** E 525628 N 324572

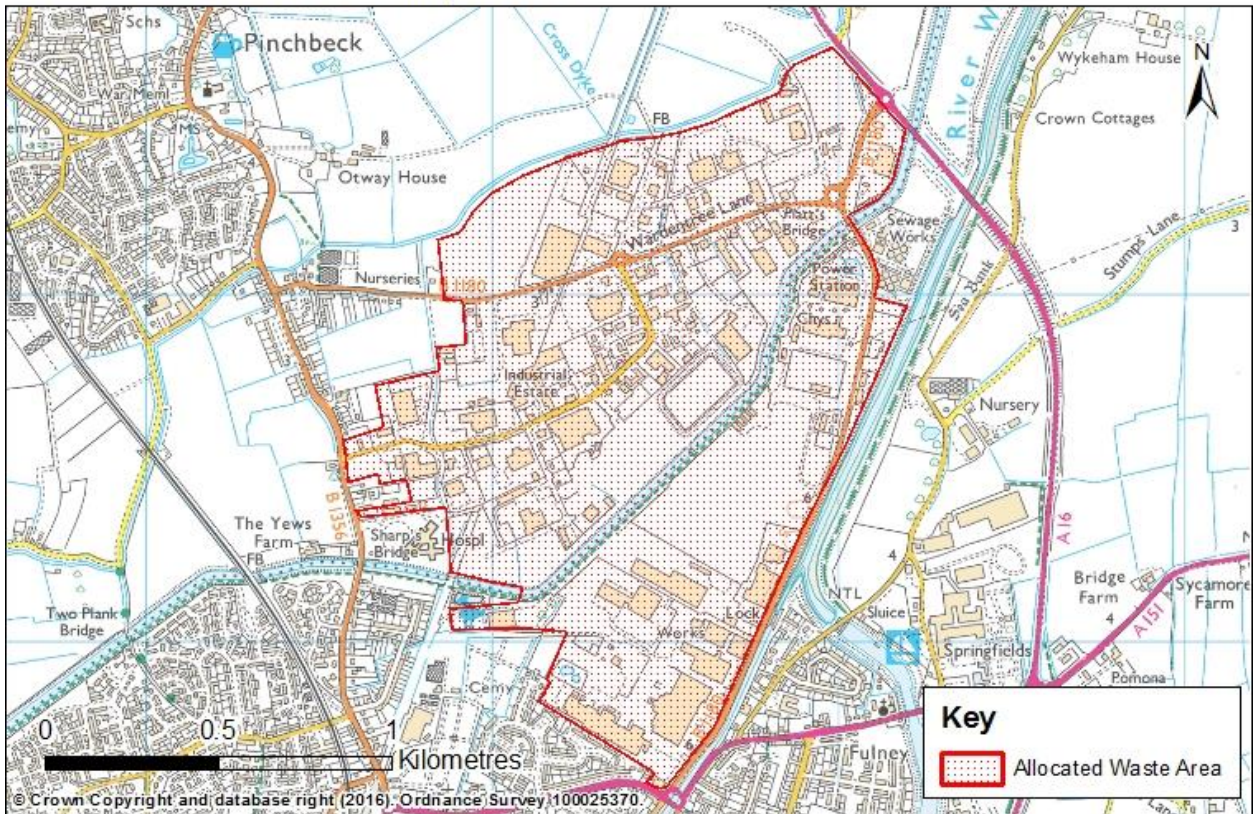
**District:** South Holland District Council

**Parish:** Spalding

**Area of Site:** 195.6 ha

**Potential Uses:** Resource Recovery Park, Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Re-Use Facility, Energy Recovery

### WA25-SH Warentree Lane / Enterprise Park



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Vernatt's Drain Local Wildlife Site runs from the north east of the site, through the site and to the south west.
- Vernatt's Nature Reserve lies adjacent to the south of the site.
- Blue Gowt Drain, West Marsh Road Local Wildlife Site lies adjacent to the north of the site.
- River Welland in Spalding Local Wildlife Site lies adjacent to the south east of the site.

- Spalding Cemetery Local Wildlife Site lies approximately 20 metres south of the site.
- Pinchbeck Marsh Local Wildlife Site lies approximately 60 metres north east of the site.
- Coronation Channel Local Wildlife Site lies 190 metres east of the site.
- Southern part of site adjacent to a line of trees subject to a Tree Preservation Order.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- There are numerous listed buildings within the surrounding area, including Grade II Yew Tree Farmhouse 80 metres west.

## **Flood Risk and Water Resources**

- Lies within Flood Zone 3 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with development in areas of lower risk where possible.
- A small area of the site lies within the tidal hazard area in the event of a breach to the tidal defences in the climate change scenario – will need to be evaluated and mitigated appropriately.
- River Welland lies to east of the site.
- Vernatt's Drain crosses the site.

## **Transport and Access**

- Good connection to principal road network via a roundabout on the A16 at the northern end of the Spalding by-pass.
- HGV movements through junction of West Marsh Road (B1180) and West Elloe Avenue (A151) are prohibited by width restrictions.
- Access to the land that was formerly part of the British Sugar factory has already been provided by means of a ghost island right-turn lane.
- Routeing agreements would be required to prevent or limit access / egress via the southern part of West Marsh Road to protect town centre.
- Public Right of Way Spal/15/3 runs through the site along the line of Vernatt's Drain.

## **Amenity**

- Any waste transfer facility must be enclosed.
- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

## **Other**

- A cemetery lies adjacent to the south.
- A hospital lies adjacent to the west.
- Potentially high grade agricultural land – needs to be assessed in any application.
- Site is crossed by, or is within close proximity to, overhead power line apparatus, including an electricity sub-station – avoid development in close proximity to the sub-station.
- Priority given to development of enclosed waste facilities on the eastern border of the site, bordered by open water on both sides, but require adequate protection of River Welland.

## WA26-SH Clay Lake Industrial Estate, Spalding Development Brief

**Grid Reference:** E 525606 N 321138

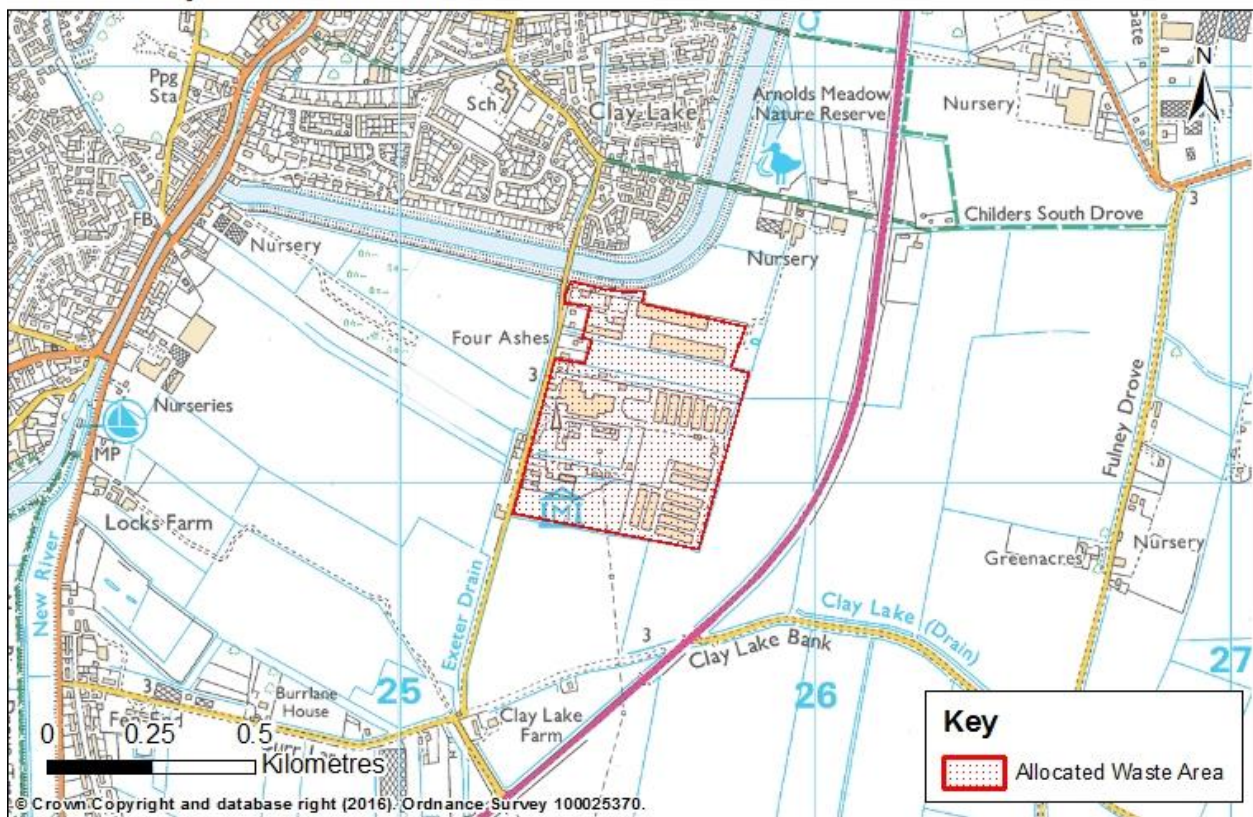
**District:** South Holland District Council

**Parish:** Spalding

**Area of Site:** 25 ha

**Potential Uses:** Treatment Facility, Open Composting, Materials Recycling Facility, Re-Use Facility, C&D Recycling Facility

### WA26-SH Clay Lake Industrial Estate



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Coronation Channel Local Wildlife Site lies adjacent to the north of the site.
- Arnold's Meadow Local Wildlife Site lies approximately 335 metres north of the site.
- Site adjacent to a tree subject to a Tree Preservation Order (at Clay Lake Cottage).



## **Flood Risk and Water Resources**

- Lies within Flood Zone 3 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with development in areas of lower risk where possible.
- Site lies within the hazard extent for the climate change breach scenario and adjacent to the River Welland – will need to be mitigated appropriately.
- Coronation Channel lies adjacent to the north of the site.
- Flood defences along Coronation Channel north of the site.

## **Transport and Access**

- Access to the site is via Spalding Drove which is currently poor and involves the use of a difficult left-right staggered crossroad junction with Burr Lane.
- No access yet from new ghost island right-turn lane on A16 to the south east of the site.
- Access through housing to the north must be prohibited.

## **Amenity**

- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

## **Other**

- A museum lies within the south west corner of the site.
- Potentially high grade agricultural land – needs to be assessed in any application.
- An electricity sub-station is located in the southern half of the site with power lines running southwards out of the site.
- Telephone wires cross the southern part of the site.

## WS03-WL Gallamore Lane, Market Rasen Development Brief

**Grid Reference:** E 510349 N 389582

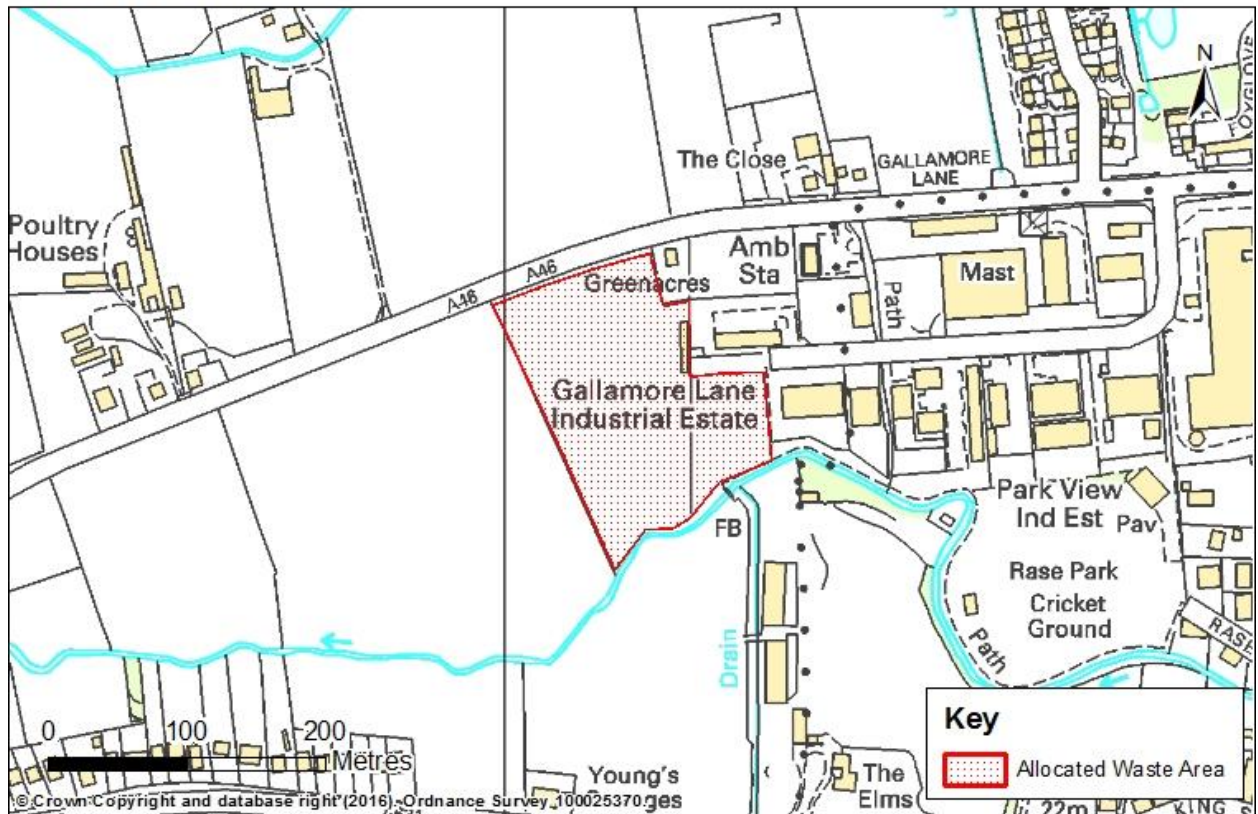
**District:** West Lindsey District Council

**Parish:** Middle Rasen

**Area of Site:** 10.2 ha

**Potential Uses:** Treatment Facility, Waste Transfer, Material Recycling Facility, Household Waste Recycling Centre, Re-Use Facility

WS03-WL Gallamore Lane



### Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- There are numerous Grade II listed buildings within the surrounding area.

### Flood Risk and Water Resources

- Southern edge of the site lies within Flood Zones 2 and 3 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with development in areas of lower risk where possible.
- Site is underlain by a Secondary A Aquifer within the superficial deposits.

- River Rase runs adjacent to south of the site from the midpoint westwards.
- Most southern boundary of the site is at risk of surface water flooding in a 1 in 30 year storm.

### **Transport and Access**

- Public Right of Way Midd/170/1 runs along part of the southern boundary.
- Good site access. Existing right turn lane on Gallamore Lane.

### **Amenity**

- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

### **Other**

- Playing field lies adjacent to south east of the site.
- Site lies within the Humberside Airport, Rothwell (Walesby Hill), Rothwell (Mount Pleasant) and Claxby safeguarding areas.
- Water mains and sewer pipes within site.

# WS08-NK Land to the south of the A17, Sleaford Enterprise Park, Sleaford Development Brief

**Grid Reference:** E 507234 N 347210

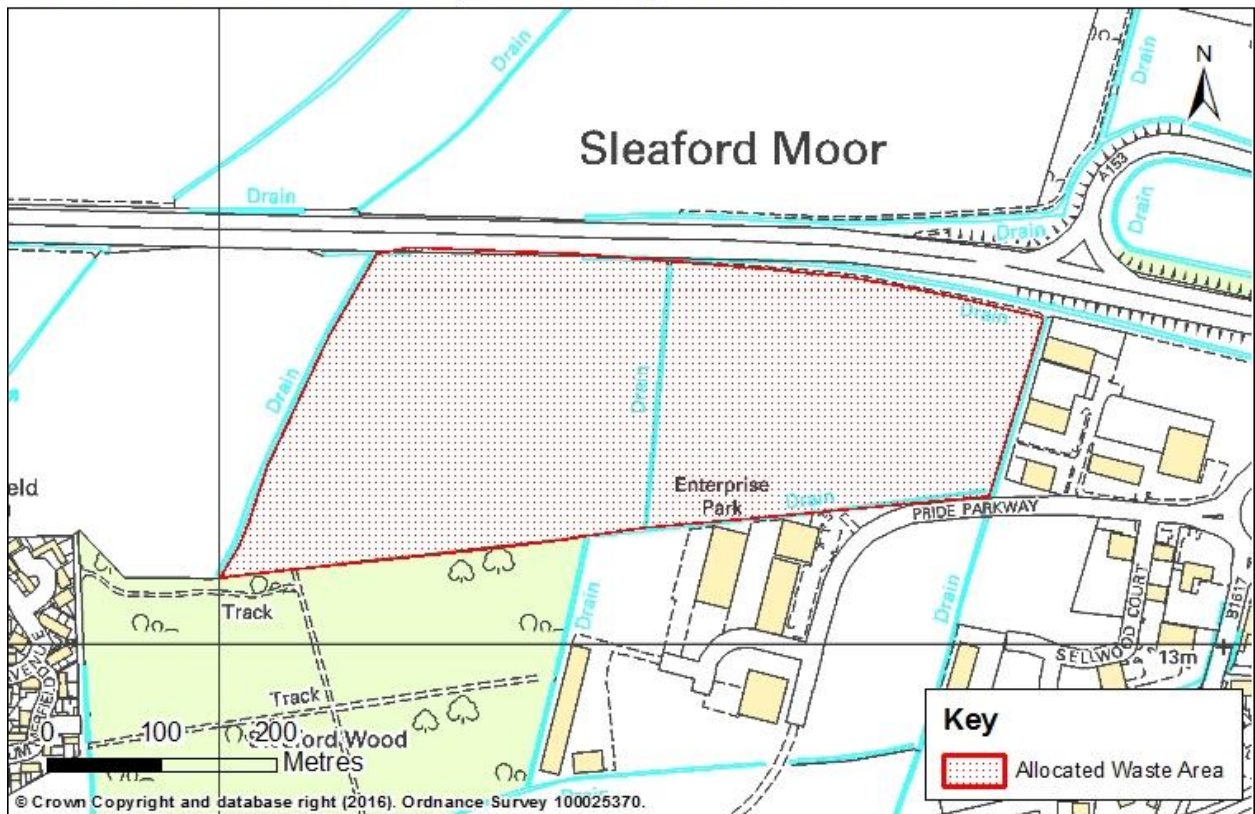
**District:** North Kesteven District Council

**Parish:** Sleaford

**Area of Site:** 14.6 ha

**Potential Uses:** Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Re-Use Facility

## WS08-NK Land to south of the A17, Sleaford Enterprise Park



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Sleaford Wood lies adjacent to the south western half of the site.

### Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Potential for archaeology on site.

## **Flood Risk and Water Resources**

- Northern edge of the site lies within Flood Zone 3 and parts of the western area lie within Flood Zone 2 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with development in areas of lower risk where possible.
- Site is underlain by a Secondary A Aquifer within both the superficial deposits and bedrock.
- The eastern area of the site lies within a Source Protection Zone 2.
- The central and western areas of the site lie within a Source Protection Zone 3.
- Drainage ditches run along the border of the site and north and south through the centre.

## **Transport and Access**

- Site has outline planning permission (reference 14/1520/OUT) for industrial development (mixed use B1, B2, B8 and ancillary development) including new highways access over adjoining land (granted 15<sup>th</sup> June 2016).

## **Amenity**

- Waste facility must be enclosed.
- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

## **Other**

- Site lies within RAF Cranwell and RAF Barkston Heath safeguarding areas.
- Potentially high grade agricultural land – needs to be assessed in any application.

## WS09-NK Bonemill Lane, Sleaford Development Brief

**Grid Reference:** E 508191 N 346862

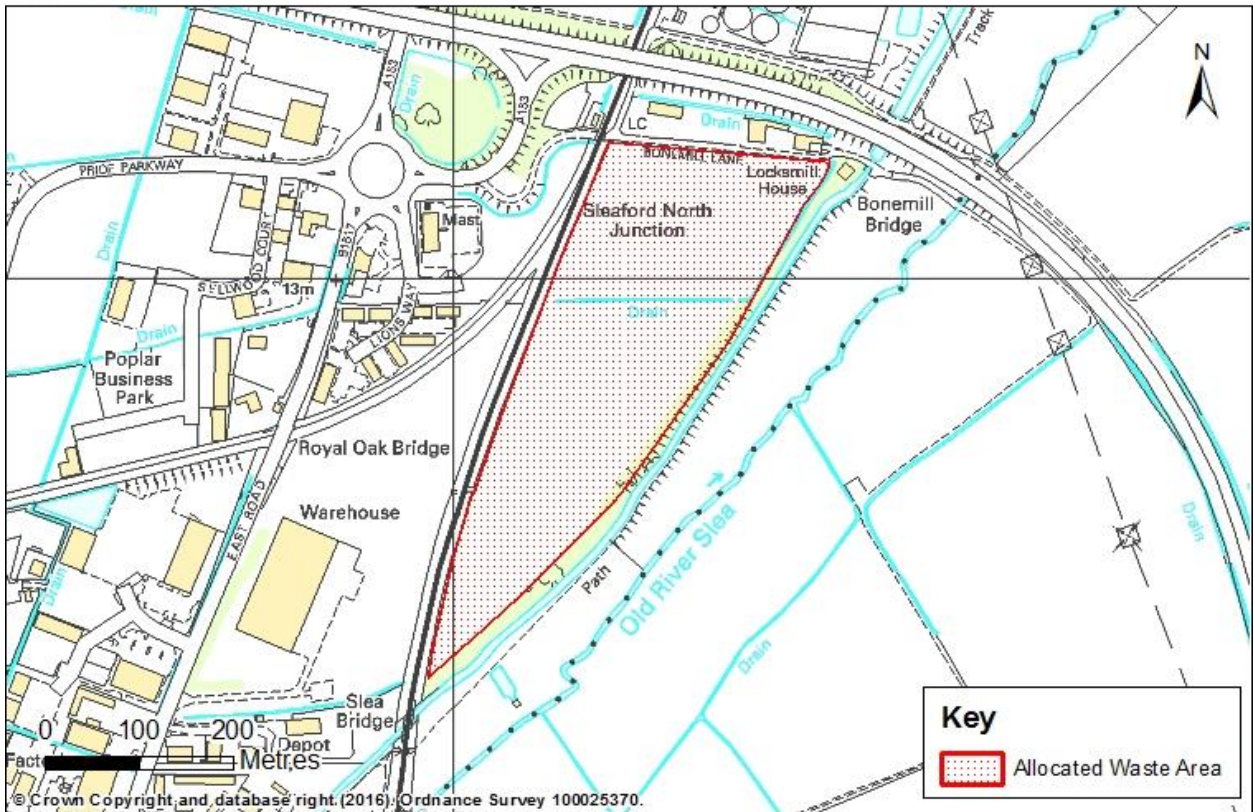
**District:** North Kesteven District Council

**Parish:** Sleaford

**Area of Site:** 9.3 ha

**Potential Uses:** Treatment Facility, Waste Transfer, Open Composting, Materials Recycling Facility, Metal Recycling / End of Life Vehicles, Re-Use Facility, C&D Recycling, Hazardous Waste Facility

### WS09-NK Bonemill Lane



### Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Potential for archaeology on site.

### Flood Risk and Water Resources

- Lies within Flood Zone 1.
- Site is underlain by a Secondary A Aquifer within the superficial deposits and the west of the site is underlain by a Secondary A Aquifer within the bedrock.

- Site is within a Source Protection Zone 2.
- A large open drain forms the eastern boundary to the site.
- A ditch bisects the site east-west at its middle.

### **Transport and Access**

- Site has direct access to A153 and A16 but over a railway crossing.

### **Amenity**

- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

### **Other**

- Offices within Poplar Business Park lie 80 metres west of the site.
- Site lies within RAF Cranwell and RAF Barkston Heath safeguarding areas.
- Potentially high grade agricultural land – needs to be assessed in any application.
- There is a railway line along the west side of the site.

## WS12-EL A158 Burgh Road West, Skegness Development Brief

**Grid Reference:** E 553952 N 364168

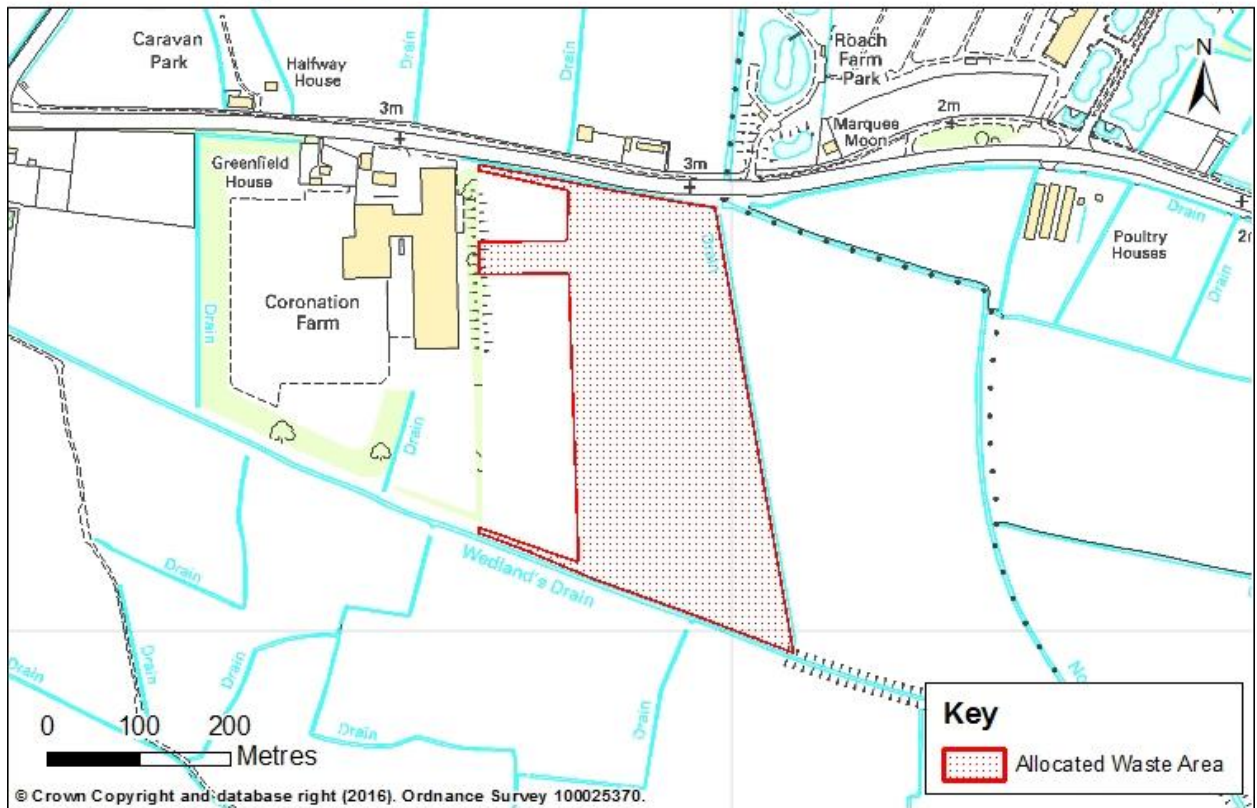
**District:** East Lindsey District Council

**Parish:** Burgh Le Marsh

**Area of Site:** 9.6 ha

**Potential Uses:** Treatment Facility, Waste Transfer, Open Composting, Materials Recycling Facility, Re-Use Facility, C&D Recycling

### WS12-EL A158 Burgh Road West



### Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Site lies within 5km of Gibraltar Point and Saltfleetby-Theddlethorpe Dunes Special Area of Conservation (SAC), designated due to the good examples of shifting dunes within a complex site that exhibits a range of dune types.
- Site lies within 5km of Gibraltar Point Special Protection Area (SPA), designated as it regularly supports in summer, a nationally important breeding population of little terns and wintering population of three species of migratory waterfowl.



- Site lies within 5km of Gibraltar Point Ramsar site, designated as an actively accreting sand dune system, saltmarsh and extensive intertidal flats which accommodates large numbers of overwintering birds.
- Site lies within 5km of the Wash and North Norfolk Coast SAC, designated as one of the most important marine areas in the UK and European North Sea Coast, including extensive areas of varying, but predominantly sandy, sediments subject to a range of conditions. The qualifying features of this SAC include subtidal sandbanks, intertidal mudflats and sandflats and coastal lagoons.
- Site lies within 6.5km of the Wash SPA, designated as numerically the most important area in Britain for wintering waders and wildfowl, supporting little terns, common terns and Bewick's swans. It is also of importance to other migratory birds.
- Site lies within 6.5km of the Wash Ramsar site, designated as the largest estuarine system in Britain and the most important staging post and overwintering site for migrant wildfowl and wading birds in eastern England, also holding one of the North Sea's largest breeding populations of common seal and some grey seals.
- In relation to these SAC, SPA and Ramsar sites, the Gibraltar Point Site of Special Scientific Interest (SSSI), Saltfleetby-Theddlethorpe Dunes SSSI, North Norfolk Coast SSSI and The Wash SSSI are the SSSIs on which the designations are based. Natural England produce a list of operations likely to damage the special interest of SSSIs. The operations identified as likely to damage the special interests of these sites of relevance to this waste site relate to burning, drainage, modifications to watercourses, including infilling of ditches, dykes, drains, management of aquatic and bank vegetation for drainage purposes and changing water levels and tables and water utilisation. The development must include details to address these issues, including mitigation measures if necessary. The impacts of the development on these SSSIs, SACs, SPAs and Ramsar sites will be subject to close scrutiny and control to ensure that they avoid any adverse impacts on the SSSIs and therefore the SACs, SPAs and Ramsar sites.
- In order to ensure there would be no adverse impacts on these SACs, SPAs and Ramsar sites as a result of the thermal treatment of waste, any waste development proposing thermal treatment methods must demonstrate that the emissions / deposition rates fall within the acceptable levels defined by the Environment Agency.

## **Historic and Cultural Environment**

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- Potential for archaeology on site.

## **Flood Risk and Water Resources**

- Lies within Flood Zone 3.
- Site lies within the tidal hazard area following a breach to the tidal defences in the current day and climate change scenario – will need to be mitigated appropriately.
- Requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with development in areas of lower risk where possible.
- Site is underlain by a Principal Aquifer within the bedrock.
- Potential impacts on Wedland's Drain adjacent to the south or the ponds to the east needs to be considered.
- Small areas of the site are at risk of surface water flooding in a 1 in 30 year storm event.

## **Transport and Access**

- Public Right of Way BurM/260/2 runs along the southern boundary of the site.
- Existing access onto Burgh Road West may need improving to incorporate a right turn lane.
- Transport Assessment required.

## **Amenity**

- Waste facility must be enclosed.
- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

## **Other**

- Leisure / caravan parks approximately 150 metres north east and 215 metres north west of site.
- Potentially high grade agricultural land – needs to be assessed in any application.
- Power lines cross the south west corner of the site.
- Potentially a gas pipeline running along the western boundary with the trading estate.
- Water mains pipes within site.

## WS17-SK Vantage Park, Gonerby Moor Development Brief

**Grid Reference:** E 489005 N 339180

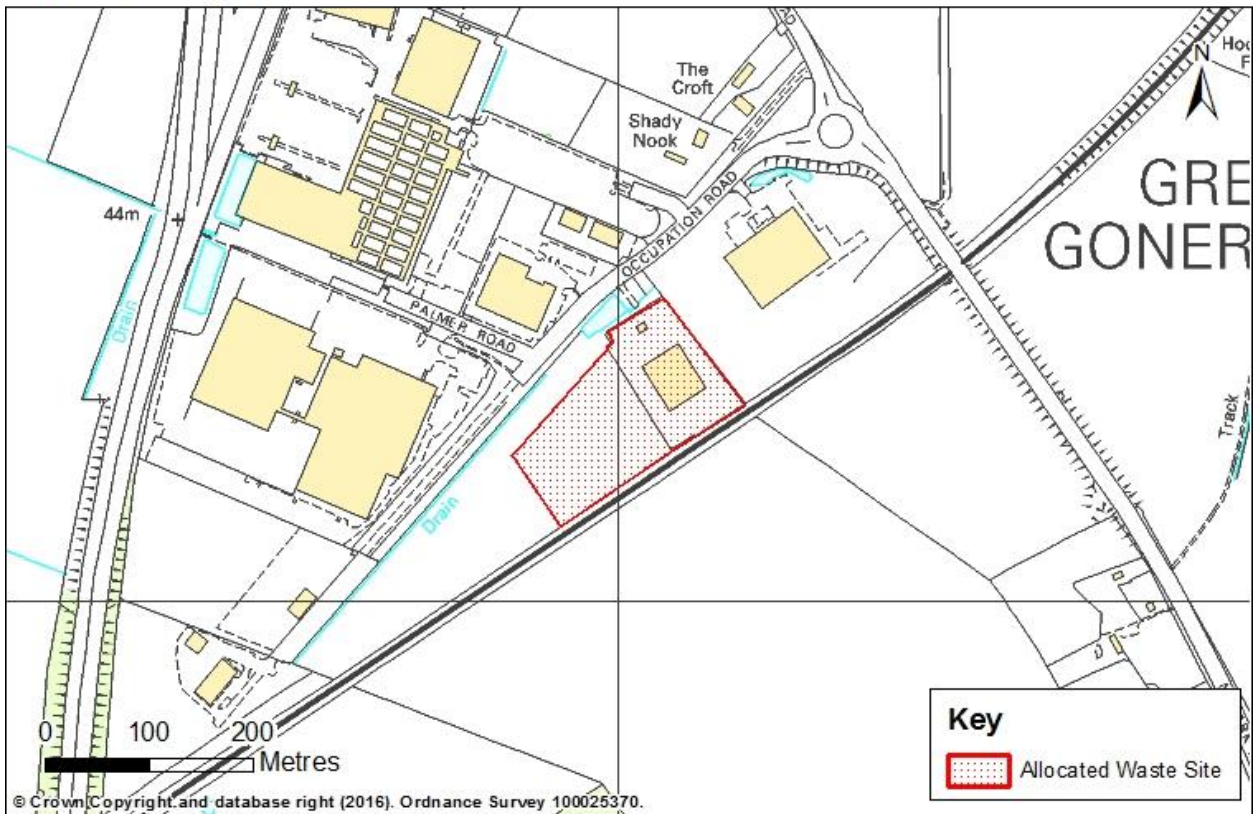
**District:** South Kesteven District Council

**Parish:** Great Gonerby

**Area of Site:** 2.4 ha

**Potential Uses:** Resource Recovery Park, Treatment Facility, Waste Transfer, Material Recycling Facility, Household Waste Recycling Centre, Re-Use Facility

### WS17-SK Vantage Park



### Flood Risk and Water Resources

- Located within Flood Zone 1.

### Transport and Access

- Public Right of Way GtGo/2/2 runs through the site.
- Benefits from direct access to Strategic Road Network.

### Amenity

- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

- C&D Recycling use will require screening.

**Other**

- Potentially high grade agricultural land – needs to be assessed in any application.
- Close to a garden centre, other retail uses and service station.

## Appendix 2: Glossary of Terms

**Active Mining Site:** Mineral workings that are classified as active under the Planning and Compensation Act 1991 or the Environment Act 1995.

**Aftercare:** An agreed programme of work designed to bring a restored mineral or waste site to a satisfactory standard for agriculture, amenity or nature conservation use. Normally imposed in the form of a planning condition once a site has been granted permission to operate.

**After-use:** The use to which a mineral or waste site is put to on completion of restoration and any aftercare provisions e.g. agriculture, forestry, amenity (including nature conservation). Planning permission will be required to develop more formal uses of land (e.g. change of use of land to create a leisure facility).

**Aggregates:** Materials used in construction work or as fill consisting of rock crushed by nature (sands and gravels) or crushed by man (quarried rock, such as limestone which is then crushed on site).

**Agricultural Waste:** Agricultural waste is mostly uncontrolled animal slurry and vegetable matter but many farms also produce 'non-natural' wastes that are controlled, such as scrap metals, batteries, oils, tyres, rubber, glass, plastic and veterinary pharmaceuticals. Virtually all of these wastes are normally managed on the agricultural holdings where they are created.

**Alternative (Secondary) Aggregates:** The re-use of construction materials e.g. from demolition or road maintenance or the use or reprocessing of waste materials from other industries such as power station ash or colliery spoil, to replace primary aggregates.

**Ancient Woodland:** An area of woodland which has had a continuous history of tree cover since at least 1600.

**Apportionment:** The County's share of Regional aggregate provision.

**Appropriate Assessment:** A process required by the Habitats Directive 92/43/EEC- the Conservation of Natural Habitats and Wild Flora and Fauna to avoid adverse effects of plans, programmes and projects on Natura 2000 sites and thereby maintain the integrity of the Natura 2000 network and its features. To comply with the Directive, Lincolnshire County Council has carried out an Appropriate Assessment screening exercise.

**Area of Outstanding Natural Beauty (AONB):** AONB is a statutory designation in recognition of their national importance and to ensure that their character and qualities are protected for all to enjoy. The legal framework for

Areas of Outstanding Natural Beauty is provided by the Countryside and Rights of Way Act 2000.

**Area of Search:** An extensive area of land believed to contain significant, but generally unproven mineral resources within which the Mineral Planning Authority would have no objection in principle to mineral working, on at least part of the site subject to satisfactory proposals to protect the range of interests of acknowledged importance within and adjoining the area (see also "Preferred Areas").

**Biodiversity:** Summarises the phrase biological diversity – the variety of life on earth around us (mammals, birds, reptiles, amphibians, fish, invertebrates, plants, fungi and microorganisms) and the systems that support that variety.

**Biodiversity Action Plan (BAP):** A strategy for conserving species and enhancing, restoring, and creating habitats of importance.

**Biodiversity Opportunity Mapping (BOM):** Collation and assessment of existing data to provide guidance on the most suitable areas for landscape-scale biodiversity enhancement.

**Biodiversity 2020:** The national (England) strategy for the conservation of biodiversity 2011-2020.

**Borrow Pit:** A temporary mineral working to supply material for a specific construction project.

**Coal Bed Methane:** Clean coal technology and a potential long-term source of indigenous natural gas which can be extracted from underground coal seams.

**C&I Waste** (*Commercial and Industrial Waste*): These wastes are collected, managed and disposed by private waste companies serving businesses of all sizes across all industry sectors. A large proportion of *Commercial* waste is a mix of plastics, paper, card, glass and food waste collected from offices, shops, food outlets, etc. as well as waste metals (equipment, vehicles, machinery) and smaller quantities of chemicals, timber and other waste. The *Industrial* part of the stream comprises a similar range of materials but in different proportions, with larger quantities of chemicals, metals, textiles, and a variety of processing and packaging wastes, but with mixed office wastes also.

**CD&E Waste** (*Construction, Demolition and Excavation Waste*): These wastes come from a wide range of new build and regeneration projects as well as road schemes and railway maintenance. Construction & Demolition wastes include structural and groundworks waste (bricks, asphalt, concrete, insulation material) and fittings (wood, plastic, glass, metal). Most of the waste is chemically inert

but insulation materials are usually hazardous because they contain asbestos. Excavation waste is primarily soil and stones. As they are often bulky and of low value, these wastes tend to be recycled or re-used at or close to where they are created. In the case of excavation wastes greater quantities are removed for disposal locally at landfill. Therefore, a greater proportion of this waste stream (compared to others) may be managed at source.

**Core Strategy:** Sets out the key elements of the planning framework for the area, including a long term spatial vision, the spatial objectives, and the strategic policies to deliver that vision. All other Development Plan Documents in the Local Plan must be in conformity with the Core Strategy.

**Development Plan:** Sets out policies and proposals for the development and use of land within the area of the application.

**Development Management Policies:** A suite of criteria-based policies which are required to ensure that all development within the area meets the vision and strategy set out in the core strategy.

**Dormant Mineral Sites:** Mineral Sites and Old Mining Permissions that are classified as dormant under the Environment Act 1995 or the Planning and Compensation Act 1991 respectively.

**Geodiversity:** Summarises the phase geological diversity - the variety of rocks, minerals, fossils, soils and landscapes, together with the natural processes which form them. It is the link between geology, landscape, biodiversity and people.

**Geodiversity Action Plan (GAP):** A strategy for promoting and managing the sustainable use of geodiversity resources.

**Green Infrastructure:** a strategically planned and delivered network of high quality green spaces and other environmental features. It should be a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

**Groundwater:** Water associated with soils or rocks below the ground surface, usually taken to mean water in the saturated zone, below the water table.

**Hazardous Waste:** The term hazardous waste has traditionally been used to describe materials such as asbestos, oils, solvents and healthcare wastes. However, broadening of this definition means it now includes everyday items such as fluorescent tubes, televisions, computer monitors (known as Waste Electronic and Electrical Equipment (WEEE) and scrap cars. All of the above

waste streams contain variable, but generally small, quantities of hazardous wastes.

**Hydraulic Fracturing ('Fracking'):** Hydraulic fracturing - or, as it is commonly known, fracking - is a process used to extract natural gas from rock (including shale). In simple terms, the technique involves pumping water into the ground at high pressure to make narrow fractures in the rock. The water contains sand and chemicals to help stimulate the gas. The process of fracking allows the gas or oil that's trapped inside the rock to be released so it can be recovered on the surface. The Department of Energy and Climate Change (DECC) and numerous independent organisations have published papers which provide guidance about shale oil and gas and 'fracking'.

**Inert Waste:** waste that is biologically, chemically and physically unreactive with the environment.

**Landbank:** A stock of planning permissions (permitted reserves) for the winning and working of minerals generally expressed in 'years worth of supply'.

**Lincolnshire Geodiversity Action Plan (LGAP):** The local GAP that covers the historic county of Lincolnshire, i.e. the areas administered by Lincolnshire County Council, North Lincolnshire Council and North East Lincolnshire Council.

**Local Aggregate Assessment:** A Local Aggregate Assessment is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's area.

**LACW** (*Local Authority Collected Waste*): This waste stream was previously referred to as Municipal Solid Waste, and the new name reflects a slight expansion in the range of wastes it covers. Most is generated by householders, whether it is collected from the kerbside or taken to recycling points such as Household Waste Recycling Centres. It also includes small quantities of commercial waste which is collected from small businesses by the local authority, as well as non-household waste such as road and pavement sweepings and gully-emptying wastes. Waste collection is largely undertaken by the Waste Collection Authorities' own operatives, but recovery and disposal activities are controlled by the county Waste Disposal Authority in conjunction with third party waste management companies.

**Local Development Document:** Local Development Documents are statutory documents prepared under the Planning and Compulsory Purchase Act 2004, which set out the spatial planning strategy and policies for an area. They have the weight of development plan and are subject to community involvement, public consultation and independent examination.



**Local Development Scheme (LDS):** Describes the Local Plan documents which the authority intends to prepare and the timetable for their preparation.

**Local Geological Sites:** Geological or geomorphological sites that are considered worthy of protection for their educational, research, historical or aesthetic importance. One of a number of designations under the umbrella term Local Sites.

**Local Nature Reserves (LNR):** Sites for people and wildlife offering special opportunities to study or learn about nature or simply to enjoy it. They are declared by principal authorities under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006.

**Local Plan:** A Local Development Document which provides a written statement of the policies for delivering the spatial strategy and vision for an authority area, supported by a reasoned justification.

**Local Wildlife Sites (LWS):** Local Wildlife Sites are usually selected within a local authority area and support both locally and nationally threatened wildlife. Many sites will contain habitats and species that are priorities under the county or UK Biodiversity Action Plans (BAP).

**Localism Act 2011:** Is an Act of Parliament that changes the powers of local government in England. The aim of the act is to facilitate the devolution of decision-making powers from central government control to individuals and communities.

**Marine Protected Area (MPA):** zones of the seas and coasts where wildlife is protected from damage and disturbance. The Government is committed to establishing a well-managed ecologically coherent network of MPAs in our seas.

**Mineral Planning Authority (MPA):** The Local Planning Authority responsible for overseeing all aspects of mineral operations. In the case of the County of Lincolnshire, these powers rest with the County Council.

**Municipal Waste:** See definition of Local Authority Collected Waste (LACW) above.

**National Character Area (NCA):** subdivide England into 159 areas of similar landscape character. Each NCA has a unique identity resulting from the interaction of wildlife, landforms, geology, land use and human impact.

**National Nature Reserve (NNR):** NNRs are the finest sites in England for wildlife and / or geology. They are a selection of the very best parts of England's

Sites of Special Scientific Interest and many also have European nature conservation designations.

**National Planning Policy Framework (NPPF):** The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

**The Natural Environment White Paper:** Sets out how the value of nature can be mainstreamed across society by facilitating local action; strengthening the connections between people and nature; creating a green economy and showing leadership in the EU and internationally. It sets out 92 specific commitments for action.

**Non-Inert Waste:** waste not classified as inert and thus in some manner will react with the environment. Also known as 'Active Waste'.

**Permitted Reserves:** Mineral reserves for which planning permission has been granted (usually expressed in million tonnes). The MPA will not release details of reserves for individual quarries or quarry operators to ensure 'commercial confidentiality'.

**Planning and Compulsory Purchase Act 2004:** The legislation that introduced the new development planning system.

**Preferred Areas:** An area of known mineral resource, proven by survey information, where planning permission might reasonably be anticipated, subject to all other considerations being met.

**Priority habitat/species:** Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 details the list of habitats and species which are of principal importance for the conservation of biodiversity in England.

**Ramsar sites:** wetlands of international importance, designated under the Ramsar Convention.

**Recycled Aggregates:** Aggregates produced from recycled construction and demolition wastes such as crushed concrete, road planings etc.

**Regionally Important Geological and Geomorphological Site (RIGS/RIGGS):** Established in 1990 by the Nature Conservancy Council (NCC), RIGSs were the predecessor to Local Geological Sites. One of a number of designations under the umbrella term Local Sites.

**Reserves:** Mineral deposits which have been tested to establish the quality and quantity of material present which could be economically and technically

exploited. Permitted reserves are those with benefit of planning permission for extraction.

**Restoration:** Process of returning a site to its former or a new use following mineral extraction. Involves reinstatement of land by contouring and the spreading of soils or soil making materials.

**Secondary (Alternative) Aggregates:** Aggregates derived from by-products of the extractive industry, e.g. china/ball clay waste, colliery spoil, blast furnace slag, pulverised fuel ash, etc.

**Sensitive Receptors:** Land uses that are sensitive to the impacts of Minerals and Waste development. These include, but are not limited to, residential and commercial properties, places of employment, schools, and leisure activities (whether passive or active).

**Site of Nature Conservation Importance (SNCI):** Sites referred to in a Local Plan, selected as being of importance for nature conservation on the basis of local knowledge and were the predecessor of Local Wildlife Sites. One of a number of designations under the umbrella term Local Sites.

**Sites of Special Scientific Interest (SSSIs):** the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. These sites are also used to underpin other national and international nature conservation designations. Currently designated under the Wildlife and Countryside Act 1981.

**Special Area of Conservation (SAC):** An area which has been given special protection under the European Union's Habitat's Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

**Special Protection Area (SPA):** A Special Protection Area (SPA) is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. SPAs are European designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

**Statement of Community Involvement (SCI):** Statement of the local authority's proposed standards and approach to involving the local community and stakeholders in the preparation, alteration and review of all Local Development Documents and development control decisions.

**Sterilisation:** Where minerals cannot be extracted because of surface level development.

**Strategic Environmental Assessment (SEA):** The European SEA Directive requires a formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment, including those in the field of planning and land use. Local authorities are advised to take an integrated approach towards Sustainability Appraisal and Strategic Environmental Assessment to avoid unnecessary duplication and confusion. Together they will play an important part in testing the soundness of Local Development Documents, ensuring that they contribute towards sustainable development.

**Sustainability Appraisal (SA):** Local Planning Authorities are bound by legislation to appraise the degree to which their plans and policies contribute to the achievement of sustainable development. The process of Sustainability Appraisal is similar to Strategic Environmental Assessment but is broader in context, examining the effects of plans and policies on a range of social, economic and environmental factors. To comply with Government policy, Lincolnshire County Council is producing a Sustainability Appraisal that incorporates a Strategic Environmental Assessment of all its LDDs.

**Sustainable Development:** Resolution 24/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. The policies in paragraphs 18 to 219 of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

**Waste Planning Authority (WPA):** The Local Planning Authority responsible for land-use planning control for waste management. In the case of the County of Lincolnshire, these powers rest with the County Council.

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