

**Settlement Name** Lingen

**Site Ref** O/Ling/001

**Post Code** SY7 0D

**Site Address** Land opposite the church

**Information Source** LA officer identified

<b>Site Area (ha)</b> 0.62	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

### **Water information**

DCWW water supply infrastructure only.

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Access only possible in south east corner.

Possible mitigation: Joint access with O/Ling/008

Conclusion: There are some issues with this site.

**Settlement Name** Lingen

**Site Ref** O/Ling/001

**Post Code** SY7 0D

**Site Address** Land opposite the church

**Information Source** LA officer identified

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

**Sensitivity & Capacity Analysis:** The local area is a good example of its landscape type and settlement pattern. It is a highly sensitive landscape and villagescape, with very limited capacity to expand without adverse effects. There are significant constraints. The site is in high quality open countryside, forming a significant gap in the village, rural context and setting (gap associated with O/Ling/008 adj.). There is a relatively limited visual envelope, but high sensitivity receptors. Development would result in an unacceptable closure of the gap and extension of the village into high quality open countryside, and is inappropriate in this location.

### **Site probability**

No potential

### **Justification**

Development would result in unacceptable closure of gap & extension of village into high quality open countryside and is inappropriate in this location.

**Settlement Name** Lingen

**Site Ref** O/Ling/002

**Post Code** SY7 0D

**Site Address** Land opposite the Grange

**Information Source** LA officer identified

<b>Site Area (ha)</b> 1.17	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 4
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

### **Water information**

DCWW water supply infrastructure only.

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Access to minor road acceptable but not to main road. May need passing places.

Conclusion: There are some issues with this site.

**Settlement Name** Lingen

**Site Ref** O/Ling/002

**Post Code** SY7 0D

**Site Address** Land opposite the Grange

**Information Source** LA officer identified

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The local area is a good example of its landscape type and settlement pattern. Highly sensitive landscape and villagescape, with very limited capacity to expand without adverse effects. There are significant constraints. The site is in high quality open countryside at the North gateway to village, rural context and setting. It has a mid-distance visual envelope, with high sensitivity receptors. Development would be inappropriate in this location.

### **Site probability**

No potential

### **Justification**

Site is in high quality open countryside at northern gateway to village, rural context & setting. Development inappropriate in this location for landscape reasons.

**Settlement Name** Lingen

**Site Ref** O/Ling/003

**Post Code** SY7 0D

**Site Address** Land opposite The Grange

**Information Source** LA officer identified

<b>Site Area (ha)</b> 1.46	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 4
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

### **Water information**

DCWW water supply infrastructure only.

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Access satisfactory as long as avoid the bend to the west of the site.

Conclusion: There are some issues with this site.

**Settlement Name** Lingen

**Site Ref** O/Ling/003

**Post Code** SY7 0D

**Site Address** Land opposite The Grange

**Information Source** LA officer identified

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The local area is a good example of its landscape type and settlement pattern. Highly sensitive landscape and villagescape, with very limited capacity to expand without adverse effects. There are significant constraints. The site is in high quality open countryside and an integral part of the village, rural context and setting (including the Listed Building to the East). It has a mid-distance visual envelope, with high sensitivity receptors. Development would be inappropriate in this location.

### **Site probability**

No potential

### **Justification**

Site is in high quality open countryside and integral part of village, rural context & setting (including listed buildings to east). Mid-distance visual envelope, high sensitivity receptors. Development inappropriate in this location.

**Settlement Name** Lingen

**Site Ref** O/Ling/005

**Post Code** SY7 0E

**Site Address** Land to the south of the Tan House

**Information Source** LA officer identified

<b>Site Area (ha)</b> 1.01	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 4
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 3 (E boundary)- Exception Test would be required

### **Water information**

DCWW water supply infrastructure only.

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Good visibility both access points. Suggest pedestrian link through.

Conclusion: There are no or minor issues with this site.

**Settlement Name** Lingen

**Site Ref** O/Ling/005

**Post Code** SY7 0E

**Site Address** Land to the south of the Tan House

**Information Source** LA officer identified

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate - High  
Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The local area is a good example of its landscape type and settlement pattern. Highly sensitive landscape and villagescape, with very limited capacity to expand without adverse effects. There are significant constraints (also flooding). The site is part of the village's rural context and setting (including Listed Buildings to the West). It has a limited visual envelope, but high sensitivity receptors. Development of the whole site would not be appropriate, due to sensitive meadows and the setting, but it could accept 'infill' along the lanes to the North West and West.

### **Site probability**

No potential

### **Justification**

Development of site not appropriate due to sensitive meadows & setting, and due to the site being in the conservation area. The shape of the site and landscape implications would incur limitations on development capacity. Also flood risk zone 3 along eastern boundary.



**Settlement Name** Lingen

**Site Ref** O/Ling/006

**Post Code** SY7 0DY

**Site Address** Land to the north of Court Farm

**Information Source** LA officer identified

<b>Site Area (ha)</b> 0.44	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 3 (E tip of site)- Exception Test would be required

### **Water information**

DCWW water supply infrastructure only.

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Visibility to right restricted by house at south west end.

Conclusion: There are some issues with this site.

**Settlement Name** Lingen

**Site Ref** O/Ling/006

**Post Code** SY7 0DY

**Site Address** Land to the north of Court Farm

**Information Source** LA officer identified

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The local area is a good example of its landscape type and settlement pattern. Highly sensitive landscape and villagescape, with very limited capacity to expand without adverse effects. There are significant constraints (also flooding). The site area does not appear to respect the physical boundaries. The meadow nearest the river is inappropriate for development, but there is potential for a very sensitive development of 1 or 2 houses in garden along the lane, and subject to heritage assessment etc.

### **Site probability**

No potential

### **Justification**

Meadow nearest river is inappropriate for development for landscape reasons and due to flood zone risk. There is potential for very sensitive 1 or 2 houses in garden along village road subject to heritage assessment etc. Therefore inadequate capacity for SHLAA as site will not yield 5 dwellings.

**Settlement Name** Lingen

**Site Ref** O/Ling/008

**Post Code** SY7 0DY

**Site Address** Land to the west of Brook Cottages

**Information Source** LA officer identified

<b>Site Area (ha)</b> 2.60	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> N/A	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

### **Flood information**

Zone 3 (along S strip of site)- Exception Test would be required

### **Water information**

DCWW water supply infrastructure only.

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Visibility good at boundary with O/Ling/001. No footway.

Possible mitigation: Joint access with O/Ling/001

Conclusion: There are some issues with this site.

**Settlement Name** Lingen

**Site Ref** O/Ling/008

**Post Code** SY7 0DY

**Site Address** Land to the west of Brook Cottages

**Information Source** LA officer identified

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low - Moderate

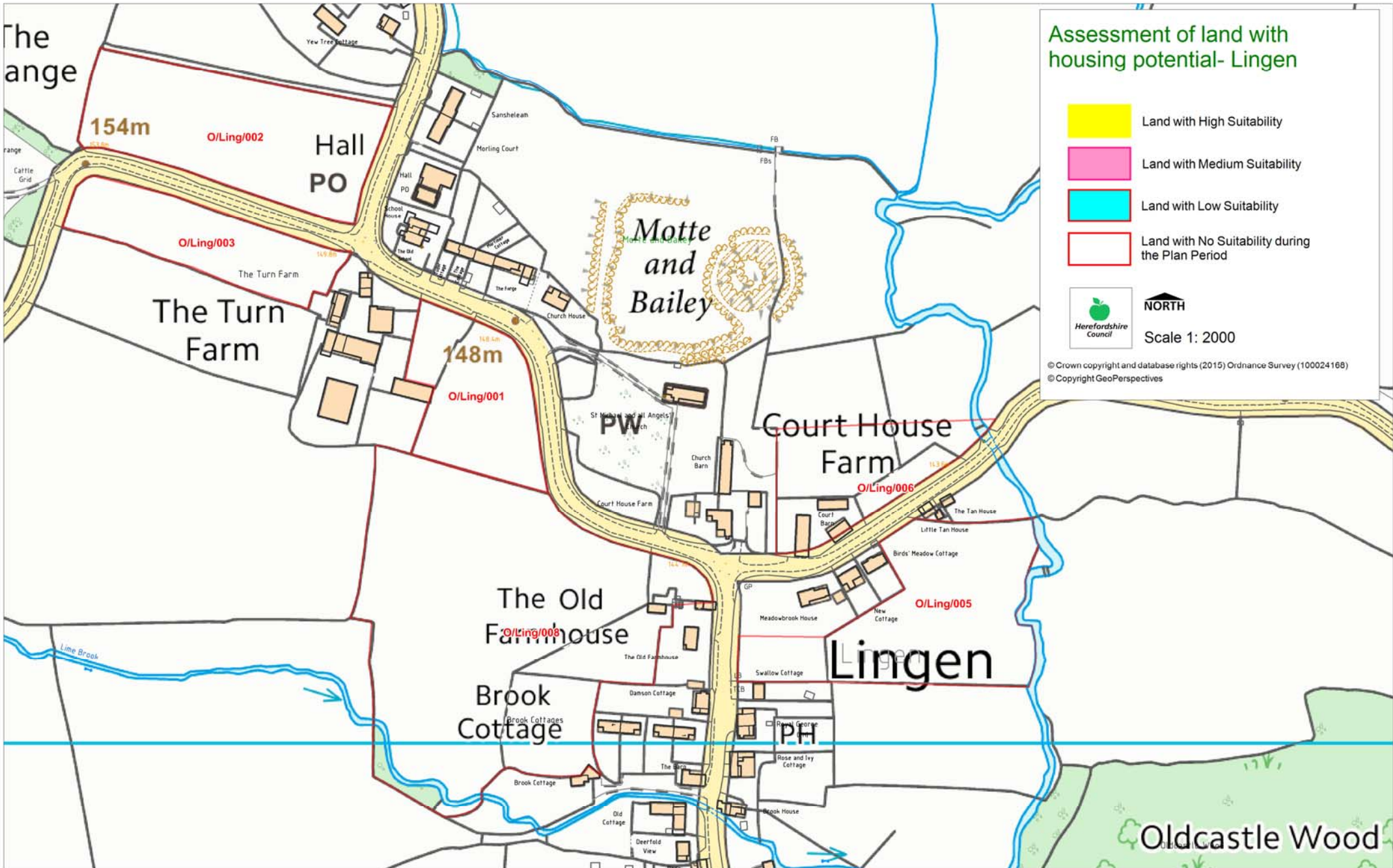
Sensitivity & Capacity Analysis: The local area is a good example of its landscape type and settlement pattern. Highly sensitive landscape and villagescape, with very limited capacity to expand without adverse effects. There are significant constraints. The site is in a locally important rural open gap in the village, and is an integral part of the character and setting. Development would result in an unacceptable closure of the gap, and a large scale extension of the village into high quality open countryside. Development is inappropriate in this location.

### **Site probability**

No potential

### **Justification**

Inappropriate for this location given importance of site as a rural gap and contribution to the character and setting of the village which lies mainly within a conservation area.



The ange

154m

O/Ling/002

Hall PO

O/Ling/003

The Turn Farm

148m

O/Ling/001

Motte and Bailey

PW

Court House Farm

O/Ling/006

The Old Farmhouse

O/Ling/008

Brook Cottage

Lingen

O/Ling/005

Oldcastle Wood