

North Lincolnshire

Local Plan

2020-2038

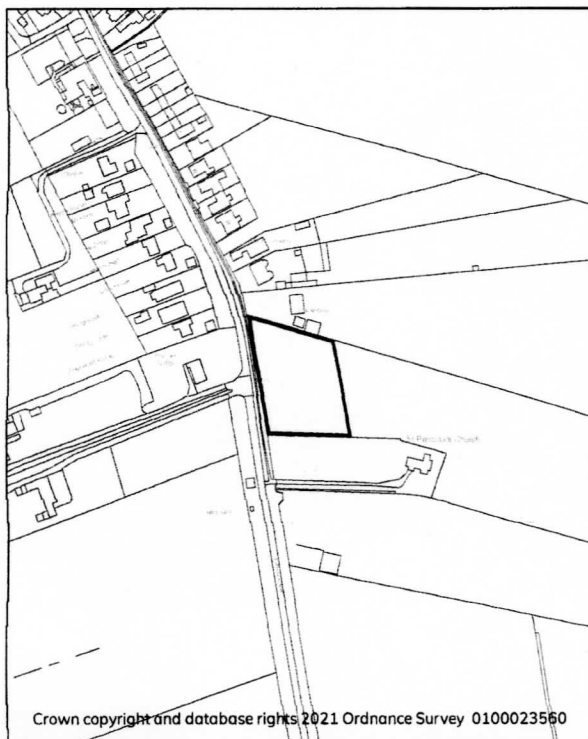
For more information see

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Settlement	Wroot
Site Reference	09860



Site address	Land at Field Lane
Site size (Ha)	0.43
Existing Land Use (s)	Agricultural
Site and Surrounding area Description	The site is on the south west edge of Wroot close to housing and adjacent to a Church.
Greenfield/Brownfield	Brownfield
Proposed Use	Residential (Market Housing)

Development Potential (number of dwellings, hectares of employment land or town centre use floorspace)	Minimum	Maximum
		13
Vehicular Access Options	Access from Field Lane	
Pedestrians/ Cycle Options		
Is the site located on a key Strategic Road Network (if so please state)	The site is not directly located on a Strategic Road Network.	
Ownership (if known) Private, public, single, multiple owners	Sole owner	

Settlement Survey 2016 Evidence Base - (Please note these are not Local Plan designations)	
Settlement Hierarchy	Larger Rural Settlements
Settlement Score (out of 80)	25

Absolute Constraints Check - Is the site in a...(Please tick)	
SPA/SAC/SSSI Ramsar or National Nature Reserve	
Ancient Woodland	
Flood Risk Zone 3b	
Air Quality Management Area (AQMA) - This applies to potential housing sites only. (Please state the AQMA Zone the site is within).	
If yes to any of the above, site will be excluded from further assessment.	

Suitability Assessment		
Constraint	Score (red/amber/ green)	Comments
Access to site	Green	Access from Field Lane
Accessibility Criteria Score in North Lincs Settlement Survey Number of Key Facilities & services (Score out of 7)	5	Wroot is a Larger Rural Settlement and has 5 of the 7 key facilities.
Legal/Covenants	Green	No known issues
Utilities Capacity and Infrastructure		
Agricultural Land Grade	Amber	GRADE 3
Demolition	Green	None required
Contamination and Ground Conditions	Green	
Noise	Green	
Odour	Green	
Tree Preservation Orders	Green	
Biodiversity (Local Sites, Priority habitats, ecological networks/protected species)		
Locally Designated Green Space		
Flood Risk	Amber	SFRA Flood Zone 2/3 (a) Fluvial
Local Flood Risk – Surface Water and Drainage	Green	0% of site

Previous Planning Applications		
Planning Application Reference	Planning Proposal	
PA/2014/0500	Planning permission to erect a dwelling	
Historic Environment/Ancient Monuments (250m zone)	Amber	ARCH, HS = ARCHAEOLOGICAL EVALUATION
Open Space Designation	Green	

Local Plan Designation	Policy Reference	Comments

Availability Assessment	
Is the site being marketed?	None
Add any detail as necessary (e.g. where, by whom, how much for etc.)	
When might the site be available for development?	The site is likely to come forward in the next 6-11 years.
Estimated annual build out rate (including justification):	10 based on the SHELAA methodology
Achievability (including viability, market factors (demand) cost factors, delivery factors).	Assessed for potential development in line with delivery trajectory
Trajectory of development / build out time	2 years based on the SHELAA methodology
Constraints / barriers to delivery	The site is within SFRA Flood Zone 2/3 (a) Fluvial A heritage assessment will be required as the site is within 250m of an archaeological site.
Conclusion	The site may be suitable for residential development if the site constraints can be addressed.

CONSULTATION EVENTS

A number of roadshows are to be held across North Lincolnshire to allow local people and others to see the Plan and speak to officers that have worked on it. Give us your views about the future growth and development of the area as well as the issues the Plan should cover.

Venue	Date/Time	Venue
Barton upon Humber	Wednesday 3 November 2021 3.45pm to 7.15pm	Baysgarth School (School Hall)
Bottesford	Wednesday 10 November 2021 2.45pm to 7.15pm	Bottesford Town Council Pavilion
Brigg	Tuesday 9 November 2021 2.45pm to 7.15pm	The Angel Suite (The Ballroom)
Crowle & Ealand	Thursday 4 November 2021 3pm to 7pm	Crowle Community Hub
Epworth	Thursday 11 November 2021 3.30pm to 7.15pm	Imperial Hall
Haxey	Monday 15 November 2021 3pm to 7pm	Haxey Memorial Hall
Kirton in Lindsey	Tuesday 2 November 2021 3pm to 7pm	Town Hall
Scunthorpe	To be confirmed	Scunthorpe Central
Ulceby	Wednesday 17 November 2021 3pm to 7pm	Ulceby Village Hall
Winterton	Wednesday 24 November 2021 2.45pm to 7.15pm	Old School Hall Community Centre