

**Duddington Site 1 – Water mill conversion Mill Street (No SHLAA Ref)**

<b>Contact Details</b>	
<b>Name(s) of Assessor(s)</b>	Derek Doran BSc (Hons) MCIH MBA – Your Locale

<b>Site - Details</b>	
<b>Site summary :</b>	No SHLAA Ref.
<b>Site name and address:</b>	Water mill conversion Mill Street.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	0.07HA – Approximately 3 units, with 2 above the Mill (2 bed flats) and one house.	Green
<b>2. Current Use:</b>	The site is a vacant water mill and a small commercial building in severe disrepair which is suffering from cracking, creating an eyesore to local residents.	Green
<b>3. Adjoining Uses:</b>	The site is within the current conservation area and the village currently has no settlement boundary.	Green
<b>4. Topography/heritage:</b>	A flat site.	Green
<b>5. Greenfield or Previously Developed Land?</b>	A brownfield site.	Green
<b>6. Quality of Agricultural Land?</b>	The site is classified as grade 4 agricultural land by Natural England, this is agricultural land of a poor quality.	Green
<b>7. Site availability - Single ownership or multiple ownership?</b>	Single ownership.	Green
<b>8. Landscape &amp; Visual Impact</b>	Although the overgrown and unkempt boundary trees and hedges obscure the countryside view the location has a very rural, open countryside aspect with partial views to three aspects, although partly	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>(LVIA) considerations.</b>	obstructed by planting there is an excellent view over the river Welland. As this is a conversion project development would cause no harm to quality.	
<b>9. Important Trees, Woodlands &amp; Hedgerows?</b>	An established copse of trees is found to the Southern edge of the site, these trees will need to be fully protected. Development would require minor mitigation measures.	Amber
<b>10. Relationship with existing pattern of built development?</b>	The site is adjacent and opposite to a small number of residential properties and it provides a logical redevelopment of existing underutilised buildings in the village.	Green
<b>11. Local Wildlife and biodiversity implications.</b>	A number of BAP species including bats are ubiquitous in the parish, for this reason ALL of the sites have been assessed as red, this will have a neutral effect on the ranking exercise.	Red
<b>12. Listed Building or important built assets and their setting?</b>	The mill itself is a grade 2 listed building so conversions and alterations will need to be agreed with the conservation officer at ENDC, will cause less than substantial harm.	Amber
<b>13. Impact on the conservation area or its setting?</b>	The site is within the village conservation area and re-development will need to be agreed with the conservation officer at ENDC, a high quality scheme would improve the long term economic future of the water mill.	Green
<b>14. Safe pedestrian access to and from the site?</b>	No footpath currently serves the site but one is found on the other side of Mill Street. It should be straightforward to create a new pedestrian access by demolishing a substantial stone built garage, again, agreement with ENDC will be required.	Amber
<b>15. Impact on existing vehicular traffic?</b>	No impact from this very low number of 2 additional residential units on the existing village centre.	Green
<b>16. Safe vehicular access to and from the site?</b>	No adequate vehicular provision in to the site, although access can be provided with significant improvement there could be a question of third party ownership but resolving this issue is beyond the scope of this assessment. Access from Mill Street appears possible but will require the active support of the highways authority.	Amber
<b>17. Distance to designated village centre, GP box.</b>	A distance of approximately 350m to the village centre.	Red
<b>18. Current existing informal/formal recreational opportunities on site?</b>	None within the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
19. Ancient monuments or archaeological remains?	None identified.	Green
20. Any public rights of ways/bridle paths?	A ROW exists along Mill Street, this will not be affected by development.	Green
21. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
22. Any nuisance issues (noise, light, odour)?	Traffic noise is an ongoing concern, this is exacerbated by the flow of vehicles at specific times of the day and wind direction.	Red
23. Any contamination issues?	No issues found.	Green
24. Any known flooding issues?	The whole of the current water mill building is within flood zone 3 and although it is built on stilts it is prone to regular flooding. In this high category of risk further development will need to be agreed with the Environment Agency and a professional hydrology survey will be required.	Amber
25. Any drainage issues?	No issues identified.	Green
	<b>Red - 3</b> <b>Amber - 5</b> <b>Green - 17</b>	<b>A HIGH GREEN SCORING SITE of 14.</b>

**Duddington Site 2 – Barns Farm buildings Mill Street (No SHLAA Ref)**

<b>Contact Details</b>	
<b>Name(s) of Assessor(s)</b>	Derek Doran BSc (Hons) MCIH MBA – Your Locale

<b>Site - Details</b>	
<b>Site summary :</b>	No SHLAA Ref.
<b>Site name and address:</b>	Barns Farm buildings Mill Street.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	0.04HA – Approximately 2-3 units in renovated buildings.	Green
<b>2. Current Use:</b>	The site is a semi-vacant farm building in disrepair which is an eyesore to local residents.	Green
<b>3. Adjoining Uses:</b>	The site is within the current conservation area and has a rural, open countryside aspect with partial views to two aspects, although obstructed by planting there is a view over the river Welland.	Green
<b>4. Topography/heritage:</b>	A flat site.	Green
<b>5. Greenfield or Previously Developed Land?</b>	A brownfield site.	Green
<b>6. Quality of Agricultural Land?</b>	The site is classified as grade 4 agricultural land by Natural England, this is agricultural land of a poor quality.	Green
<b>7. Site availability - Single ownership or multiple ownership?</b>	Single ownership.	Green
<b>8. Landscape &amp; Visual Impact (LVIA) considerations.</b>	Although the overgrown and unkempt boundary trees obscure the countryside view the location feels very rural in character and as this is a conversion development would cause no harm.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>9. Important Trees, Woodlands &amp; Hedgerows?</b>	An established copse of trees is found to the Southern edge of the site, these trees will need to be fully protected.	Green
<b>10. Relationship with existing pattern of built development?</b>	The site is adjacent and opposite to a small number of residential properties and it does provide a logical redevelopment of existing underutilised buildings in the village.	Green
<b>11. Local Wildlife and biodiversity implications.</b>	A number of BAP species including bats are ubiquitous in the parish, for this reason ALL of the sites have been assessed as red, this will have a neutral effect on the ranking exercise.	Red
<b>12. Listed Building or important built assets and their setting?</b>	The house is a grade 2 listed building so conversions and alterations will need to be agreed with the conservation officer at ENDC, will cause less than substantial harm.	Amber
<b>13. Impact on the conservation area or its setting?</b>	The site is within the village conservation area and re-development will need to be agreed with the conservation officer at ENDC, a high quality scheme could be possible in this location.	Green
<b>14. Safe pedestrian access to and from the site?</b>	A footpath is found on Mill Street and this serves the buildings.	Green
<b>15. Impact on existing vehicular traffic?</b>	No impact from this very low number of 2-3 additional residential units on the existing village centre.	Green
<b>16. Safe vehicular access to and from the site?</b>	No adequate vehicular provision in to the site, although access can be provided with significant improvement there is a question of third party ownership but resolving this issue is beyond the scope of this assessment. Access from Mill Street appears possible but will require the active support of the highways authority.	Amber
<b>17. Distance to designated village centre, GP box.</b>	A distance of approximately 300m to the village centre.	Red
<b>18. Current existing informal/formal recreational opportunities on site?</b>	None within the site.	Green
<b>19. Ancient monuments or archaeological remains?</b>	None identified.	Green
<b>20. Any public rights of</b>	A ROW exists along Mill Street, this will not be affected by development.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
ways/bridle paths?		
21. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
22. Any nuisance issues (noise, light, odour)?	Traffic noise is a minor concern, this is exacerbated by the flow of vehicles at specific times of the day and wind direction.	Amber
23. Any contamination issues?	No issues found.	Green
24. Any known flooding issues?	The current buildings are within 100m of flood zone 3 so in this location a professional hydrology survey will be required.	Amber
25. Any drainage issues?	No issues identified.	Green
	<b>Red - 2</b> <b>Amber - 4</b> <b>Green - 19</b>	<b>A GREEN SCORING SITE of 17.</b>

**Duddington Site 3 – Stocks Hill expansion site (No SHLAA Ref)**

<b>Contact Details</b>	
<b>Name(s) of Assessor(s)</b>	Derek Doran BSc (Hons) MCIH MBA – Your Locale

<b>Site - Details</b>	
<b>Site summary :</b>	No SHLAA Ref.
<b>Site name and address:</b>	Stocks Hill expansion.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	About 0.9HA (not measured on site) – Approximately 26 units (3 bed houses).	Red
<b>2. Current Use:</b>	The site is a field used for grazing purposes, this use will need to be relocated.	Amber
<b>3. Adjoining Uses:</b>	The site is adjacent to the current conservation area and has a very rural, open countryside aspect with partial views to two aspects. Development is found to the North of the site and this “infill” site would link the village together in a holistic fashion.	Green
<b>4. Topography/heritage:</b>	A steeply sloping site that falls away to the High Street, mitigation appears possible.	Amber
<b>5. Greenfield or Previously Developed Land?</b>	A wholly greenfield site.	Red
<b>6. Quality of Agricultural Land?</b>	The whole site is classified as grade 4 agricultural land by Natural England, this is agricultural land of a poor quality.	Green
<b>7. Site availability - Single ownership or multiple ownership?</b>	Single ownership.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>8. Landscape &amp; Visual Impact (LVIA) considerations.</b>	Although the overgrown and unkempt boundary trees obscure the countryside view the location feels very rural in character and development would cause substantial harm to quality.	Red
<b>9. Important Trees, Woodlands &amp; Hedgerows?</b>	A large number of established trees are found scattered within the site and there is a small copse of trees to the Stamford Road boundary, these trees will need to be fully protected. Development would require destruction of trees.	Red
<b>10. Relationship with existing pattern of built development?</b>	The site is adjacent and opposite to a number of residential properties and although it does provide a logical infill site to link development in the village it is of too large a scale.	Red
<b>11. Local Wildlife and biodiversity implications.</b>	A number of BAP species including bats are ubiquitous in the parish, for this reason ALL of the sites have been assessed as red, this will have a neutral effect on the ranking exercise.	Red
<b>12. Listed Building or important built assets and their setting?</b>	Stocks Hill House is a grade 2 listed building, this is found to the Southern boundary of the site and its amenity and setting would be undermined by development on this scale.	Amber
<b>13. Impact on the conservation area or its setting?</b>	The site is adjacent to the village conservation area and development would need to be agreed with the conservation officer at ENDC, the scale of this site would undermine the conservation area.	Red
<b>14. Safe pedestrian access to and from the site?</b>	A footpath is in place on Mill Street, it should be straightforward to create a new pedestrian access with significant improvement and ensure connectivity with the village centre.	Amber
<b>15. Impact on existing vehicular traffic?</b>	A very large and negative impact from this large (in parish terms) number of additional residential units on the existing village centre.	Red
<b>16. Safe vehicular access to and from the site?</b>	Although no current access is in place this should be possible from Mill Street, early dialogue with the highways authority is advised. Access from Mill Street appears possible but will require the active support of the highways authority.	Amber
<b>17. Distance to designated village centre, GP box.</b>	A distance of approximately 95m to the village centre.	Green
<b>18. Current existing informal/formal recreational opportunities on site?</b>	None within the site.	Green
<b>19. Ancient monuments or</b>	None identified.	Green



Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
archaeological remains?		
20. Any public rights of ways/bridle paths?	A ROW exists along Stamford Road, this will not be affected by development.	Green
21. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
22. Any nuisance issues (noise, light, odour)?	None identified.	Green
23. Any contamination issues?	No issues found.	Green
24. Any known flooding issues?	The site is within flood zone 1 and although it will not require a professional hydrology survey for this number of units, a sustainable urban drainage system (SUDS) will be required.	Amber
25. Any drainage issues?	Slight pooling on the site, easily remediated.	Amber
	<b>Red - 8</b> <b>Amber - 7</b> <b>Green - 10</b>	<b>A LOW GREEN SCORING SITE of 2.</b>

**Duddington Site 6 – Fineshade open countryside (No SHLAA Ref)**

<b>Contact Details</b>	
<b>Name(s) of Assessor(s)</b>	Derek Doran BSc (Hons) MCIH MBA – Your Locale

<b>Site - Details</b>	
<b>Site summary :</b>	No SHLAA Ref.
<b>Site name and address:</b>	Fineshade open countryside.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	About 1.1 HA – Approximately 27 units (3 bed dwellings).	Red
<b>2. Current Use:</b>	The site is an open field used for grazing purposes, this existing use will need to be relocated.	Amber
<b>3. Adjoining Uses:</b>	The site sits on the Western edge of Fineshade Wood with the Forestry Commission visitors centre to the North of the site. Open countryside aspects to all boundaries.	Red
<b>4. Topography/heritage:</b>	A sloping site that can be remediated.	Amber
<b>5. Greenfield or Previously Developed Land?</b>	A wholly greenfield site.	Red
<b>6. Quality of Agricultural Land?</b>	The whole site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>7. Site availability - Single ownership or multiple ownership?</b>	Single ownership.	Green
<b>8. Landscape &amp; Visual Impact</b>	The site is bounded by a wood to the Southern boundary, the location feels very rural in character and	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>(LVIA) considerations.</b>	development would cause a substantial harm to quality and amenity.	
<b>9. Important Trees, Woodlands &amp; Hedgerows?</b>	A large number of established trees are found located around one boundary with additional trees along a second boundary, these trees will need to be fully protected. Development will probably require the destruction of trees.	Amber
<b>10. Relationship with existing pattern of built development?</b>	The site has a long distance footpath connection with Duddington but it is located in very open countryside, development would be in direct contradiction of the National Planning Policy Frameworks of both 2012 and 2018.	Red
<b>11. Local Wildlife and biodiversity implications.</b>	At the centre of the only East Midlands site supporting a large breeding population of Adders and other reptiles. Adders are protected under the Wildlife and Countryside Act (1981), and the Bern Convention (1979). Also used as foraging area for bats including locally rare woodland species.  Calcareous grassland with importance for flora, locally scarce butterflies, moths and other insects including Glow Worms. A number of BAP species including bats are ubiquitous in the parish, for this reason ALL of the sites have been assessed as red, this will have a neutral effect on the ranking exercise.	Red
<b>12. Listed Building or important built assets and their setting?</b>	An essential component of the setting of the Grade II listed, Top Lodge and former farm buildings. Development would cause less than substantial harm to this setting.  In addition, some of the nearby Forestry Commission buildings are listed and development would need to be agreed with the conservation officer at ENDC.	Amber
<b>13. Impact on the conservation area or its setting?</b>	The site is outside of the village conservation area and far enough from it to be of no influence upon it.	Green
<b>14. Safe pedestrian access to and from the site?</b>	No existing provision and a long distance path is nearby but there is a question of third party ownership to that path, resolving this issue is however beyond the scope of this assessment.	Amber
<b>15. Impact on existing vehicular traffic?</b>	A very large and negative impact on the cottages and Forestry Commission visitor centre and offices at Top Lodge and also upon the access to the A43.	Red
<b>16. Safe vehicular access to and from the site?</b>	Very limited access to the A43 and substantial improvement probably required, it appears a safe access cannot be provided without the support of a third party landowner, however, resolving this issue is beyond the scope of this assessment. Access from the A43 will require the active support of the	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
	highways authority.	
<b>17. Distance to designated village centre, GP box.</b>	A distance of approximately 3000m to the village centre.	Red
<b>18. Current existing informal/formal recreational opportunities on site?</b>	Informal access area for wildlife viewing (Glow Worms, flowers, butterflies, birds, reptiles). Informal access for sledging etc. in winter.	Amber
<b>19. Ancient monuments or archaeological remains?</b>	None identified.	Green
<b>20. Any public rights of ways/bridle paths?</b>	Yes, a bridleway, the Gruffalo Trail, Jurassic Way and a cycle path run along the Northern boundary of the site and development would cause significant harm to these features.	Red
<b>21. Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	Both a telephone and electric supply cable cross through the site and will require resiting.	Amber
<b>22. Any nuisance issues (noise, light, odour)?</b>	Traffic noise is an ongoing concern, this is exacerbated by the flow of vehicles at specific times of the day and wind direction.	Red
<b>23. Any contamination issues?</b>	The site has been used for animal husbandry and it is believed that leaching of dangerous chemicals affects the site from a nearby animal slaughtering land use adjacent to the site, these issues will require a full professional investigation.	Amber
<b>24. Any known flooding issues?</b>	The site is within flood zone 1 and it will not require a professional hydrology survey for this number of units, although a SUDS solution will be required. The bottom elevation of the site is adjacent to a flood zone 3 location.	Green
<b>25. Any drainage issues?</b>	Minor pooling on site, easily remediated.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
	<p>Red - 11</p> <p>Amber - 10</p> <p>Green - 4</p>
	<p><b>A HIGH RED SCORING SITE of NEGATIVE 7.</b></p>