

Settlement Name Kimbolton

Site Ref HLAA/042/001

Post Code HR6 0HQ

Site Address York Meadow

Information Source Call for sites

Site Area (ha) 2.02	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 12	Brownfield <input type="checkbox"/>	

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

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input checked="" 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: Visibility satisfactory but will need to avoid conflict with village hall access.

Conclusion: There are some highway issues with this site.

Settlement Name Kimbolton

Site Ref HLAA/042/001

Post Code HR6 0HQ

Site Address Yolk Meadow

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: North part of site Moderate; South part of site Moderate - Low

Sensitivity & Capacity Analysis: The local area is representative of the landscape type & settlement pattern, but domestication of frontages through village. The site is within a small rural gap with a limited visual envelope. It could absorb some development along the lane in this area, but this should be limited to the Northern halves of the fields only, as Southern parts extend too far beyond the built edge into good quality countryside.

Site probability

Medium potential

Justification

Could absorb some development along lane in this area but limit to northern halves of fields only, as southern parts extend too far beyond built edge into good quality countryside.

Settlement Name Kimbolton

Site Ref HLAA/433/001

Post Code HR6 0HE

Site Address Grove Farm, Kimbolton

Information Source Call for sites

Site Area (ha) 0.50	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input checked="" 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 type="checkbox"/>

Possible timescale for development?		
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: Good site if extended through Stockton Rock

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

Settlement Name Kimbolton

Site Ref HLAA/433/001

Post Code HR6 0HE

Site Address Grove Farm, Kimbolton

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The local area is representative of its landscape type, but with change to the settlement pattern locally with modern housing. The site is in open countryside, adjacent but outside the settlement, in a locally prominent location with views across good quality landscape to the North East. There is already erosion of important historic elements and features from the residential development to the South East. Development would unacceptably extend these effects, especially towards the Special Wildlife Site, and would disrupt the field pattern.

Site probability

No potential

Justification

Development in this location would unacceptably erode the important historic elements and landscape features.

Settlement Name Kimbolton

Site Ref O/Kim/001

Post Code HR6 0HB

Site Address Land east of Chestnut Avenue

Information Source LA officer identified

Site Area (ha) 0.64	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 19	Brownfield <input type="checkbox"/>	

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

Possible timescale for development?		
1-5 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input 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: Good site if extended through Chestnut Ave.

Conclusion: There are no or minor issues

Settlement Name Kimbolton

Site Ref O/Kim/001

Post Code HR6 0HB

Site Address Land east of Chestnut Avenue

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The local area is representative of the landscape type and settlement pattern. The local villagescape here is of lower sensitivity to the South West and North East due to modern houses, but there are old properties in the vicinity. The site forms a small local rural gap, but not significant. There is potential for a well-designed development, but sensitive road frontage treatment is required.

Site probability

High potential

Justification

Villagescape of lower sensitivity in this location. Potential for well designed development but sensitive road frontage treatment required.

Settlement Name Kimbolton

Site Ref O/Kim/002

Post Code HR6 0HF

Site Address Land south of Stockton Court

Information Source LA officer identified

Site Area (ha) 1.67	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
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"/>

Possible timescale for development?		
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 only)- Exception test would be required

Water information

DCWW water supply infrastructure only.

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard to West of site.

Highways information

Comments: Good visibility throughout on 'A' road.

Conclusion: There are no or minor issues.

Settlement Name Kimbolton

Site Ref O/Kim/002

Post Code HR6 0HF

Site Address Land south of Stockton Court

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The local area is representative of the landscape type and settlement pattern. The site is in open countryside and forms a distinct and locally important green, rural gap between Kimbolton & Stockton. It has a key road frontage and it is part of the village character and setting.

Development would result in an unacceptable coalescence of the settlement, and the village does not have capacity for an increase of this scale.

Site probability

No potential

Justification

Development would result in unacceptable coalescence of settlement and village does not have the capacity for increase of this scale.

Settlement Name Kimbolton

Site Ref O/Kim/003

Post Code HR6 0

Site Address Land south of A4112

Information Source LA officer identified

Site Area (ha) 0.66	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
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"/>

Possible timescale for development?		
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 2 (E tip)- The sequential test is necessary to demonstrate that development is appropriate. 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: Needs removal of hedge out to achieve satisfactory visibility (subject to hedgerow regulations).

Conclusion: There are some issues with this site.

Settlement Name Kimbolton

Site Ref O/Kim/003

Post Code HR6 0

Site Address Land south of A4112

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The local area is representative of the landscape type and settlement pattern. The site is in open countryside and forms a distinct and locally important green, rural gap between Kimbolton & Stockton. It has a key road frontage and it is a part of the village character & setting. Development would result in an unacceptable coalescence of the settlement.

Site probability

No potential

Justification

Representative of landscape type & settlement pattern. Development would result in unacceptable coalescence of settlement.

Settlement Name Kimbolton

Site Ref O/Kim/004

Post Code HR6 0H

Site Address Land to the south of Cam Farm

Information Source LA officer identified

Site Area (ha) 1.38	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
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"/>

Possible timescale for development?		
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

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard.

Highways information

Comments: Difficult site needs assessment of rear lane.

Conclusion: There are major issues with this site.

Settlement Name Kimbolton

Site Ref O/Kim/004

Post Code HR6 0H

Site Address Land to the south of Cam Farm

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The local area is representative of the landscape type and settlement pattern. The site is an old orchard with very high landscape character value and likely biodiversity potential. There is a mostly limited visual envelope, but potential for longer views from the North on higher parts of the site. As a BAP habitat (Habitat of Principal Importance), the site is unsuitable for development (but may be possible for some dwellings on the Western edge of the site).

Site probability

No potential

Justification

The site is a BAP habitat for a traditional orchard with high landscape value. Development inappropriate in this location.

Settlement Name Kimbolton

Site Ref O/Kim/005

Post Code HR6 0HQ

Site Address Little Britain

Information Source LA officer identified

Site Area (ha) 0.60	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 8	Brownfield <input type="checkbox"/>	

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

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input checked="" 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: Visibility just satisfactory. Near school.

Conclusion: There are major issues with the site.

Settlement Name Kimbolton

Site Ref O/Kim/005

Post Code HR6 0HQ

Site Address Little Britain

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: South West part of site = Moderate, North East part of site = Moderate - Low

Sensitivity & Capacity Analysis: The local area is representative of the landscape type and settlement pattern. The site forms a small rural gap between houses. Not highly visible. Orchard (BAP habitat/Habitat of Principal Importance) not appropriate for development (also intervisible with church), but limited infill between properties may be acceptable.

Site probability

Medium potential

Justification

Orchard (BAP habitat) not appropriate for development in north east part of site (also intervisible with church), but limited infill between properties may be acceptable.

Assessment of land with housing potential- Kimbolton

-  Land with High Suitability
-  Land with Medium Suitability
-  Land with Low Suitability
-  Land with No Suitability during the Plan Period



Scale 1: 4000

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