

Site Description

Large site located on the northern edge of the village. Comprises a large agricultural field with a small wooded area to the northwest corner which was a former pit. Has previously had a planning application for residential development refused.

Summary of Assessment

Constraints:

Highways Authority: No direct access permissible from the High Dyke/Ermine Street.

Lincolnshire Heritage: No archaeological remains recorded, but Ermine St to the east and Pottergate to the west. Archaeological evaluation prior to determination of a planning application is required.

IDB: surface water discharge to existing rates.

Impact:

Edge of settlement site which is large and slopes up to the ridge. Development here would encroach on open countryside and have a significant impact on landscape character (medium/high) of the open countryside and the visual character of the village.

Consultation Response:

7 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns about size of site - it would double the size of the village
- the site is too far from bus stop
- English Heritage concerned about proximity of site to Scheduled Ancient Monument

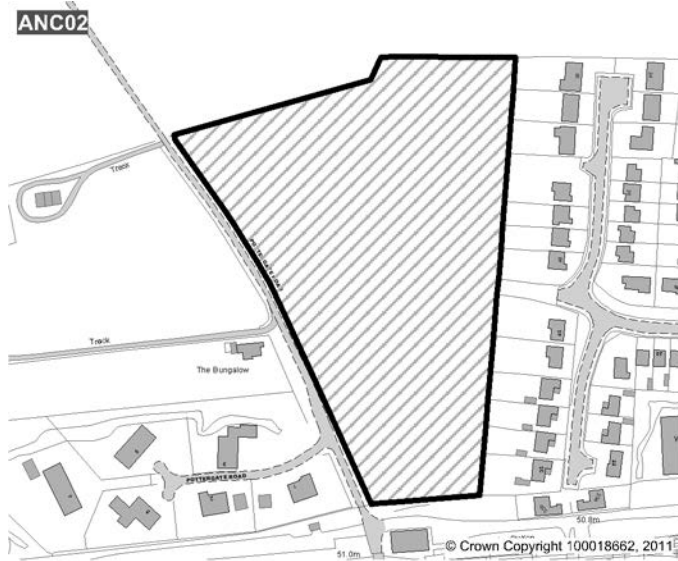
Conclusion

Not considered to be suitable for allocation:

Development on this large, sloping site, could be over-dominant, unless located adjacent to the St Martins Way development. However, to be adjacent to the existing housing, access must be from Ermine Street. The Highway Authority will not allow access from Ermine Street. Because of these Highway objections, this site is rejected.

Site Reference: **ANC02** (2.70 ha)

Location: **Land West of St Martins Way**



Site Description

Grass paddock which slopes south towards the railway line. The field is hedged to the boundaries and is being used for grazing. There is residential development to the east and west and open countryside to the north. Previous planning applications for residential development have been refused.

Summary of Assessment

Constraints:

There is likely to be some contamination at the southern edge of the site from the adjacent railway use.

Highway Authority: Access only possible via St Martin's Way, although there is no direct link currently. Land, therefore, required, and this may be a constraint on the size of development.

Lincolnshire Heritage: Pottergate to the west Archaeological evaluation prior to determination of a planning application is required.

The site lies adjacent to a Restricted Byway.

Water main crosses site.

IDB: surface water discharge to existing rates.

Impact:

The site lies adjacent to existing estate type housing development on the edge of the village. It is reasonably well related to the existing built form and the topography of the site means that development here will have a limited impact on the open countryside.

Consultation Response:

7 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns about loss of open field
- English Heritage concerned about proximity to Scheduled Ancient Monument

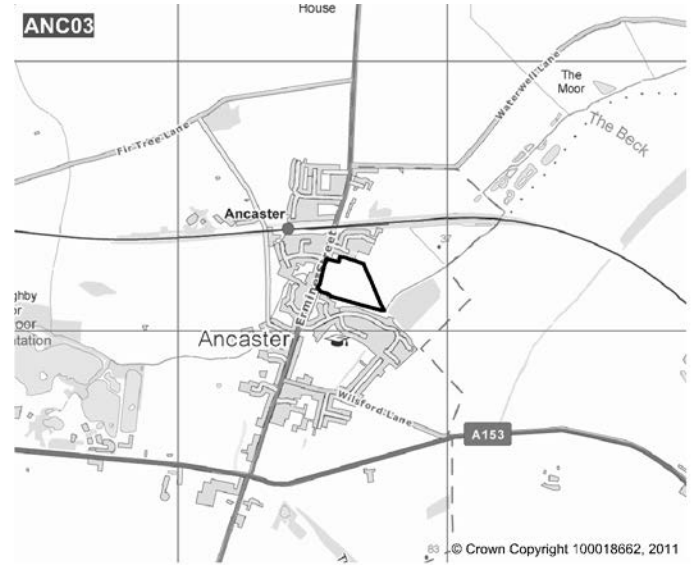
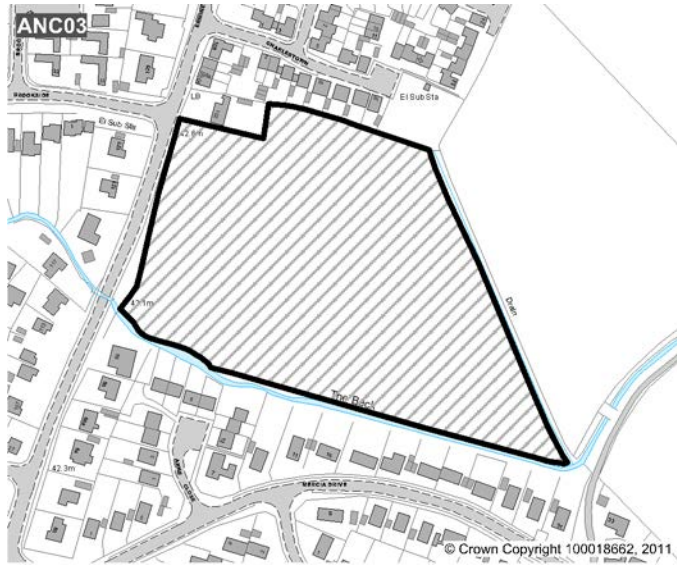
Conclusion

Part of site considered suitable for allocation:

Small part of site may be suitable for development. However, the access may restrict number of houses.

Site Reference: **ANC03** (2.86 ha)
Location: **East of Ermine St, south of railway**

REJECTED



Site Description

Agricultural field, situated adjacent to the main road through the village and having residential properties to the north and south.

Summary of Assessment

Constraints:

Highways Authority: Access via Ermine Street. Good visibility at this point.

Lincolnshire Heritage: Romano-British kiln and cemetery on northern edge. Archaeological evaluation prior to determination of a planning application is required.

Part of the site lies within the identified flood zone.

The site falls within Anglian Water's defined "cordon sanitaire".

IDB: surface water discharge to existing rates.

Impact:

The site has previously been identified as an open area important to the character and setting of the built up area.

Consultation Response:

7 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns about loss of agricultural land
- development would extend the village into open countryside
- support - a natural infill site

Conclusion

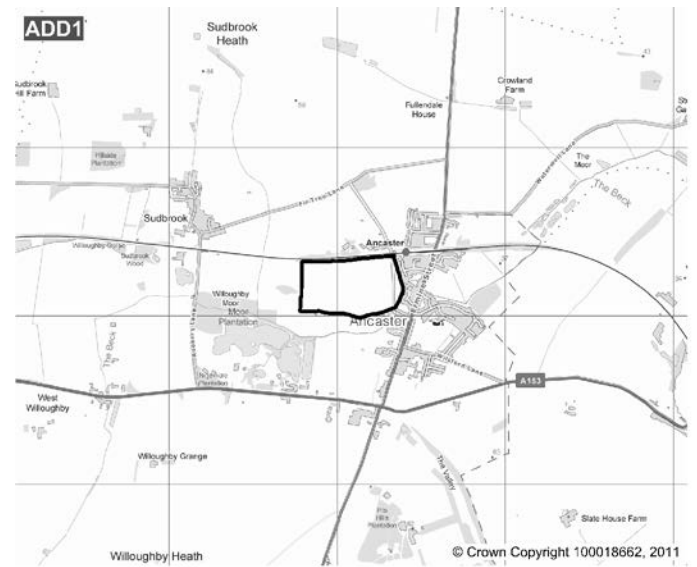
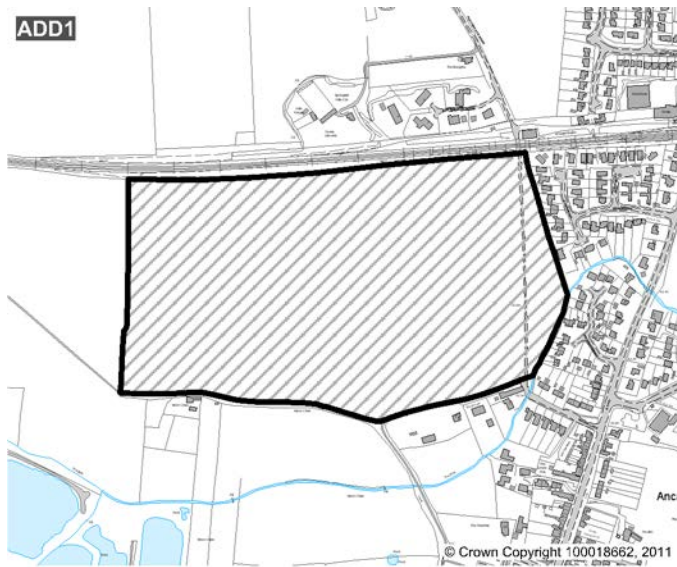
Not considered to be suitable for allocation:

Part of the site falls within the Flood Zone. The site falls within the "cordon sanitaire", therefore the Anglian Water objection rules the site out. The site is considered to be an important open area within the built-up part of the village and is not therefore suitable for development.

Site Reference: **ADD1** (18.52 ha)

REJECTED

Location: **land south of railway line and west of Brookside**



Site Description

Large field in agricultural production, which slopes upwards away from village and towards the railway line. A Restricted Byway runs north-south through the site, and the land to the east side is an enclosed pony paddock.

Summary of Assessment

Constraints:

Highways Authority; Constraints to accessibility. Only readily available access is via Water Lane, which is unacceptable due to its lack of width, footways and general geometry, with likely capacity issue accessing Ermine Street. Development of this site is not likely to be supported.

A Restricted Byway runs north-south through the eastern part of the site and a public footpath runs along the southern boundary.

Part of the site contains the site of a significant Roman Camp, and the site lies close to the Moor Closes SSSI. The south east corner of the site lies within the identified flood zone.

IDB: surface water discharge to existing rates.

Impact:

This is a large, edge of settlement site which slopes up towards the railway. Development would encroach upon the open countryside and have a significant impact on the landscape character (medium/high) of the open countryside.

Consultation Response:

5 representations were received as a result of the consultation in August 2010 covering the following points:

- concerns about impact on significant Roman Camp site
- size of site could have adverse impact
- adjacent to SSSI + Lincs Wildlife Trust nature reserve
- facilities & bus & train service inadequate
- houses not needed

Conclusion

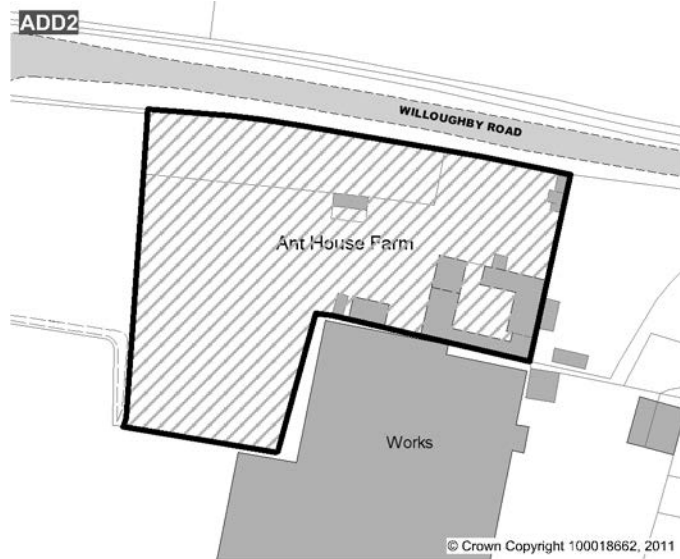
Not considered to be suitable for allocation:

Development of this large site would encroach upon the countryside and could be over-dominant. Heritage and floodzone concerns mean that only a small part may be suitable for development. However, development is unlikely to be supported by the Highways Authority because of access concerns.

Site Reference: **ADD2** (0.58 ha)

REJECTED

Location: **Ant House Farm, Willoughby Road**



Site Description

This is a semi-derelict site adjacent to the main A153 Grantham to Sleaford road, which appears to be used for storage. It contains various buildings in a bad state of repair.

Summary of Assessment

Constraints:

Highway Authority: Concerns over Residential development at this site – there is no footway and so the local highways authority has concerns about pedestrians crossing the A153. Commercial use which utilised the access from the adjacent Highways Depot might be acceptable.

IDB: surface water discharge to existing rates.

Impact:

The site lies outside the main village

Consultation Response:

7 representations were received as a result of the consultation in August 2010 covering the following points:

- concerns about traffic (A153)

Conclusion

Not considered to be suitable for allocation:

Highway Authority objection to residential development because of a lack of a pedestrian footway and the need for pedestrians to cross A153. Highways would not accept a residential use at this site, but would accept an employment use if the existing access to the LCC Highways Depot could be utilised.