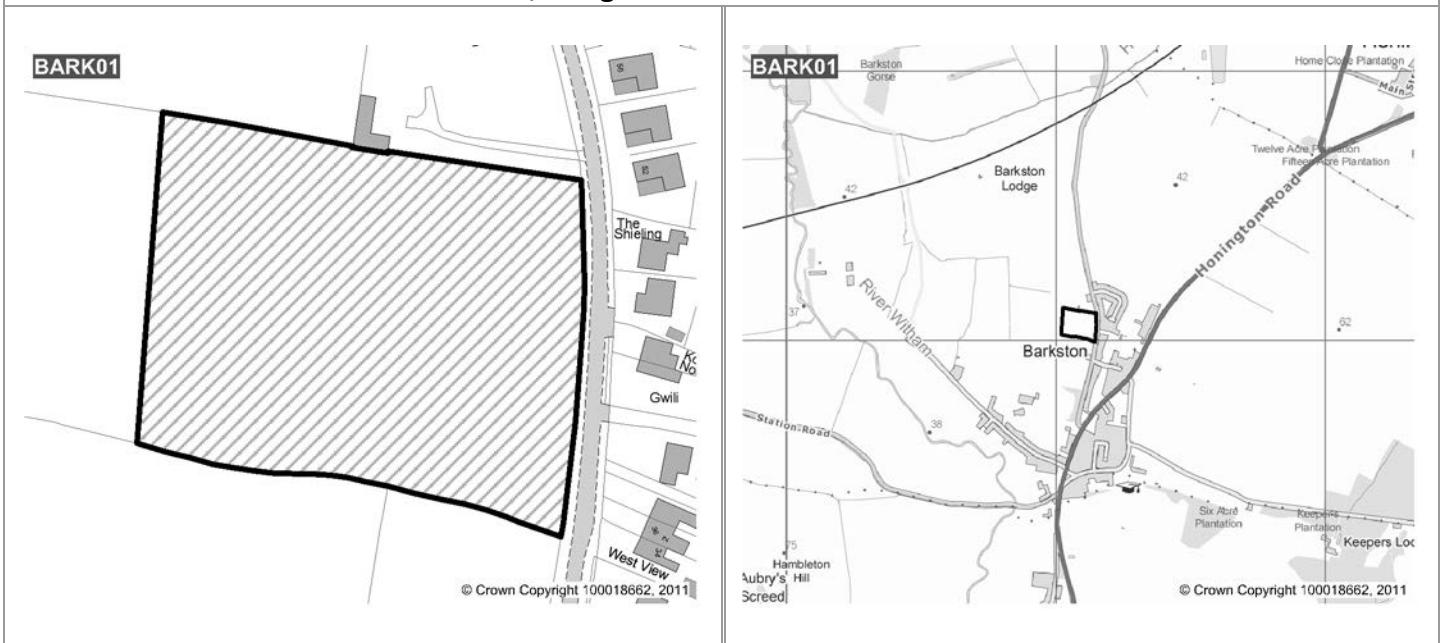


Site Reference: **BARK01** (1.29 ha)  
Location: **South of The Stables, Hough Road**

**REJECTED**



### **Site Description**

Field in agricultural production, lying west of Hough Road on the edge of the village. There are stables to the north of the site.

### **Summary of Assessment**

#### **Constraints:**

Highway authority Concerns over visibility and intensification of junction Hough Road/Main Road. Highway improvements required to Hough Road (to include footway provision).

Surface water flooding may be an issue

Capacity of Marston treatment works means that development would have to be delayed until a later phase in plan period.

IDB: surface water discharge requires regulation - River Witham has problems downstream.

#### **Impact:**

Edge of settlement site. The properties on the east side of Hough Road are single storey. Development on this site would have a significant impact on landscape character (medium) of the open countryside and on the visual character of the village.

#### **Consultation Response:**

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

- concerns about traffic increase at junction Hough Road and Church Street
- Hough Road too narrow and not on bus route
- concerns about effect on village amenities, noise & light pollution
- concerns about wildlife - greenfield site, owls, woodpeckers etc
- village changed to dormitory suburb
- two-storey development would overlook adjacent bungalows
- support - small site not a serious threat to local amenities
- support - but only for small development
- support - need for affordable houses

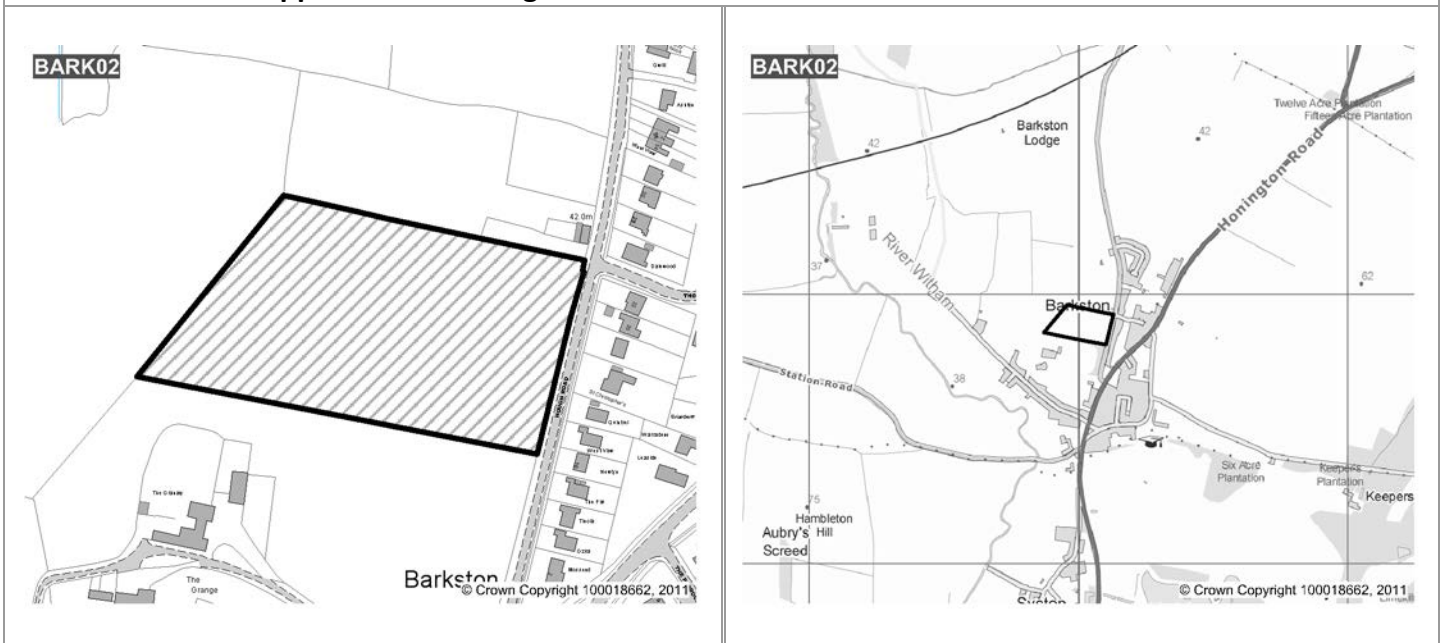
### **Conclusion**

#### **Not considered suitable for allocation:**

Development of this site would encroach into open countryside. There are Highways Authority concerns about development of sites along Hough Road, which has a poor junction with the A607. Development would require major highways improvements, including footways.

Site Reference: **BARK02** (2.41 ha)  
Location: **Opposite 10-22 Hough Road**

**REJECTED**



### **Site Description**

Large field in agricultural use, to the west of Hough Road, on the edge of the village. Part of the site adjacent to Hough Road is allotments, which appear to be well-used. Planning permission has been refused for the erection of a parsonage in 1990.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: There are concerns about the impact of development on the junction with the A607 and highway improvements would be required to Hough Road (to include footway provision).

The allotments would need to be relocated.

Capacity of Marston treatment works means that development would have to be delayed until a later phase in plan period.

Sewer crosses site.

IDB: surface water discharge requires regulation - River Witham has problems downstream.

#### **Impact:**

Large edge of settlement site. The properties on the east side of Hough Road are single storey. Development on this site would have a significant impact on landscape character (medium) of the open countryside and on the visual character of the village. Development would involve the loss of allotments.

#### **Consultation Response:**

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

- concerns about traffic increase at junction Hough Road/A607 - Hough Road too narrow
- concerns about effect on village amenities
- change nature of village, noise & disturbance
- concerns about loss of allotments - well used and with waiting list
- support - suitable site and need affordable housing
- support - best site BUT reduce numbers
- support (owner) BUT to include community & recreational facilities

### **Conclusion**

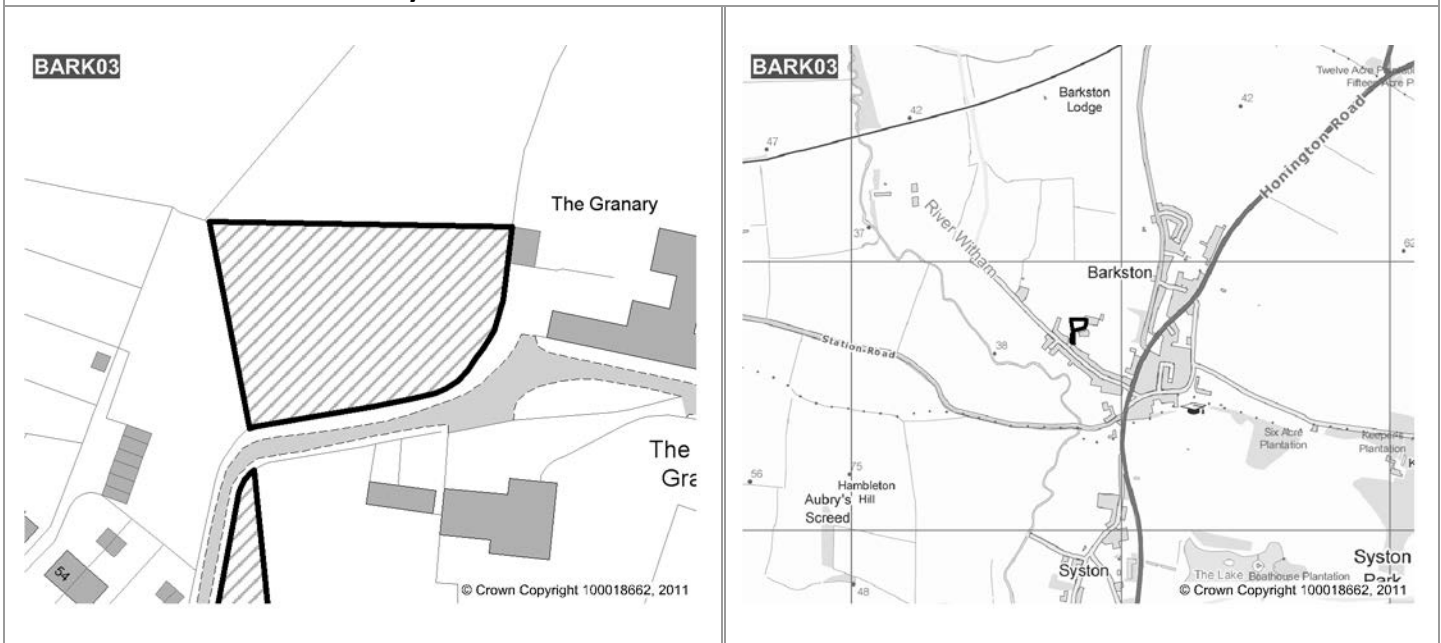
#### **Not considered suitable for allocation:**

Development of this site would encroach into open countryside. There are Highways Authority concerns about development of sites along Hough Road, which has a poor junction with the A607. Development would require major highways improvements, including footways.

Site Reference: **BARK03** (0.22 ha)

Location: **The Granary**

**REJECTED**



### **Site Description**

Small wooded area adjacent to The Granary, and accessed off West Road. Previous applications for residential development have been refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Objection access is off the public highway via a private drive. Concerns about access and parking along West Street.

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

Capacity of Marston treatment works means that development would have to be delayed until a later phase in plan period.

IDB: surface water discharge requires regulation - River Witham has problems downstream.

#### **Impact:**

The site is within the village settlement, and within the present curtilage of The Granary. Development would not have an adverse impact on the village.

#### **Consultation Response:**

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

- concerns about traffic on West Street which is too narrow
- concerns about loss of privacy and overlooking
- sewage system is already a problem
- support - minimal impact

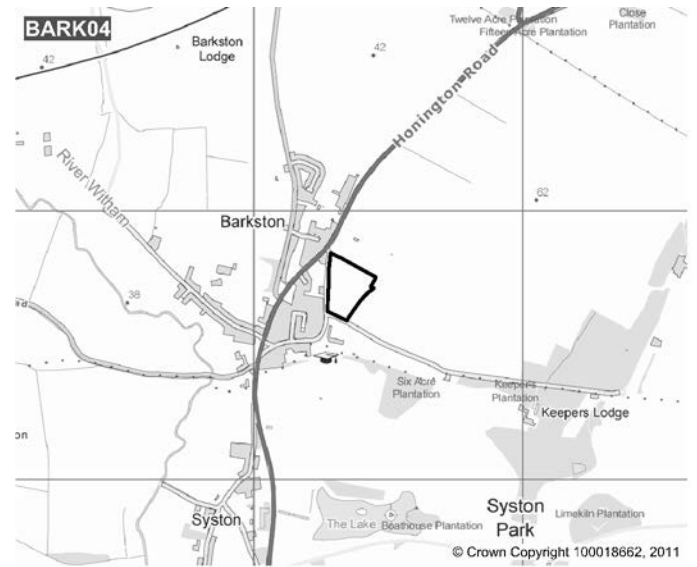
### **Conclusion**

#### **Not considered suitable for allocation:**

Highways Authority objection: access off private drive and parking issues along West Street, make site unsuitable for allocation. Site is too small to allocate.

Site Reference: **BARK04** (2.74 ha)  
Location: **East of Honington Road**

**REJECTED**



### **Site Description**

Large site located on the eastern edge of the village. It comprises an agricultural field which is in productive use. The site slopes down towards Honington Road. Previous applications for residential development have been refused.

### **Summary of Assessment**

#### **Constraints:**

Highways Authority: concerned about drainage and parking along Honington Road. There are capacity issues with the junction of Main road through to Church Street. Improvements and footways would be required.

Capacity of Marston treatment works means that development would have to be delayed until a later phase in plan period.

IDB: surface water discharge requires regulation - River Witham has problems downstream.

#### **Impact:**

An edge of settlement site which is large and slopes upwards, away from the village towards the ridge. Development would encroach on open countryside and have an impact on the landscape character (medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

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

- English Heritage - impact on setting of church and CA
- intrusion into open countryside
- support - best site if flooding issues addressed and one-way traffic system implemented
- National Trust - considerable impact on CA
- support - most suitably located (school & playingfield on same side main road)
- support - BUT lower density and designed to reflect existing
- localised flooding issues - remedial action not solved - runoff
- suggest use part of site for car park
- Parish Council object - landscape value and views over countryside

### **Conclusion**

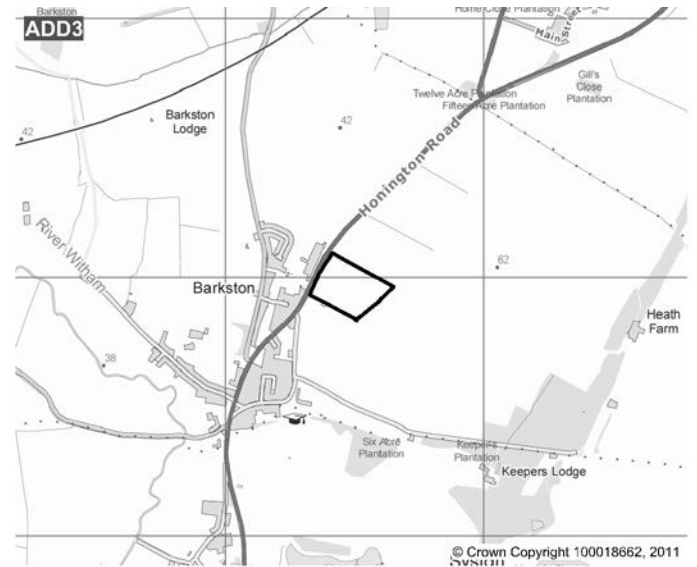
#### **Not considered suitable for allocation:**

Highways Authority has concerns about access, but small development to front of site may be possible. However, this is a sloping site prominently located in an open area. It is not, therefore, considered suitable for development.

Site Reference: **ADD3** (4.44 ha)

**REJECTED**

Location: **land north of playing field & east of A607**



### **Site Description**

Large site located on the eastern edge of the village. It comprises a large field in agricultural production.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: A new access and major highway improvements would be required (including a ghost island right turn lane, footway link and crossing facilities). There are also drainage concerns with the site.

Lincolnshire Heritage: Bronze age barrow cropmarks within & just outside site, evaluation prior to determination required.

Capacity of Marston treatment works means that development would have to be delayed until a later phase in plan period.

IDB: surface water discharge requires regulation - River Witham has problems downstream.

#### **Impact:**

The site is outside the village and away from the main settlement. It lies in open countryside and development would have a significant impact on landscape character (medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

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

- site is outside confines of village
- development disproportionate to size of village,
- concerns about traffic and infrastructure capacity
- concerns about school capacity
- housing density excessive
- concerns about loss of prime agricultural land

### **Conclusion**

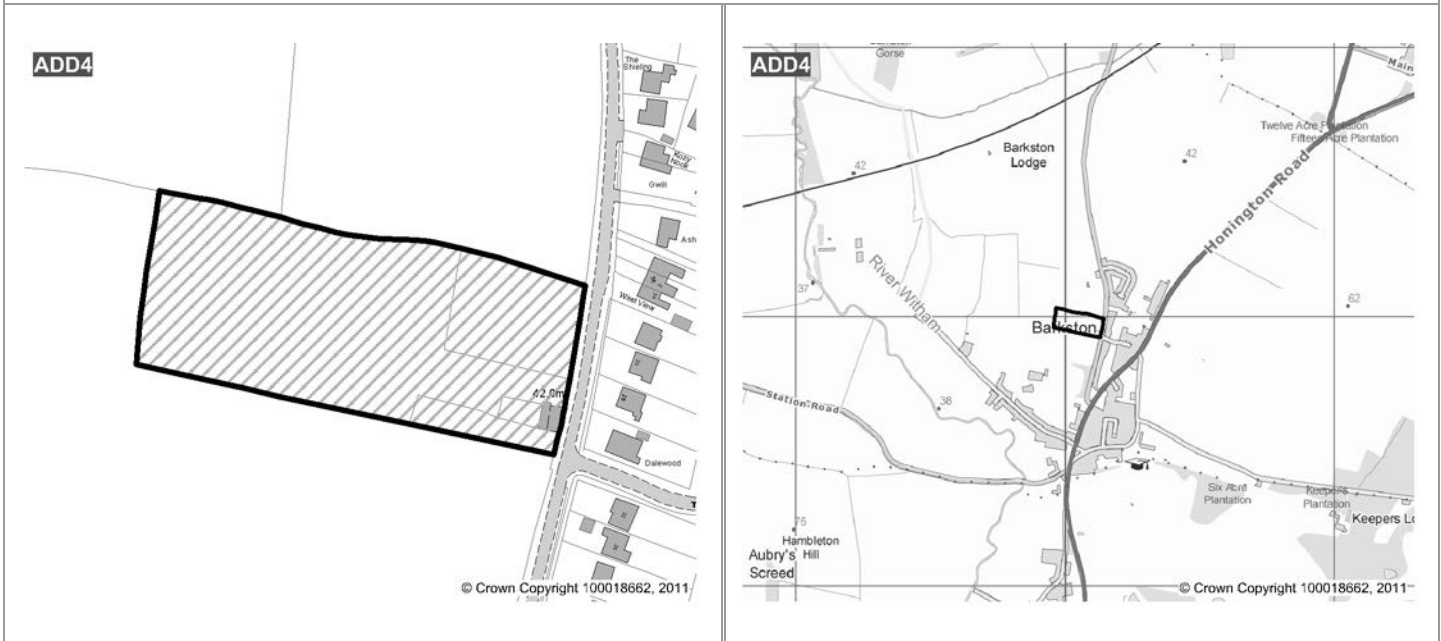
#### **Not considered suitable for allocation:**

Development of this large site would encroach into countryside. There are Highway Authority concerns about access from the A607, and development would require major highway improvements.

Site Reference: **ADD4** (1.32 ha)

**REJECTED**

Location: **land west of Hough Road (opp Nos 26-32)**



### **Site Description**

Small site located to the west of Hough Road. It is in agricultural use, including storage of hay.

### **Summary of Assessment**

#### **Constraints:**

Highway authority: Junction offset issues and possible visibility concerns. Footway link required & possible TRO - to reduce speed limit.

Lincolnshire Heritage: no remains recorded, in area of interest, DMV to S, prehistoric cropmarks to N, evaluation prior to determination required.

Capacity of Marston treatment works means that development would have to be delayed until a later phase in plan period.

Anglian Water pipes cross site.

IDB: surface water discharge requires regulation - River Witham has problems downstream.

#### **Impact:**

Edge of settlement site. Residential properties on the east side of Hough Road are single storey. Development here would have a significant impact on landscape character (medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

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

- too far out of village
- highway concerns (narrow road, junction with A607, National Cycle route)
- loss of open aspect
- concerns about school capacity
- housing density excessive
- concerns about loss of agricultural land
- development disproportionate to size of village

### **Conclusion**

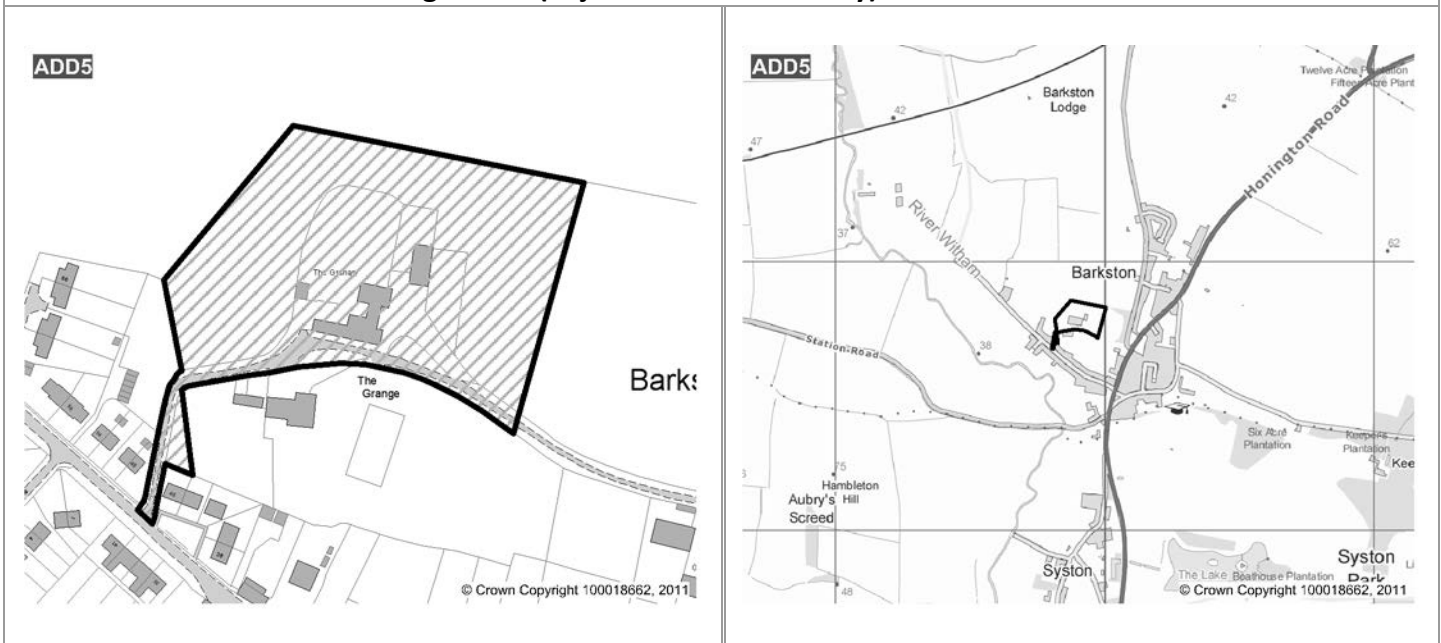
#### **Not considered suitable for allocation:**

Development of this site would encroach into open countryside. There are Highways Authority concerns about development of sites along Hough Road, which has a poor junction with the A607. Development would require major highways improvements, including footways.

Site Reference: **ADD5** (1.81 ha)

**REJECTED**

Location: **land off Hough Road (adjacent to The Granary)**



### **Site Description**

Residential property and grounds, accessed via a narrow private drive which serves another property. Previously had a planning application for residential development refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Capacity concerns due to existing width of West Street and the West Street/Main Road junction.  
Lincolnshire Heritage: no remains recorded, in area of interest, DMV to N, prehistoric cropmarks to N, evaluation prior to determination required.  
Capacity of Marston treatment works means that development would have to be delayed until a later phase in plan period.  
Potential surface water flooding risks  
IDB: surface water discharge requires regulation - River Witham has problems downstream.

#### **Impact:**

Edge of settlement site. The site is to the rear of existing properties and there is unlikely to be any adverse visual impact.

#### **Consultation Response:**

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

- concerns about access and road safety
- highway concerns (narrow road, junction with A607, National Cycle route)
- loss of open aspect
- concerns about school capacity
- housing density excessive
- concerns about loss of agricultural land
- development disproportionate to size of village

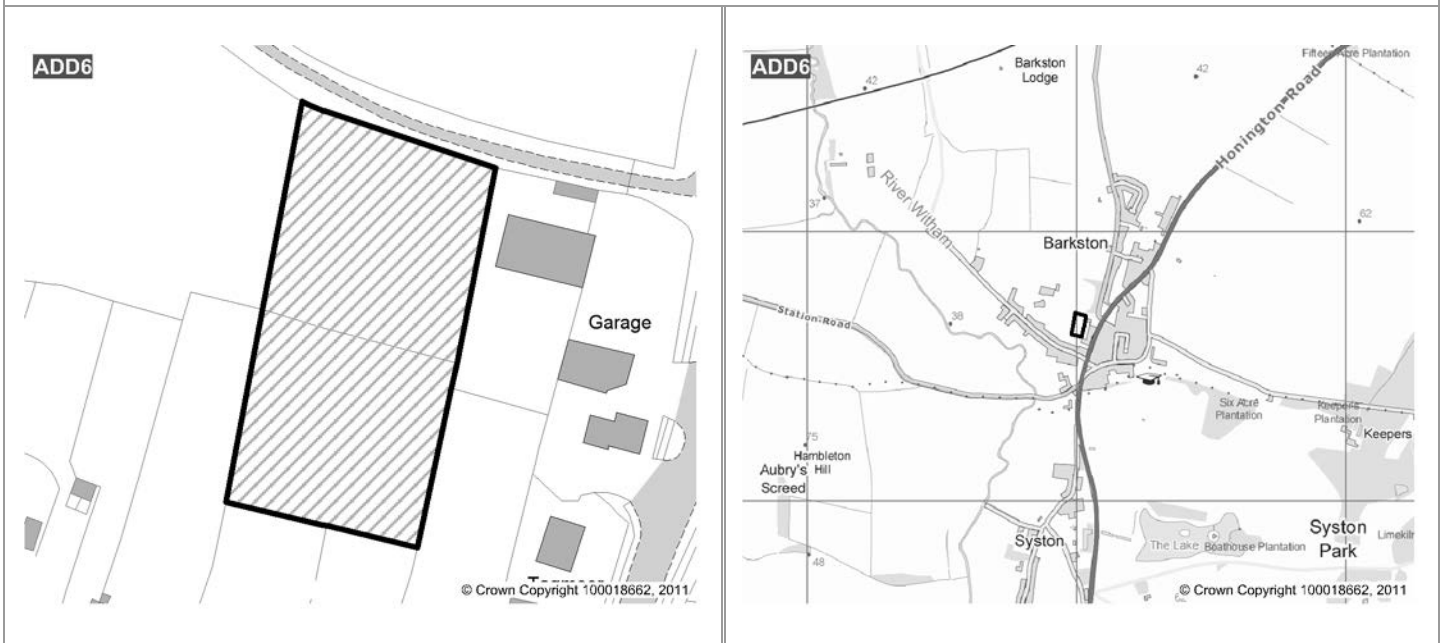
### **Conclusion**

#### **Not considered suitable for allocation:**

Highway Authority unlikely to support development because of access and visibility concerns.

Site Reference: **ADD6** (0.34 ha)  
Location: **land at 12 West Street**

**REJECTED**



### **Site Description**

Domestic garden to a residential property on West Street. The site can only be accessed via the private drive which runs past the cottage.

### **Summary of Assessment**

#### **Constraints:**

Highways authority: would not support development at this location because of access and visibility concerns.

There are concerns about the impact of development on the Conservation Area.

Lincolnshire Heritage: no remains recorded, in area of interest, DMV to S, prehistoric cropmarks to N, evaluation prior to determination required.

Capacity of Marston treatment works means that development would have to be delayed until a later phase in plan period.

IDB: surface water discharge requires regulation - River Witham has problems downstream.

#### **Impact:**

The site is within the Conservation Area.

#### **Consultation Response:**

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

- concerns about access and road safety
- highway concerns (narrow road, junction with A607, National Cycle route)
- loss of open aspect
- concerns about school capacity
- housing density excessive
- concerns about loss of agricultural land
- development disproportionate to size of village

### **Conclusion**

#### **Not considered suitable for allocation:**

There is no access to this site.