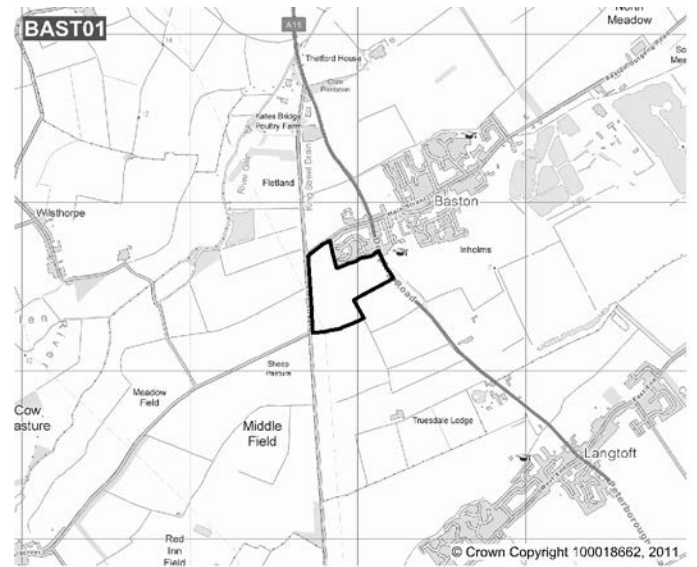
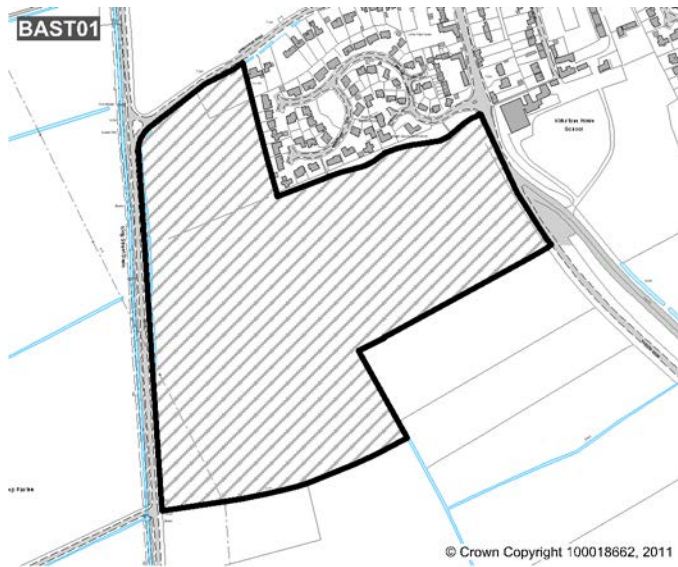


Site Reference: **BAST01** (15.94 ha)

REJECTED

Location: **Land West of A15 and East of King Street**



Site Description

Large site to south and east of village. Comprises large fields in agricultural production. Has previously had a planning application for residential development refused.

Summary of Assessment

Constraints:

Highway Authority: access issues relating to this site, and no direct access of the A15 permitted. Improvement works including signalisation of the crossroads would be required. Unlikely to support development.

Lincolnshire Heritage: Anglo-Saxon cremation cemetery; Iron Age, Romano-British & medieval remains; ring ditches; Iron Age farmstead. Finds: Saxo-Norman & medieval pottery. Archaeological fieldwork undertaken in the area.

Archaeological evaluation prior to determination of a planning application may be required.

The site falls within Anglian Water's defined "cordon sanitaire". Septicity issues due to distance from STW.

Public footpath crosses the site.

Within the identified floodzone and at risk of surface water flooding.

Water Main crosses the site.

IDB: Sustainable system to limit flows required.

Impact:

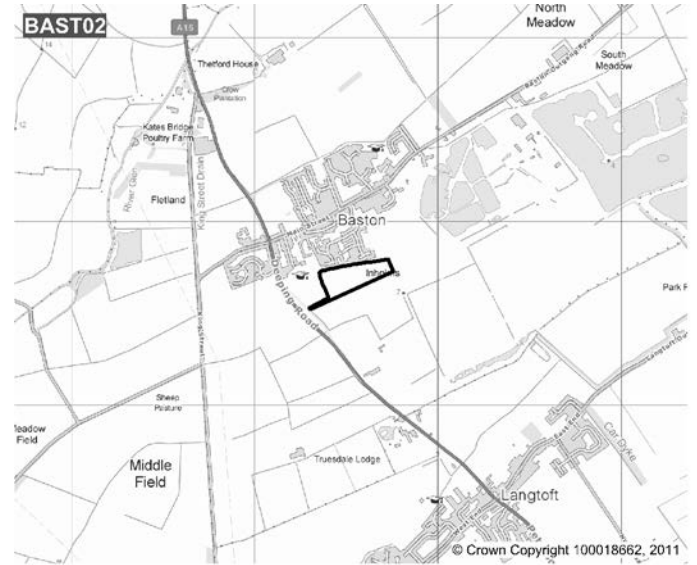
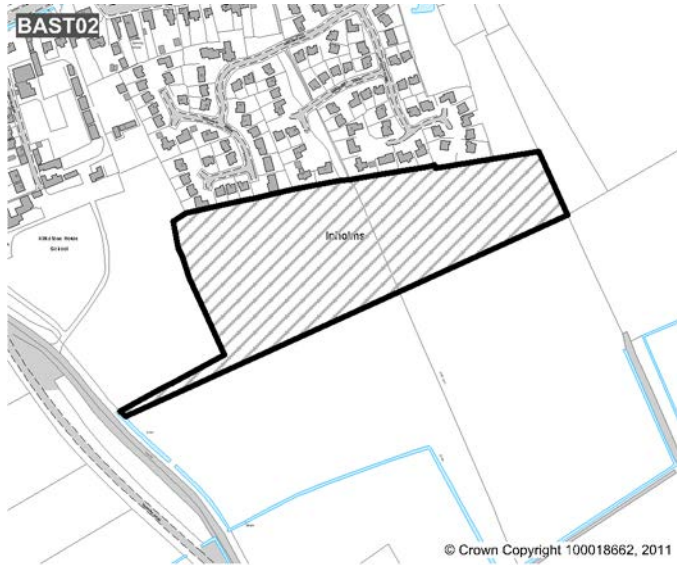
Very large site which lies on the edge, and outside of, the settlement. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual impact of the village.

Consultation Response:

Conclusion

Not considered to be suitable for allocation:

Septicity issues due to distance from STW. Site is within flood zone. Access constraints. Not suitable for residential development.



Site Description

Field in agricultural production, located on the southern edge of the village. Accessed from layby off A15 south of the village.

Summary of Assessment

Constraints:

Highway Authority: Serious concerns relating to the access. Direct access from lay-by is undesirable. Access from Chesham drive would be restrictive. Object to development.

Septicity issues because of distance from STW.

Public footpath crosses the site.

Potential impact of surface water on Baston Fen SAC.

IDB: Sustainable system to limit flows required.

Impact:

The site is adjacent to existing residential estate-type development on the edge of the village. It is reasonably well related to the existing built form, although development would encroach on open countryside and would have a significant impact on the landscape character (low-medium) of the open countryside.

Consultation Response:

13 representation were received as a result of the consultation in October 2009 covering the following points:

- concerns site intrudes into open countryside
- concerns about loss of agricultural land
- concerns about access point - should not be through adjoining estate
- support as site is the only practical one

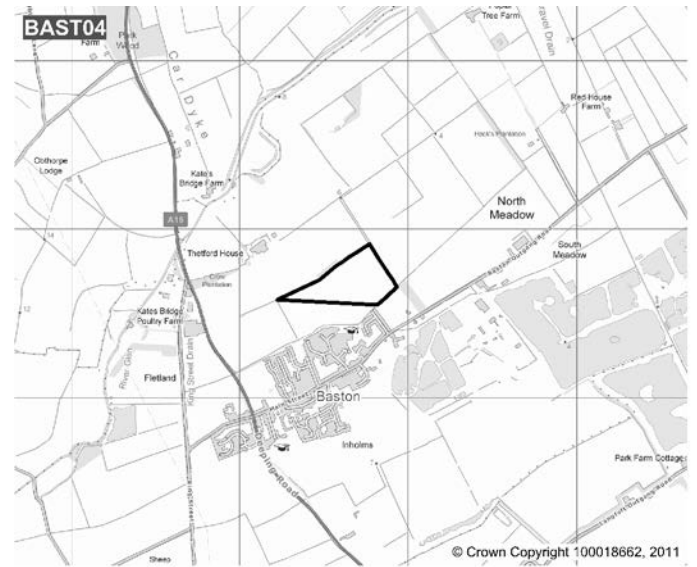
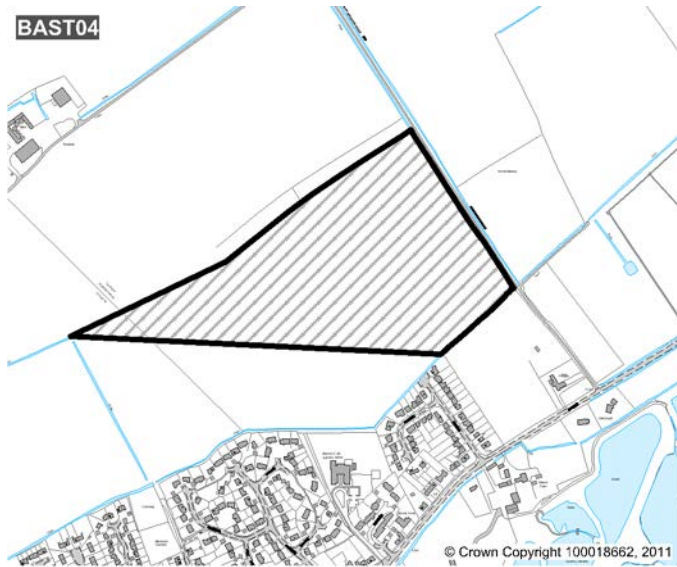
Conclusion

Not considered to be suitable for allocation:

This is the only suggested site in Baston which is not within the flood zone. However, Highway Authority concerns, which mean the site cannot be accessed from the A15, and encroachment on countryside make the site less suitable. There are environmental concerns about the drainage impact to Baston Fen SAC, and Septicity issues because of distance from STW, which make the site unsuitable. A small part of the site, adjacent to Chesham Drive, was considered for development, but was rejected because of highway concerns.

Site Reference: **BAST04** (12.32 ha)
Location: **Thetford House Farm, Baston**

REJECTED



Site Description

Large site located to the north of the village and separate from it. It comprises large agricultural fields

Summary of Assessment

Constraints:

Highways Authority: Access concerns. Objection to development.

Lincolnshire Heritage: Thetford House and Park at northern edge; Car Dyke. Archaeological evaluation prior to determination of a planning application will be required.

Site falls within the identified floodzone.

Septicity concerns because of distance from STW.

Potential impact of surface water on Baston Fen SAC.

IDB: Sustainable system to limit flows required.

Impact:

This is a large site located outside the confines of, the village. It is largely unrelated to the village. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside.

Consultation Response:

6 representation were received as a result of the consultation in October 2009 covering the following points:

- concerns about location of access
- concerns about flooding and loss of agricultural land
- concerns about visual access

Conclusion

Not considered to be suitable for allocation:

Septicity issues due to distance from STW. Site is within flood zone. Not suitable for residential development.



Site Description

Field located on the western edge of the village. It is in agricultural use.

Summary of Assessment

Constraints:

Highways Authority: Access via Greatford Road to the east of the site. Improvement works (including crossing improvements at A15) would be required.

Site falls within the identified floodzone. Greater risk of surface water flooding.

Septicity concerns because of distance from STW.

Potential impact of surface water on Baston Fen SAC.

IDB: Sustainable system to limit flows required.

Impact:

The site is on the western edge of the village and lies opposite residential properties along Greatford Road.

Development in this location would encroach on open countryside and impact on landscape character (low-medium) of the open countryside.

Consultation Response:

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

- support - flooding issues can be resolved
- concerns about loss of open countryside
- concerns about traffic implications
- support - good access to site

Conclusion

Not considered to be suitable for allocation:

Septicity issues due to distance from STW. Site is within flood zone. Not suitable for residential development.