

Site Reference: **BIL01** (8.05 ha)

**REJECTED**

Location: **Land at Piper Holt Farm, 4 Folkingham Road**



### **Site Description**

Large site located at the northeast of the village. It comprises mainly agricultural fields with some farm buildings. The site includes a residential property, a farmhouse, located at the road frontage of Folkingham Road. Previous planning applications for residential development and B1/B8 uses have been refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: would have concerns if the whole site was to be developed. The existing access via Piper Holt Farm would need to be improved.

Lincolnshire Heritage: Building: Ivy House, Cropmarks. Archaeological evaluation prior to determination of a planning application may be required.

Most of the site lies within the identified floodzone and is at risk of surface water flooding

Listed Building on site.

Contamination issues associated with the farm buildings have been identified

#### **Impact:**

Large site located at the edge of the settlement. The site is adjacent to existing residential development along Folkingham Road. Development in this location would encroach on open countryside. Large-scale development would have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

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

- support development of part of site around farmhouse
- flood risks on site
- concerns development would extend village into open countryside
- concerns about loss of arable land

### **Conclusion**

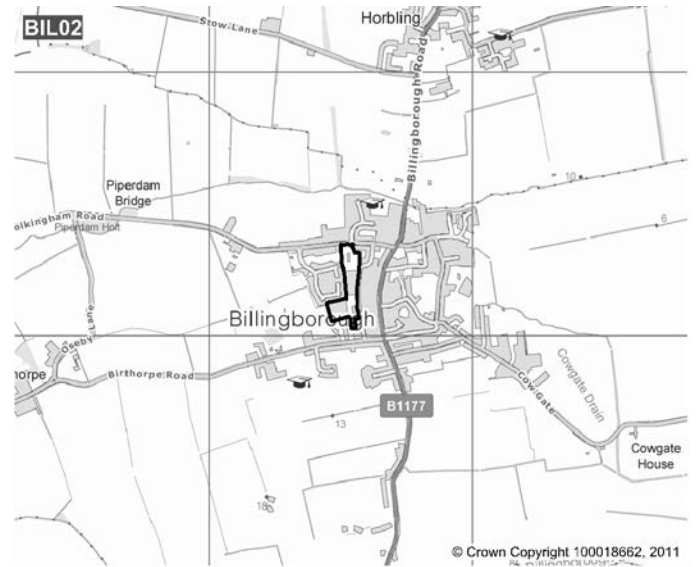
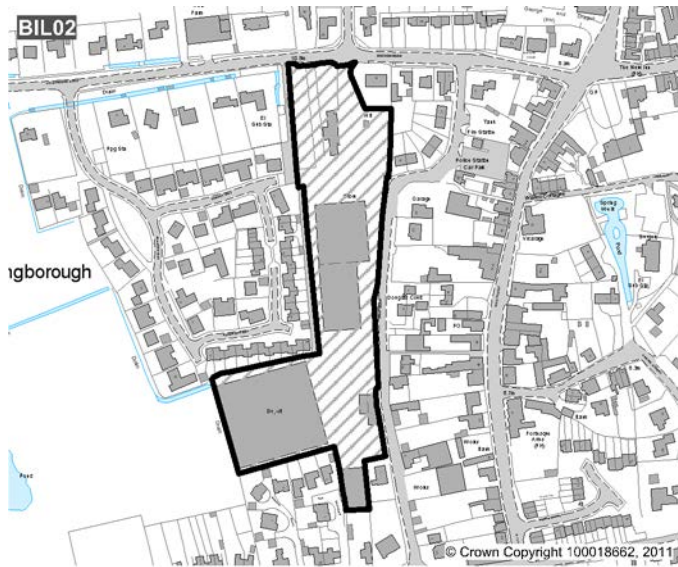
#### **Not considered to be suitable for allocation:**

This is a large site on the edge of the village, where development would encroach upon the open countryside. Most of the site is within the Flood Zone. It is not, therefore, suitable for development.

Site Reference: **BIL02** (1.96 ha)

**REJECTED**

Location: **Grimers Transport, Station Road/West Street**



### **Site Description**

The site is located within the main body of the village. It comprises industrial buildings, large areas of hard standing and the site of the former station. The site has access north to Station Road and east to West Road. There is likely to be contamination on the site from previous railway use and latterly from its use as a haulage depot.

### **Summary of Assessment**

#### **Constraints:**

Highways Authority: Development acceptable based on existing access to residential at northern edge with access onto Station road. Would not want "through road" to West Road.

Possible contamination on site.

Former station on site - not listed but of local significance.

Possible surface water flood risk

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

#### **Impact:**

The site lies within the village and adjacent to existing residential development. It is well-related to the existing built form of the village. It is currently in used for employment.

#### **Consultation Response:**

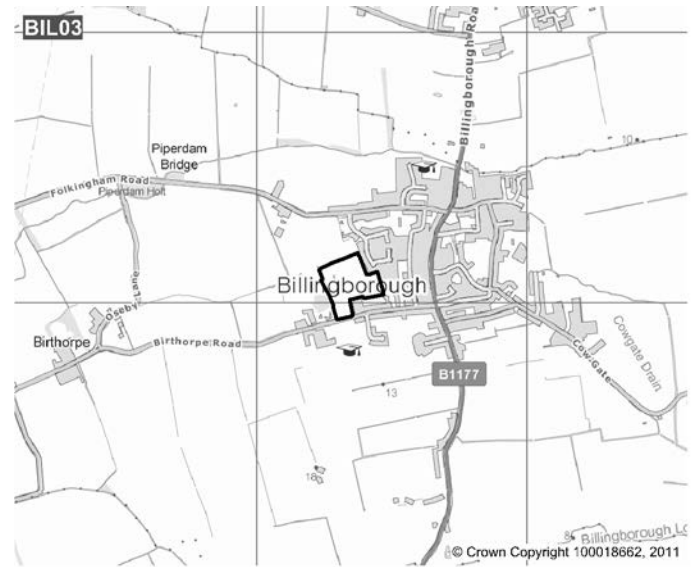
9 representations were received as a result of the consultation in October 2009 covering the following points:

- support because Grimers has ceased trading and other employment use is unlikely
- old station platforms should be protected

### **Conclusion**

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

The site is in employment use and this should remain.



### **Site Description**

Large field on the eastern edge of the village, which does not appear to be cultivated, and is used for grazing horses. The site has trees and is hedged to the boundaries and there is a large pond in the centre. The site is accessed from Birthorpe Road, and most of the site lies to the rear of properties along this road.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Highway improvements, including footway links required. Development of small part of site, to road frontage, should not be problematic.

Possible contamination from previous use of adjacent site (which has planning permission for residential development).

Site crossed by overhead lines.

#### **Impact:**

This is a large, level site, located on the edge of the village. It is opposite a large secondary school which is expected to close within a few years. Most of the site lies to the rear of properties along Birthorpe Road. Development of the front part of the site would be reasonably well related to the existing built form and have limited impact on the open countryside to the north of the site.

#### **Consultation Response:**

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

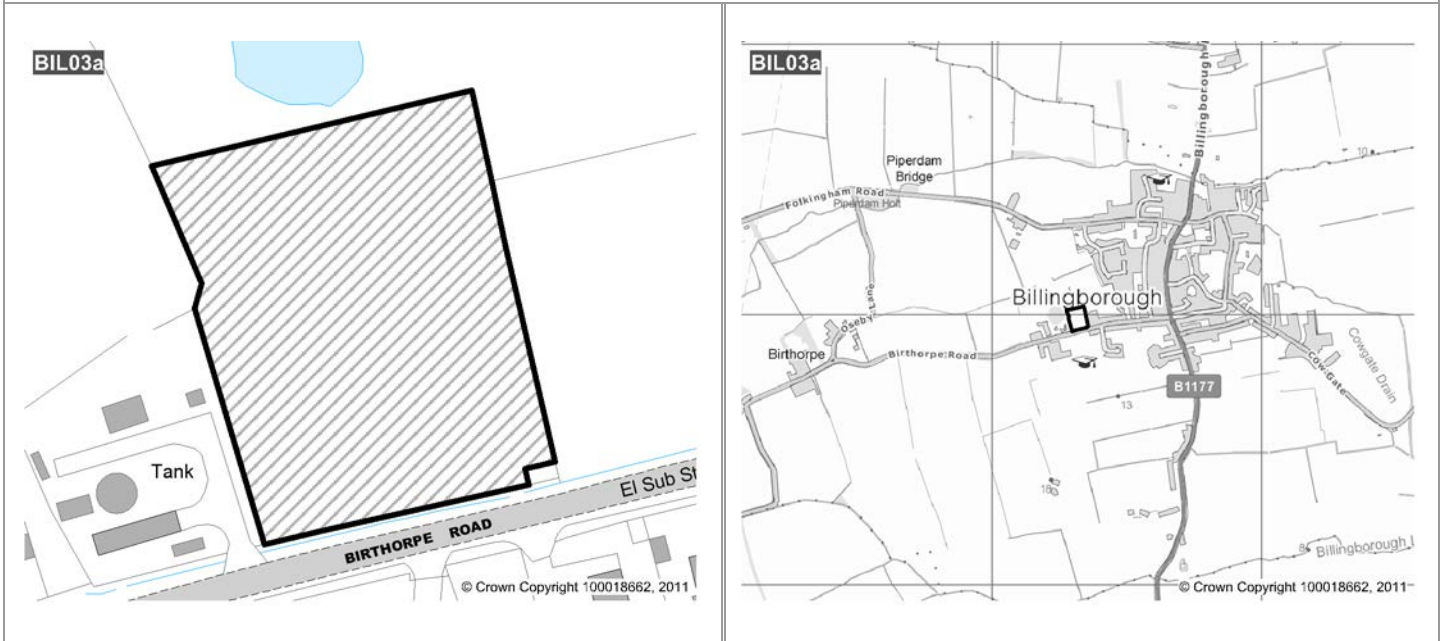
- would extend village into open countryside
- drainage issues on site - suggest adjacent disused factory site more suitable
- site preferable to BIL01 or BIL02

### **Conclusion**

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

Highway concerns make this site unsuitable for development. Small part of the site fronting onto Birthorpe Road has been considered separately as BIL03a.

Site Reference: **BIL03a (0.5ha)**  
Location: **Adj 30-32 Birthorpe Road**



### **Site Description**

The site is that part of site BIL03 which fronts Birthorpe Road. It comprises an open area of grassland.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Highway improvements, including footway links required. Development of small part of site, to road frontage, should not be problematic.

Possible contamination from previous use of adjacent site (which has planning permission for residential development).

Site crossed by overhead lines.

#### **Impact:**

This is a level site, located on the edge of the village. It is opposite a large secondary school which is expected to close within a few years. The site is reasonably well related to the existing built form and development here would have limited impact on the open countryside to the north of the site.

#### **Consultation Response:**

8 representations were received as a result of the consultation in October 2009, relating the larger site, covering the following points:

- would extend village into open countryside
- drainage issues on site - suggest adjacent disused factory site more suitable
- site preferable to BIL01 or BIL02

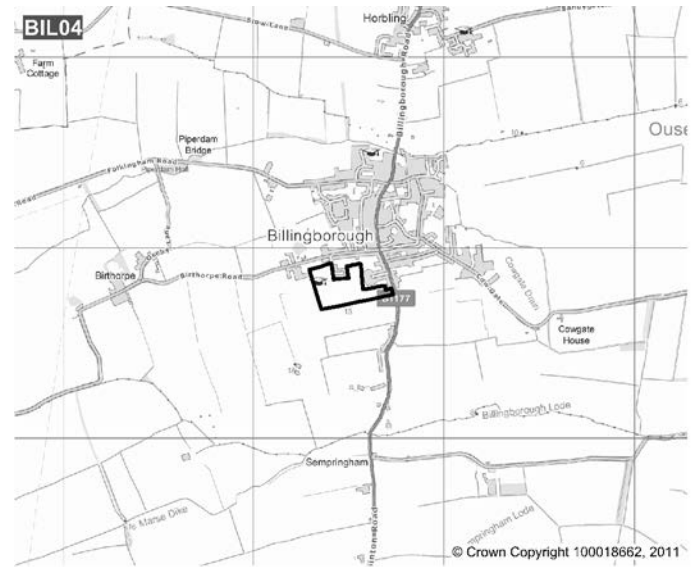
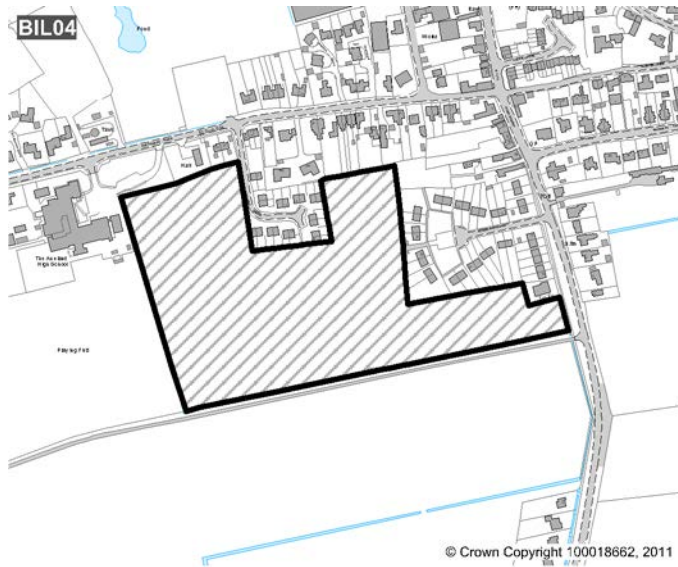
### **Conclusion**

It is considered that the smaller number of units accommodated here will satisfactorily address the concerns raised by the Highway Authority, and that development would be appropriate in this location.

Site Reference: **BIL04** (5.54 ha)

**REJECTED**

Location: **Land between Pointon Road & Birthorpe Road**



### **Site Description**

Large site located to the south and east of the village. Comprises a large field in agricultural use. Has previously had a planning application for residential development refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: concerns with the capacity of the site. Birthorpe Road is problematic at peak times. Access to be via Pointon Road. Highway improvements required. Smaller development would be acceptable.

Lincolnshire Heritage: Cropmarks. Archaeological evaluation prior to determination of a planning application may be required.

There may be an area of contamination (through the centre of the site) from previous railway use.

#### **Impact:**

This is a large site on the edge of the settlement. The topography of the site is flat and development would encroach on open countryside and have a significant impact on landscape character (low-medium) 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:

- support small development at northern edge to round off village
- suggestion that school site allocated for 90 residential units - then approx one third of site could provide all village requirements (150-175)
- concerns site is too large and extends into open countryside

### **Conclusion**

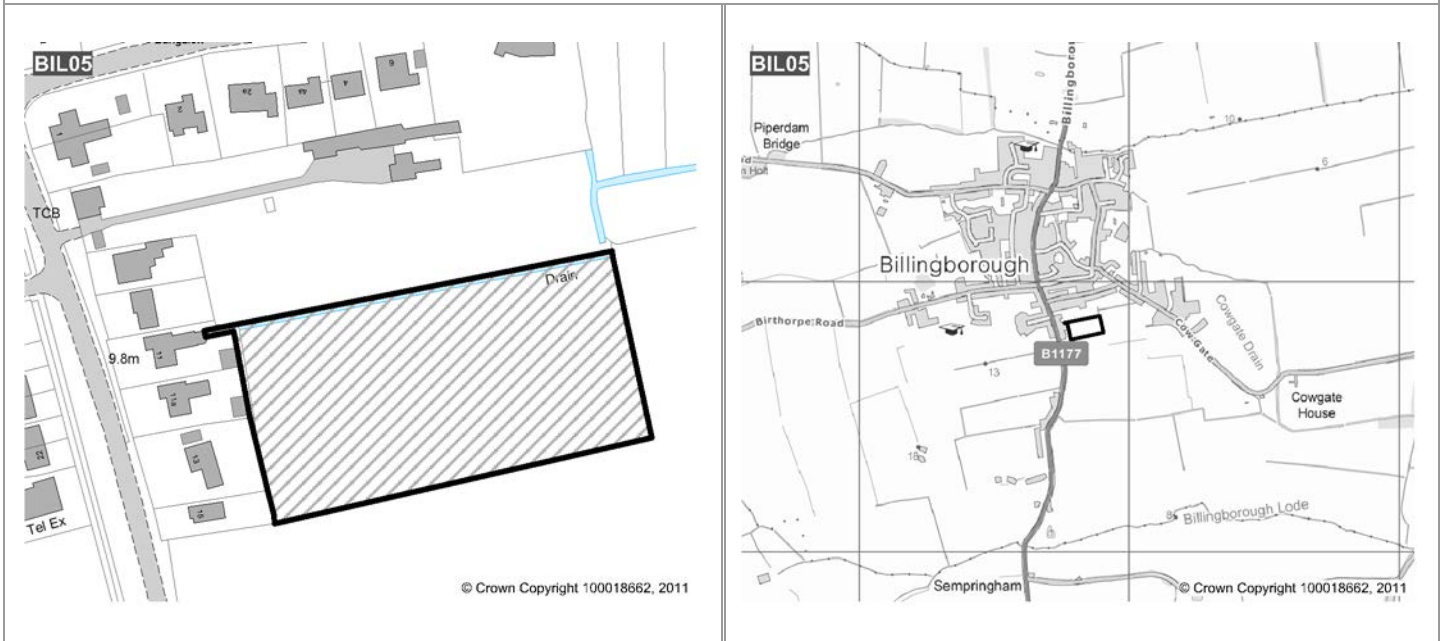
#### **Not considered to be suitable for allocation:**

This is a large site on the edge of the village, where development would encroach upon the open countryside. A small part of the site, to be accessed from Bithorpe Road, and a small part to be accessed from Pointon Road were considered for development but were rejected because of highway concerns and the impact on the open countryside.

Site Reference: **BIL05** (0.79 ha)

**REJECTED**

Location: **5-9 Pointon Road, Billingborough**



### **Site Description**

Agricultural field to the rear of properties on the southeastern edge of the village. The field is open and there are no obvious boundaries to the site. The site has no direct access to the public highway.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection to development. This site can only be developed with BIL06, with access through BIL06, and there is likely to be an objection because the junction arrangements are unsatisfactory.

Site is at risk of surface water flooding.

Lincolnshire Heritage: Boundary features. Archaeological evaluation prior to determination of a planning application may be required.

#### **Impact:**

The site lies to the rear of residential properties on Pointon Road and has no access to it. It is an edge of settlement site which is level and open. Development in this location would encroach on the open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

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

- concerns site is in open countryside and has drainage issues
- support as small site will not have great impact

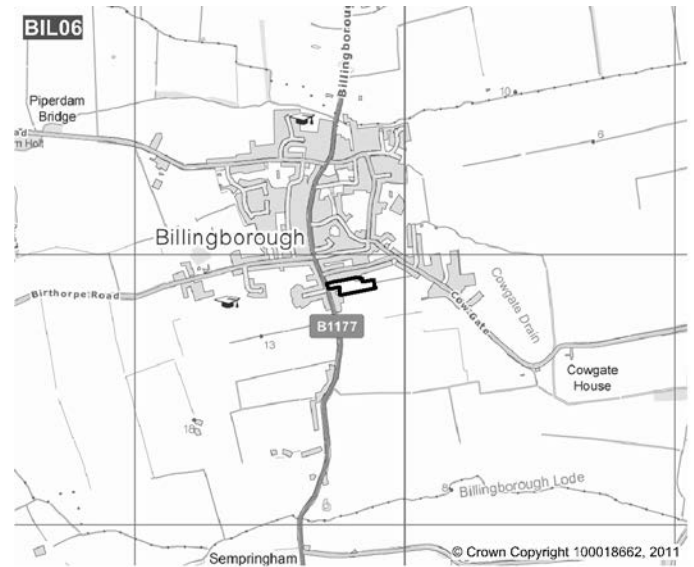
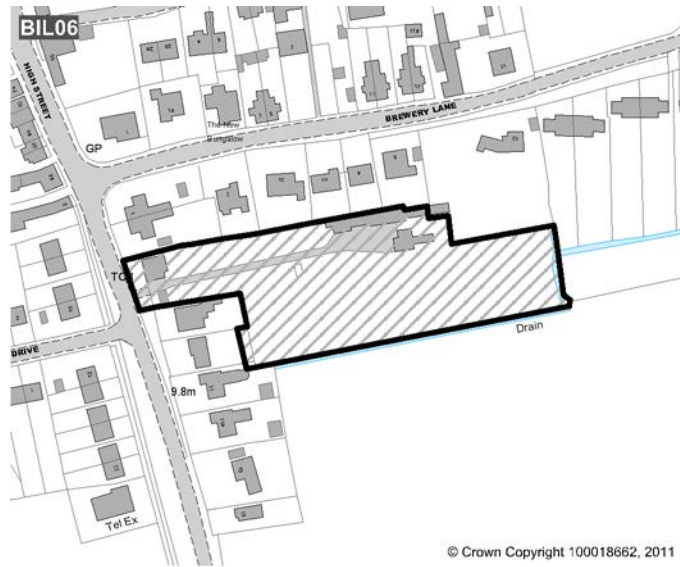
### **Conclusion**

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

Site has no direct access and can only be developed in conjunction with adjacent site (BIL06).

Site Reference: **BIL06** (0.70 ha)  
Location: **R/O 5 Pointon Road**

**REJECTED**



### **Site Description**

The site is located to the rear of properties on Pointon Road and Brewery Lane. It comprises the garden of No 5 Pointon Road and can only be accessed by a narrow drive next to the dwelling. A previous application for residential development on this site was refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Objection. The junction arrangements are unsatisfactory.  
Site is at risk of surface water flooding.

#### **Impact:**

The site lies adjacent to, and behind, existing residential development. It is reasonably well related to the existing built form. However, access is only possible if the main house was demolished.

#### **Consultation Response:**

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

- undesirable backland development
- support as small site will not have great impact

### **Conclusion**

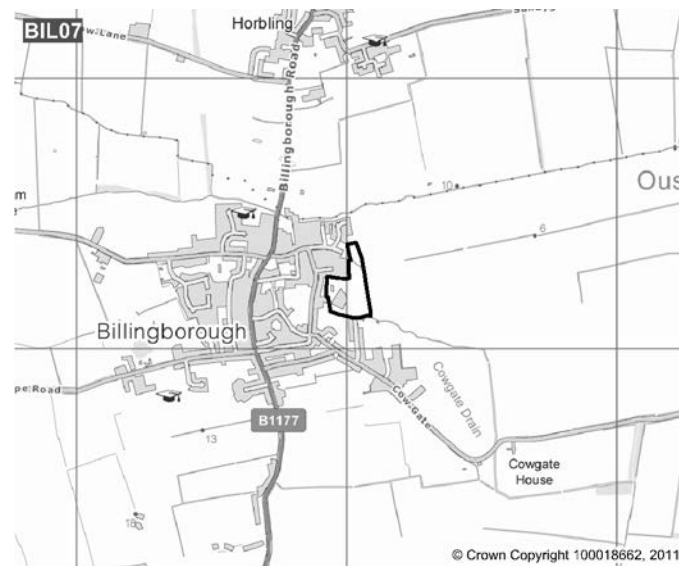
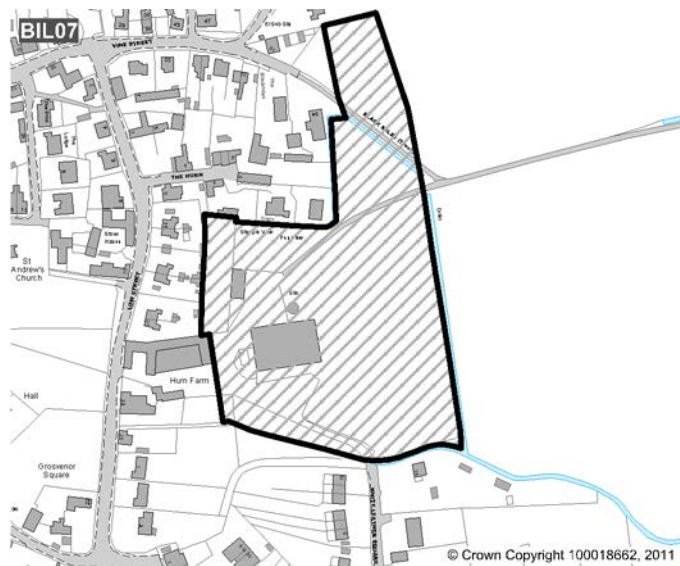
#### **Not considered to be suitable for allocation:**

The Highways Authority is likely to object to development because of access concerns.

Site Reference: **BIL07** (2.70 ha)

**REJECTED**

Location: **W of village bt Vine St & White Leather Square**



### **Site Description**

Large site located to the east of the village. Comprises a large agricultural field in agricultural use with a large agricultural building and hardstanding on the western side. The site has limited access via single track roads from the north and south.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Objection. Already an area with parking issues and inadequate road widths leading to the site, and lack of footways and street lighting. Alternative access has been proposed which might overcome concerns and allow a small development. Considered with BIL08.

Lincolnshire Heritage: Cowgate drain; former gasworks. Archaeological evaluation prior to determination of a planning application may be required.

Footpath to site boundary.

Site is at risk of surface water flooding.

#### **Impact:**

Edge of settlement site which has limited access. The site lies adjacent to residential properties and is reasonably well related to the existing built form, although those properties on the northwestern boundary are single storey. Adjacent to CA but development would have very little impact on it. The main part of the site is contained by development on two sides and tree line to East. Development beyond the tree line would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside.

#### **Consultation Response:**

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

- site is too large and intrudes into open countryside
- concerns about loss of arable land

### **Conclusion**

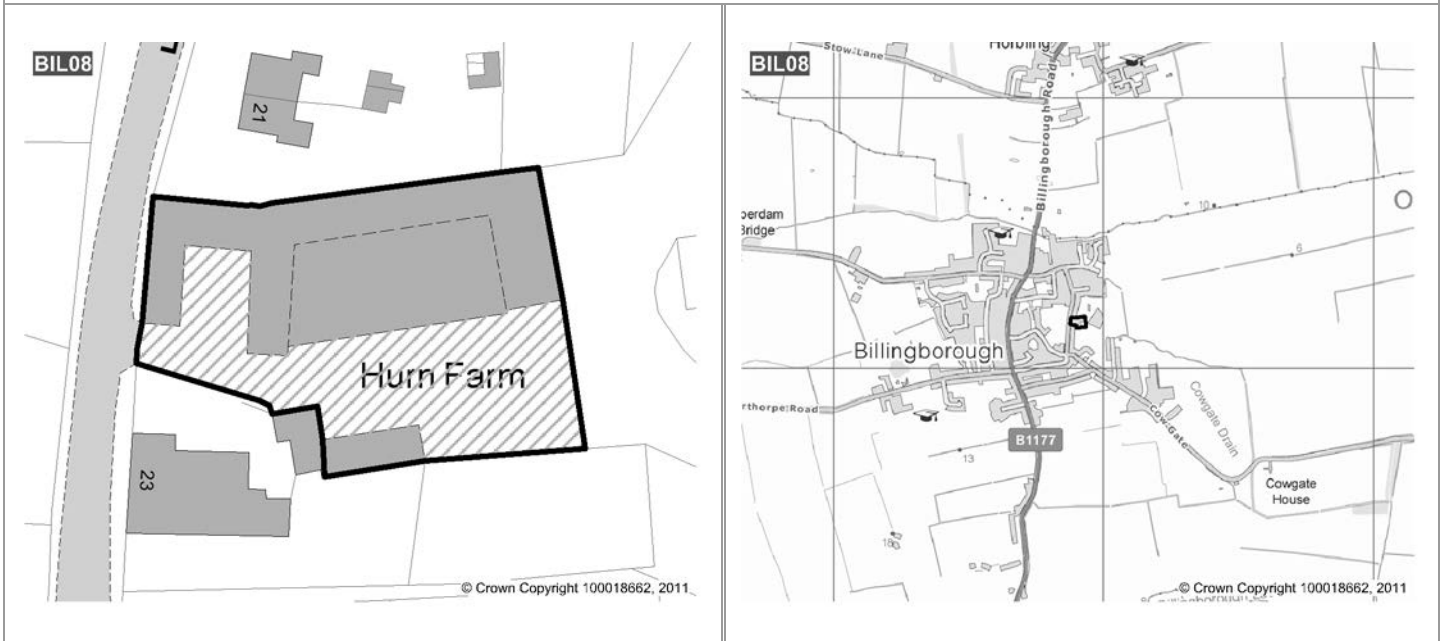
#### **Not considered to be suitable for allocation:**

The site may be suitable for development. However, the Highway Authority has raised an objection to development, because this site has no obvious means of access.

Site Reference: **BIL08** (0.19 ha)

**REJECTED**

Location: **Hurn Farmyard, Low Street, Billingborough**



### **Site Description**

Small site which comprises farm buildings and stables. A previous application to convert the stable block was approved.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: potential for small number of units with improvement works. Considered with BIL07.  
Conservation Area  
Listed Building adjacent  
Site is at risk of surface water flooding.

#### **Impact:**

This small site is adjacent to existing residential development within the centre of the village. It is well related to the existing built form and development here will have a limited impact, provided that development respects both the Conservation Area and the setting of the adjacent Listed Building.

#### **Consultation Response:**

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

- support but retain farmhouse and barns

### **Conclusion**

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

This site is suitable for development (by conversion or for a small number of new units). However, the site is considered too small to allocate.

Site Reference: **BIL09** (0.18 ha)

**REJECTED**

Location: **Grimers Transport, High St/West St**



### **Site Description**

Small site within the centre of the village. Comprises a house and garden with a car park and industrial building to the rear.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: suitable for small number of units, some with access to West Street.

Conservation Area

Listed Buildings (opposite and adjacent)

Site is at risk of surface water flooding.

#### **Impact:**

The site is located in the centre of the village and is well related to the existing built form. Development here will have a limited impact, provided that development respects both the Conservation Area and the setting of the adjacent Listed Building.

#### **Consultation Response:**

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

- support but develop from West Road and retain High Street frontage

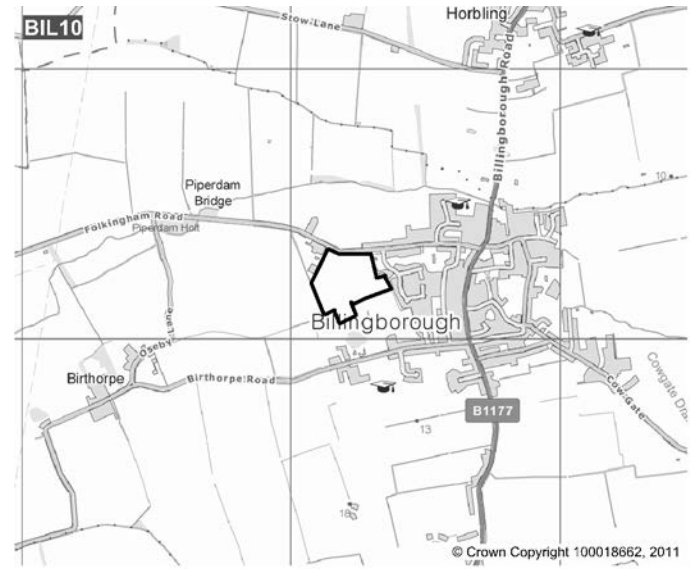
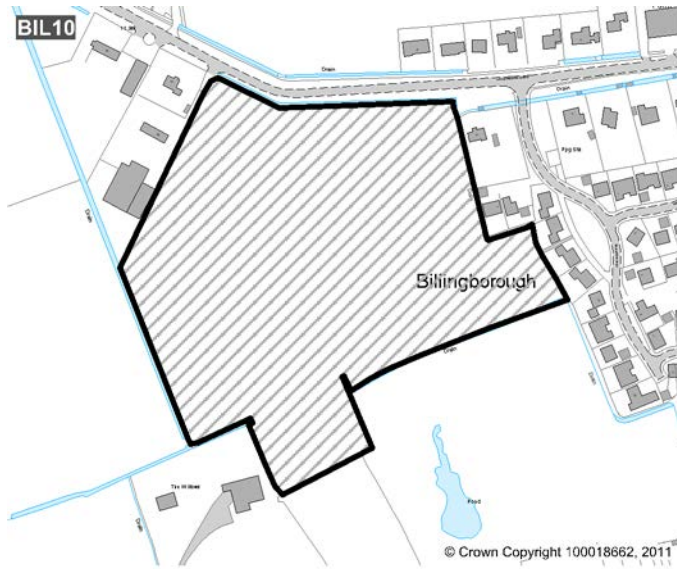
### **Conclusion**

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

This site is too small to allocate. SP2 seeks to retain shops etc within LSCs and to allocate this would be contrary to policy. Core Strategy policies would allow for appropriate redevelopment.

Site Reference: **BIL10** (4.73 ha)  
Location: **South of Folkingham Road**

**REJECTED**



### **Site Description**

Large site on the western edge of the village. Comprises a large level field in agricultural use. The frontage is marked by trees and a ditch/dyke.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Concerns if whole site to be developed. Site would require new access and highway improvements/extension of footways etc. frontage development not to be encouraged on village edge.

Electricity poles cross site.

Public footpath.

Site is at risk of surface water flooding.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

#### **Impact:**

Edge of settlement site which is away from the main settlement. Development here would encroach on open countryside and have a significant impact on 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:

- would extend village into open countryside
- concerns about loss of good farmland

### **Conclusion**

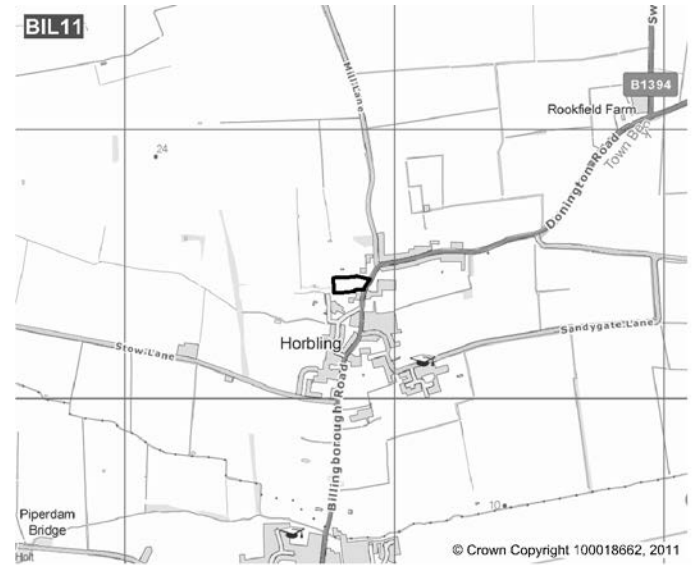
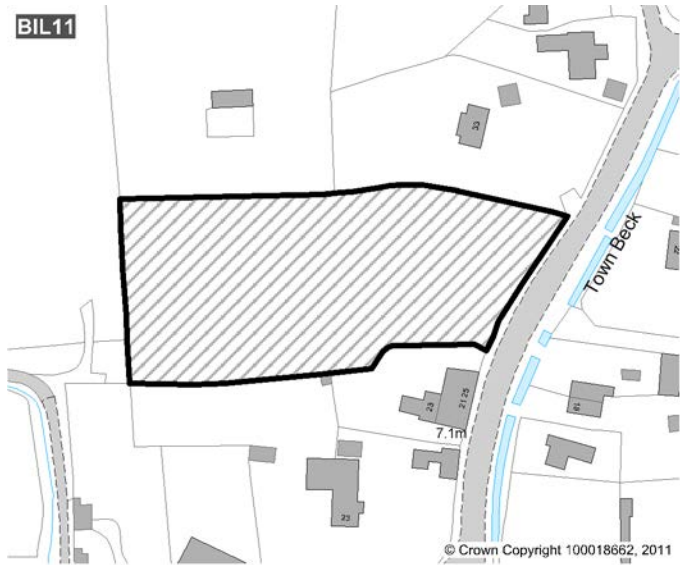
#### **Not considered to be suitable for allocation:**

Large site on edge of village. Highway Authority concerns if whole site developed. Will require new access and highway improvements.

Site Reference: **BIL11** (0.64 ha)

**REJECTED**

Location: **Sandygate Home Farm Paddock, Horbling**



### **Site Description**

Grass paddock located in Horbling, away from the main LSC settlement.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: concerns with the visibility being achieved in accordance with specification.

TPOs to the edge of the site.

Electricity lines cross site.

Public footpath crosses site.

#### **Impact:**

Site lies adjacent to residential properties along the main road, and is reasonably well related to the existing built form. Development here would have a limited impact on the visual character of the settlement, however located in Horbling away from the majority of village facilities in Billingborough.

#### **Consultation Response:**

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

- site is in Horbling, outside main settlement and is, therefore, in appropriate

### **Conclusion**

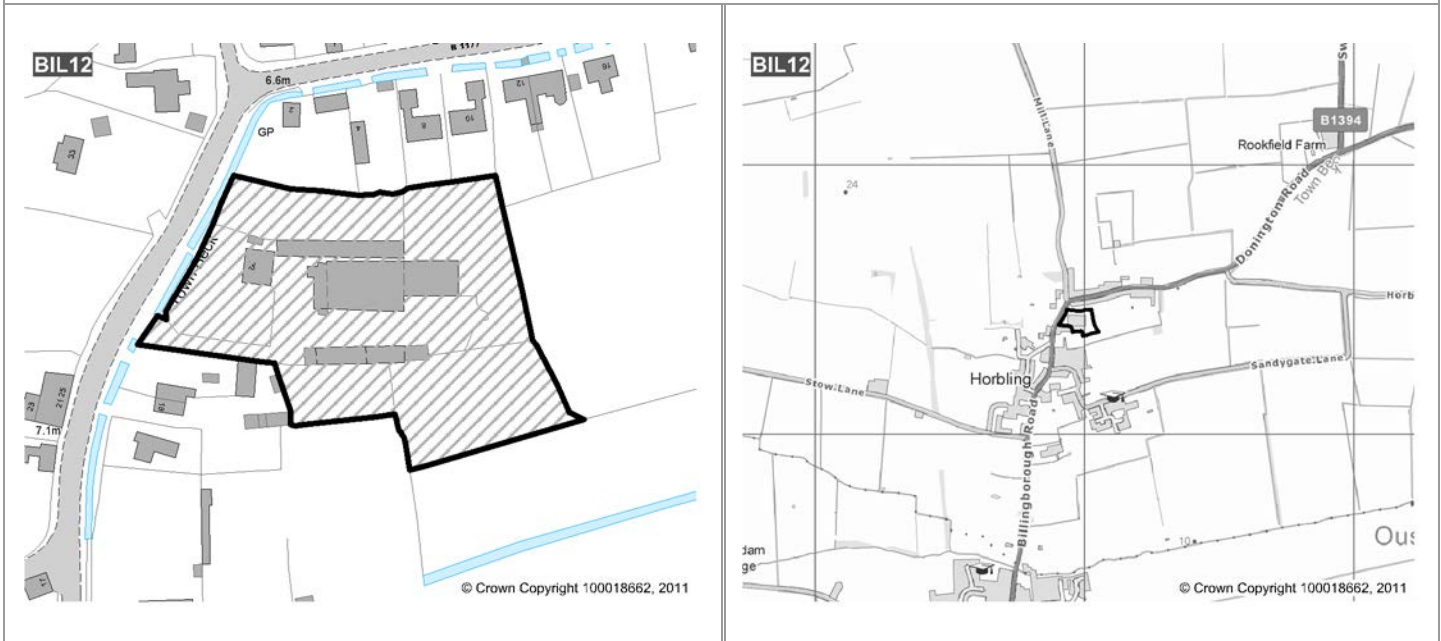
#### **Not considered to be suitable for allocation:**

There are Highway Authority concerns re access. There are other, sequentially better located sites available within Billingborough.

Site Reference: **BIL12** (0.90 ha)

**REJECTED**

Location: **Sandygate Home Farmyard and House, Horbling**



### **Site Description**

Farmhouse and yard located in Horbling, away from the main settlement.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: concerns with visibility from proposed point of access.

Lincolnshire Heritage: Possible building remains. Archaeological evaluation prior to determination of a planning application may be required.

Site is at risk of surface water flooding.

#### **Impact:**

Site lies adjacent to residential properties along the main road, to the rear of properties along Donnington Road. Development here would have some impact on the landscape character of the open countryside and the visual character of the settlement and is located in Horbling away from the majority of village facilities in Billingborough.

#### **Consultation Response:**

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

- site is in Horbling, outside main settlement and is, therefore, in appropriate

### **Conclusion**

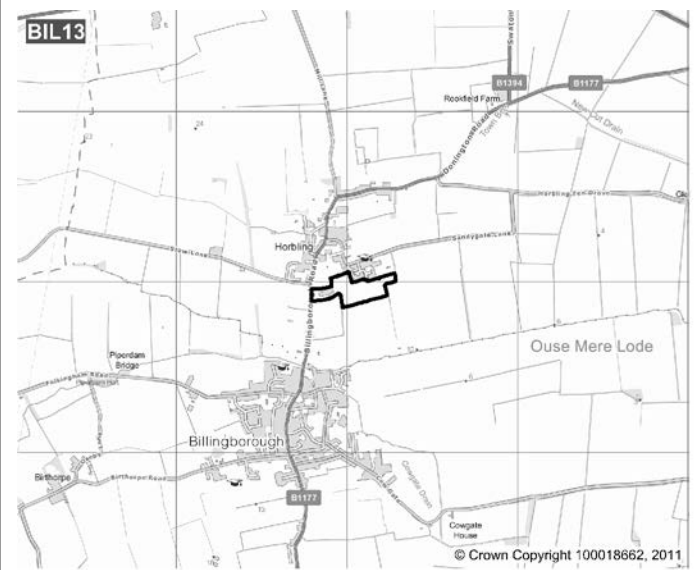
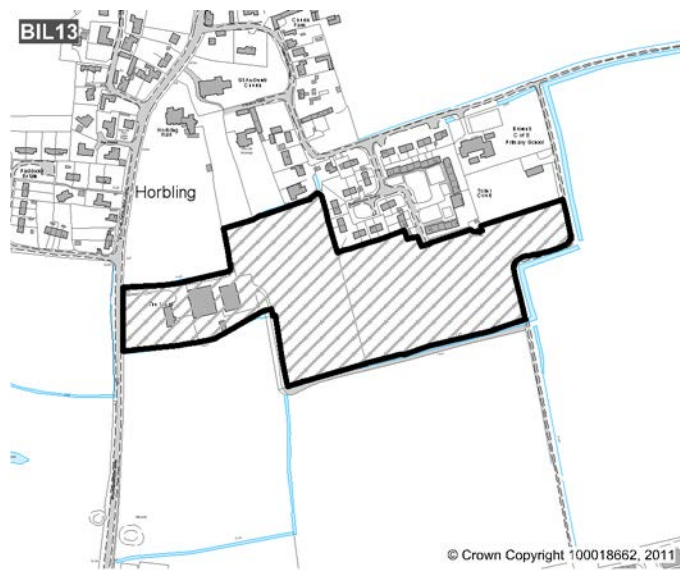
#### **Not considered to be suitable for allocation:**

There are Highway Authority concerns re access. There are other, sequentially better located sites available within Billingborough.

Site Reference: **BIL13** (5.35 ha)

**REJECTED**

Location: **The Limes, Billingborough Road, Horbling**



### **Site Description**

Large site, on the southern edge of Horbling, away from the main settlement. Comprises a large agricultural field with farm buildings and farmhouses.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: visibility concerns to the north of the site. Highway improvements and speed limit extension required.

Lincolnshire Heritage: Horbling Hall Park; Horbling Camp. Archaeological evaluation prior to determination of a planning application may be required.

TPO along the road frontage.

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

Site is at risk of surface water flooding

#### **Impact:**

Edge of settlement site which is large and has no suitable access to the rest of the village. Development here would have a significant impact on landscape character of the open countryside and the visual character of the village. Also located in Horbling away from the majority of village facilities in Billingborough.

#### **Consultation Response:**

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

- site is in Horbling, outside main settlement and is, therefore, in appropriate
- concerns about possible impact on SAM (250m to south)

### **Conclusion**

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

This large site is located in open countryside, where development would have a significant impact on the area. There are Highway Authority concerns re access. There are other, sequentially better located sites available within Billingborough. The site is within Cordon Sanitaire, therefore AW objection rules it out.