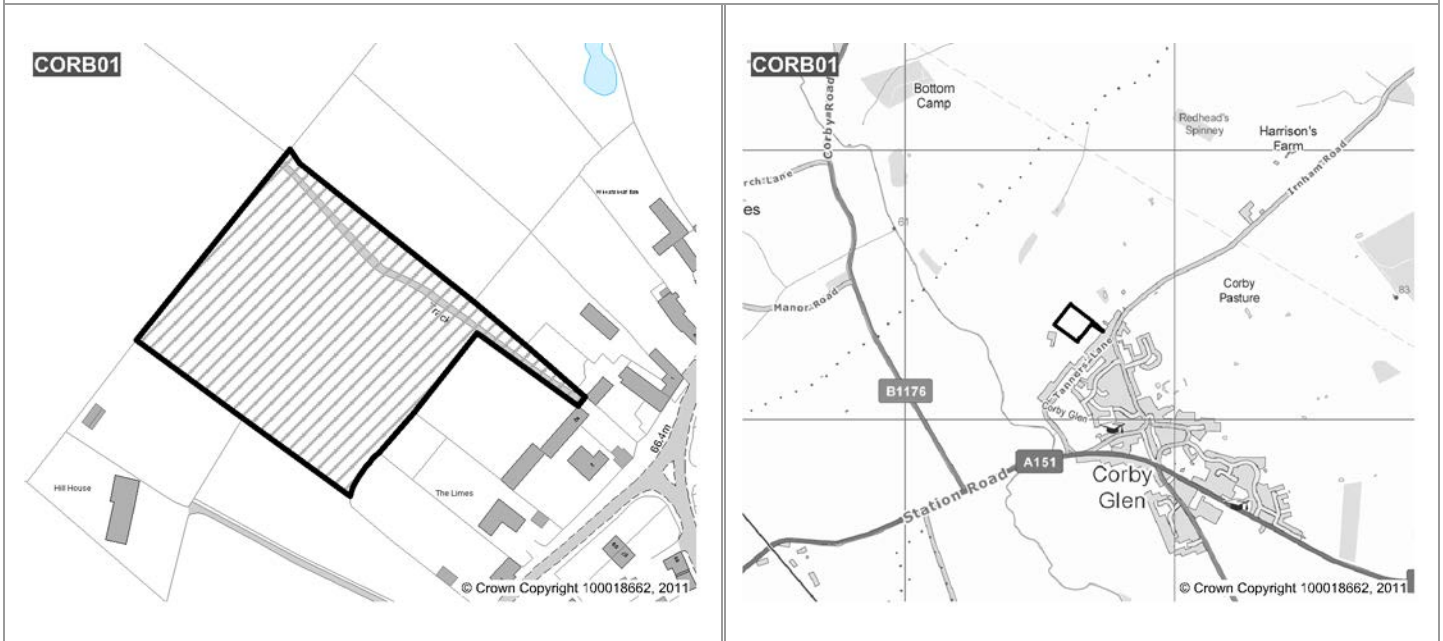


Site Reference: **CORB01** (1.04 ha)

**REJECTED**

Location: **Land at rear of 2 & 4 Tanners Lane**



### **Site Description**

Site located on the northwest edge of the village. Comprises an agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. No link or connection to public highway. No such development supported.

#### **Impact:**

Edge of settlement site which is in an elevated position to the rear of residential properties along Tanners Lane. Development in this location 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:**

### **Conclusion**

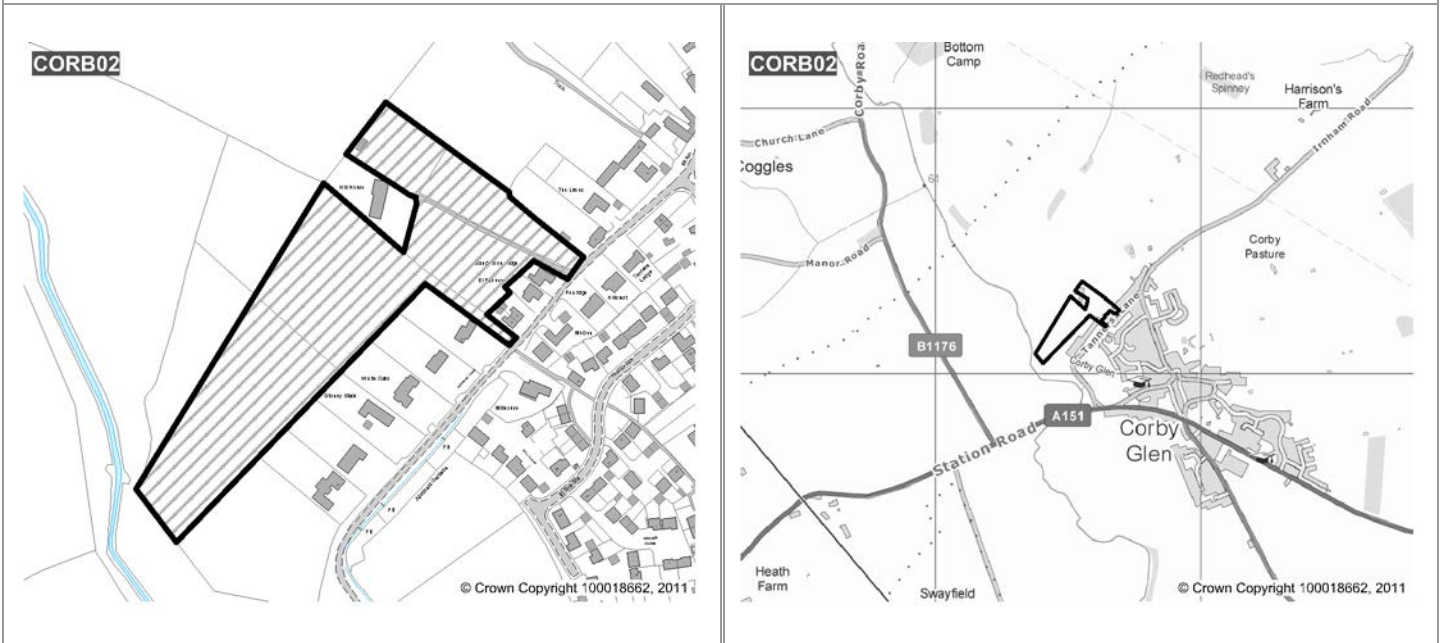
#### **Not considered to be suitable for allocation:**

Highway objection - no suitable access. Development would extend development into the countryside. Not suitable.

Site Reference: **CORB02** (2.94 ha)

**REJECTED**

Location: **Land adjacent Hill House, Tanners Lane**



### **Site Description**

Large site located on the western edge of the village. Comprises a large agricultural field and a paddock and domestic garden to Hill House. Previous applications for residential development have been refused.

### **Summary of Assessment**

#### **Constraints:**

Highways Authority: Major improvements, including drainage, to Tanners Lane required.  
Part of site within floodzone.

#### **Impact:**

Edge of settlement site which is large and slopes upwards away from properties on Tanners Lane. Development in this location 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:**

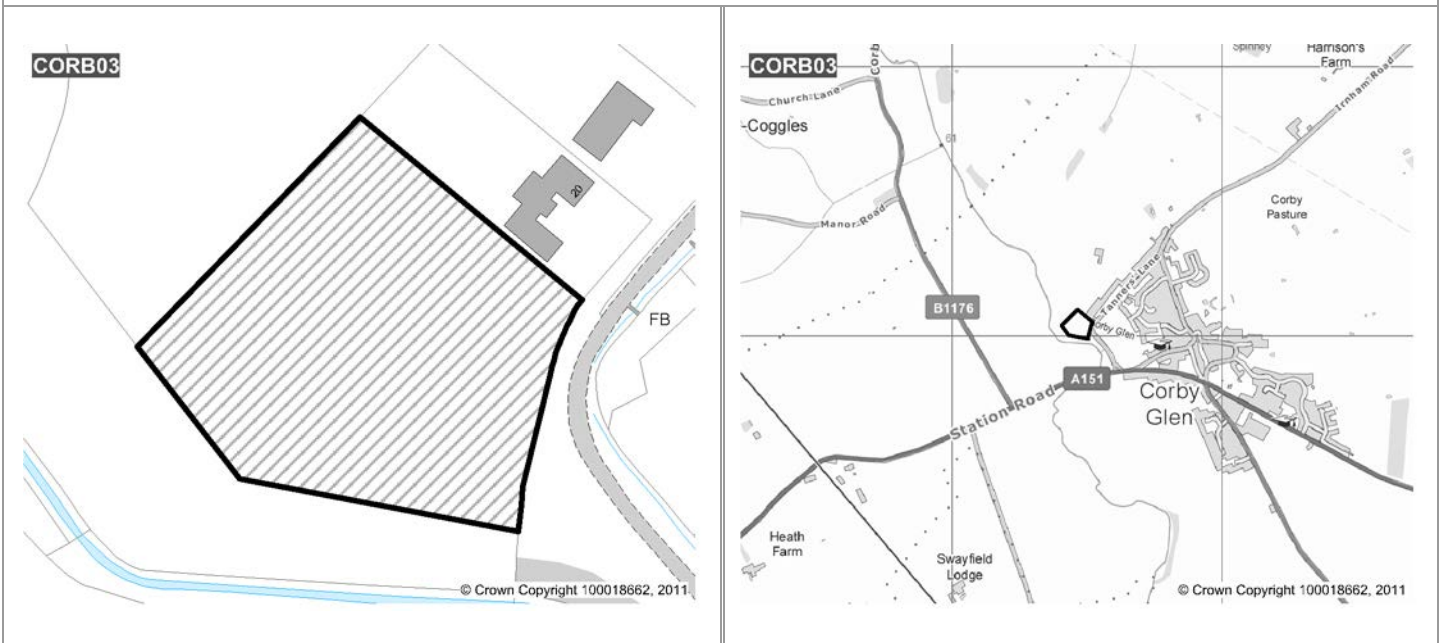
### **Conclusion**

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

Highway Authority concerns would need to be addressed (major improvements, including drainage, to Tanners Lane required).

Site Reference: **CORB03** (0.75 ha)  
Location: **Land off Tanners Lane**

**REJECTED**



### **Site Description**

Grass paddock on southwestern edge of village.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: access and drainage concerns in relation to this site. Major improvement required to Tanners Lane prior to any development.

Site falls within identified floodzone.

#### **Impact:**

Site lies on the edge of the village. Development in this location 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. The site falls entirely within the floodzone and development would be contrary to policy.

#### **Consultation Response:**

### **Conclusion**

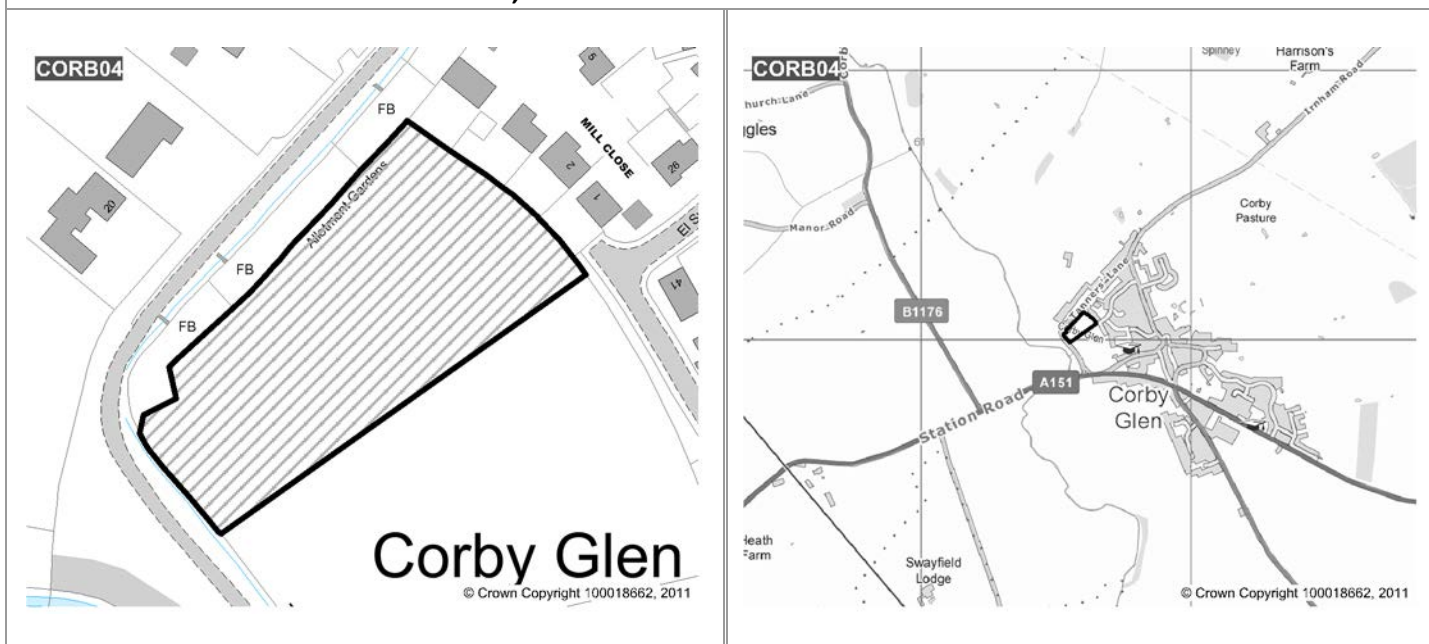
#### **Not considered to be suitable for allocation:**

The whole site is within flood zone, and there are Highway Authority concerns about access and drainage, requiring major improvements.

Site Reference: **CORB04** (0.62 ha)

**REJECTED**

Location: **Allotment Gardens, Tanners Lane**



### **Site Description**

Former timber yard located on the edge of the village. Comprises scrubland and allotment gardens.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: access and visibility concerns - major improvements required along Tanners Lane prior to any development.

There may be contamination resulting from previous use as a timber yard.

A small part of the site falls within the identified floodzone.

Sewer crosses site.

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 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:**

Despite flooding concerns would be parish council's preferred option.

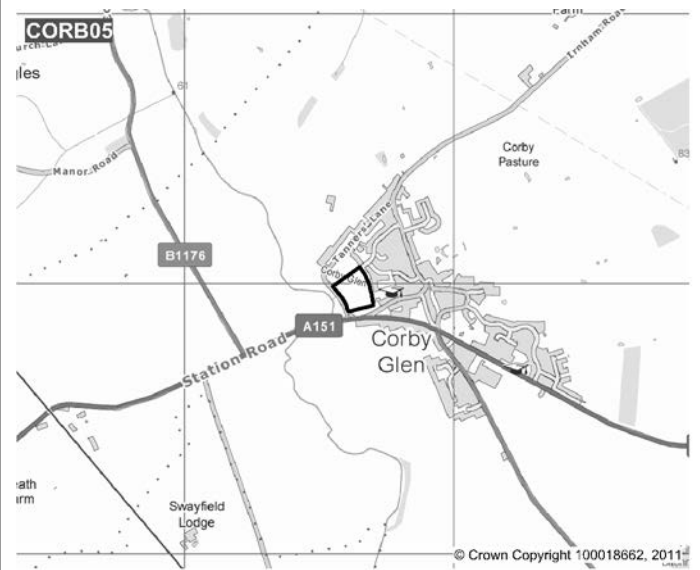
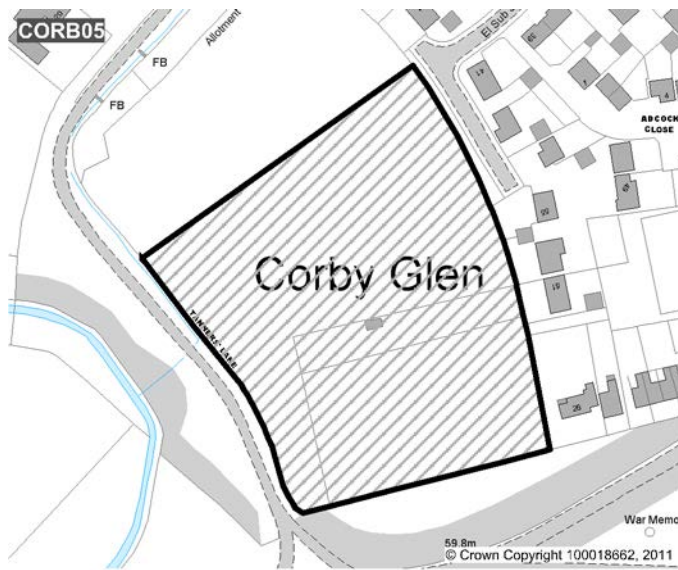
### **Conclusion**

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

Part of the site falls within the identified floodzone where development is not appropriate. The Water Cycle Study also identifies high risk of surface water flooding. Part of the site is in use as allotments and development in such locations would be contrary to Core Strategy policy SP2.

Site Reference: **CORB05** (1.46 ha)  
Location: **Land at Pridmoor Road**

**REJECTED**



### **Site Description**

Large site at the western approach to the village. Comprises part agricultural field and part playground. Previous applications for residential development have been refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: access and visibility concerns - major improvements required along Tanners Lane prior to any development.

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

There may be contamination on part of the site resulting from the previous use of the adjoining land as a timber yard. Sewer crosses site.

#### **Impact:**

The site lies adjacent to existing estate type housing development on the edge of the village. The site is reasonably well related to the existing built form, but it is in a prominent position on the western approach to the village. Development here would have a significant impact on the visual character of the village.

#### **Consultation Response:**

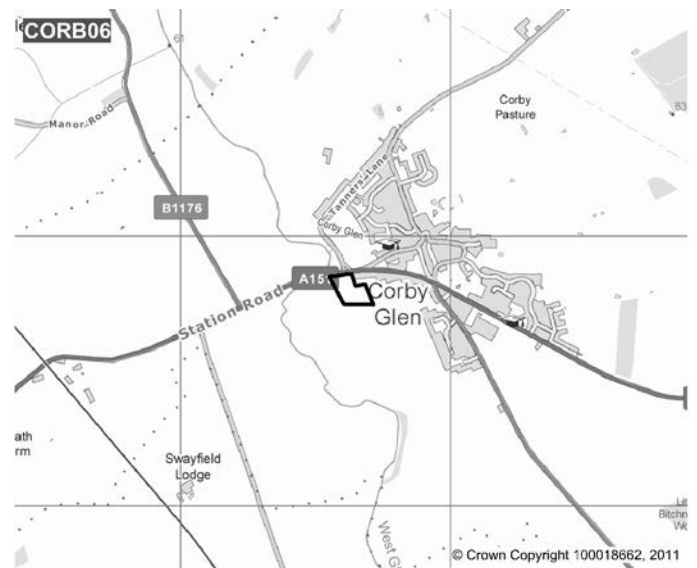
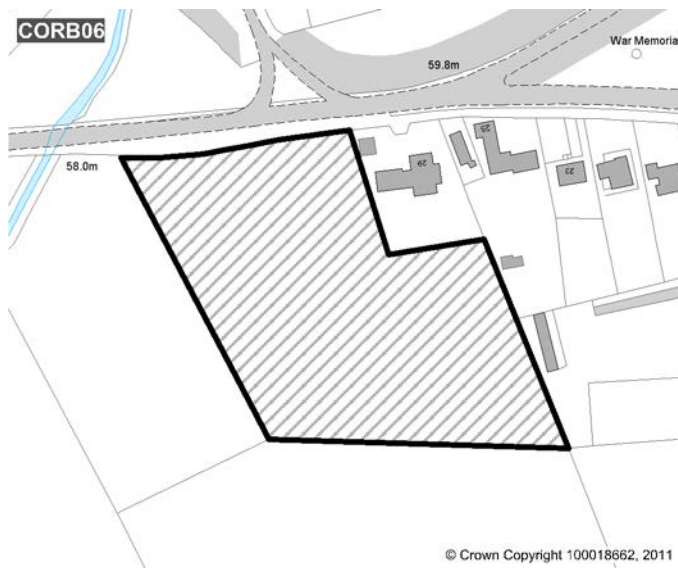
### **Conclusion**

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

There are Highway Authority concerns re access. Site is within flood zone. Part of site is used as a playing field, the loss of which is contrary to policy SP2 and emerging policy SAP6. Other more suitable sites are likely to be available

Site Reference: **CORB06** (1.11 ha)  
Location: **Land to R/O 29 The Green**

**REJECTED**



### **Site Description**

Large site located on the southern edge of the village. Comprises a large field in agricultural use, which is in an elevated position above the nearby residential properties.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: visibility and access issues relate to this site. Access to A151 is undesirable in this location. The site falls within Anglian Water's defined "cordon sanitaire".

#### **Impact:**

Edge of settlement site which is large and slopes upwards away from the village. Development in this location 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:**

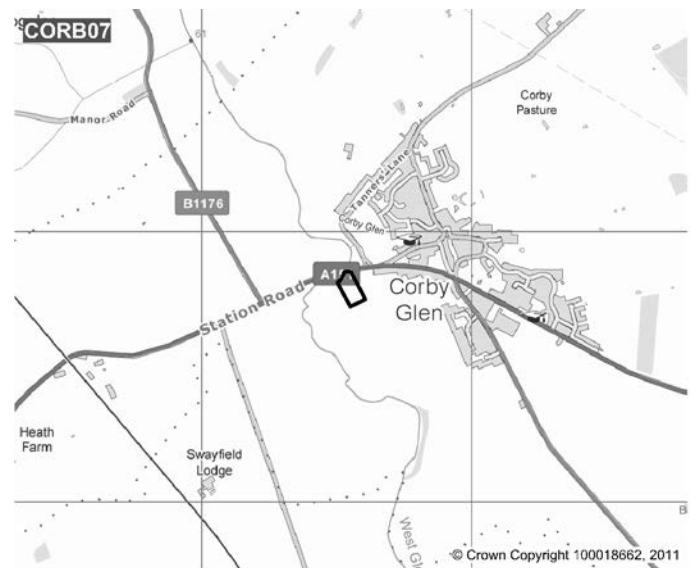
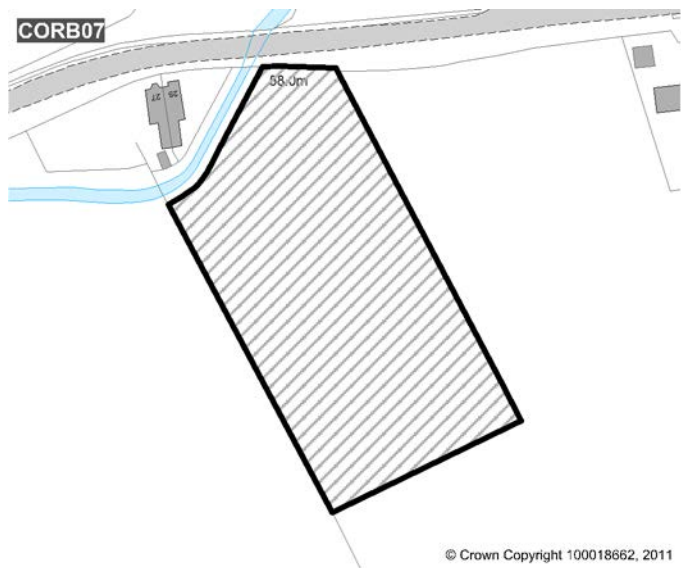
### **Conclusion**

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

Cordon sanitaire, therefore AW objection rules out site. Site is in prominent position on the outskirts of the village. Highway Authority concerns about access to A151, and would be unlikely to support development. Not suitable for development.

Site Reference: **CORB07** (0.71 ha)  
Location: **Land to R/O 25 Station Road**

**REJECTED**



### **Site Description**

Large site which is located outside the village on its southwestern approach. Comprises an agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: visibility and access concerns relate to this site. Access to A151 is undesirable in this location. The site falls within Anglian Water's defined "cordon sanitaire". Part of the site falls within the identified floodzone.

#### **Impact:**

The site falls within open countryside outside the settlement. Development in this location 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:**

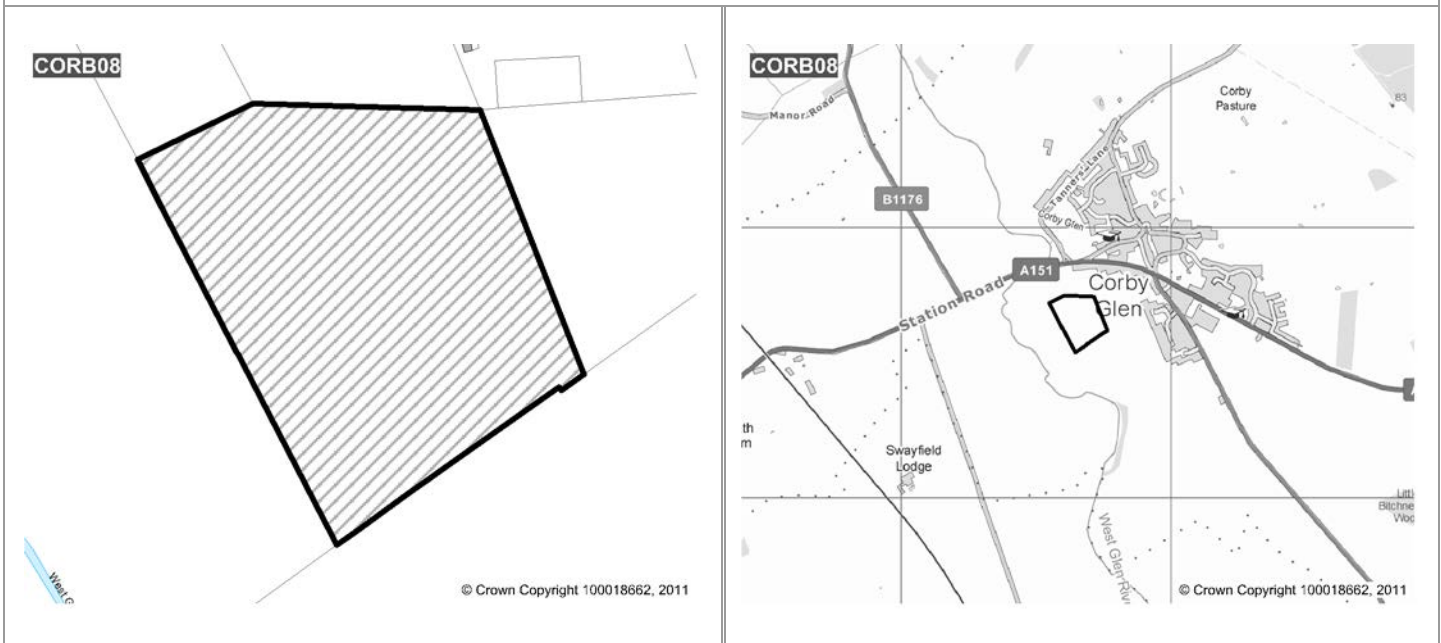
### **Conclusion**

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

Cordon sanitaire, therefore AW objection rules out site. Site is in prominent position on the outskirts of the village. Highway Authority concerns about access to A151, and would be unlikely to support development. Not suitable for development.

Site Reference: **CORB08** (2.74 ha)  
Location: **Land South The Green**

**REJECTED**



### **Site Description**

Large site in open countryside outside the village confines. Comprises a large agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: visibility and access issues relate to this site. Access to A151 is undesirable in this location. The site falls within Anglian Water's defined "cordon sanitaire".

#### **Impact:**

The site is located in the open countryside outside the confines of the village. It occupies a prominent position and does not relate well to the existing built form of the settlement. Development in this location 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:**

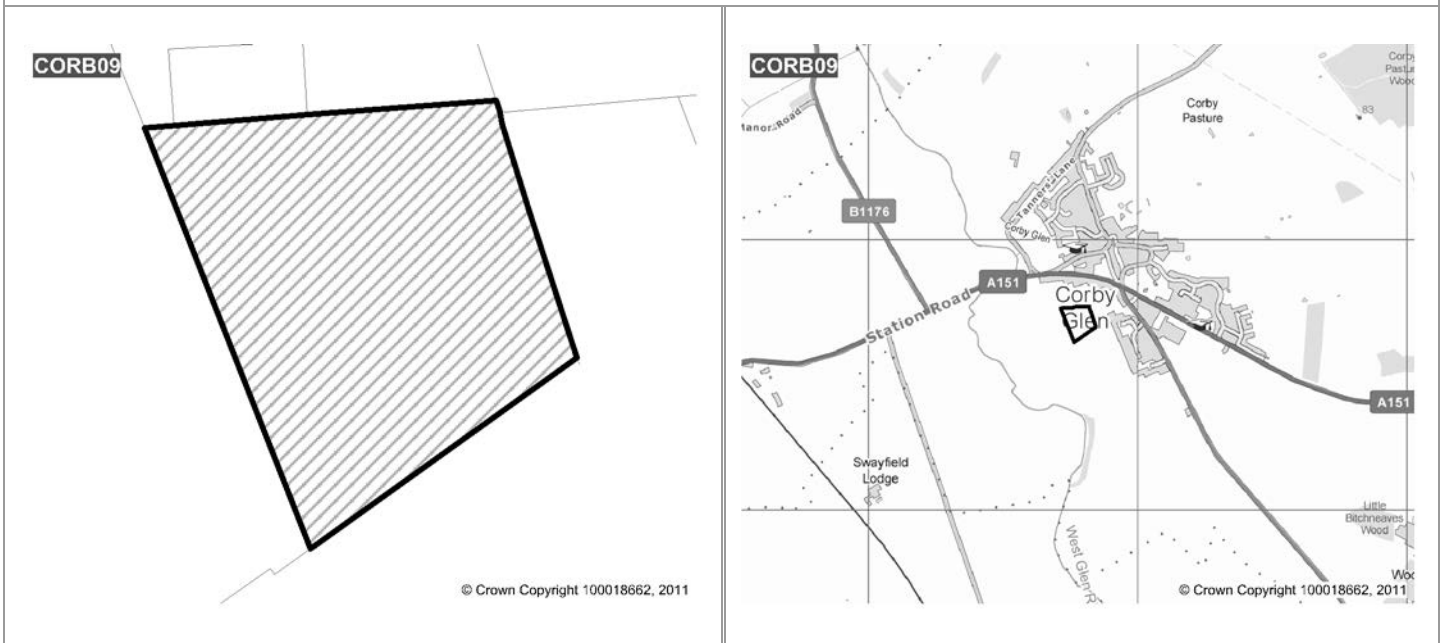
### **Conclusion**

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

Cordon sanitaire, therefore AW objection rules out site. Site is in prominent position on the outskirts of the village. Highway Authority concerns about access to A151, and would be unlikely to support development. Not suitable for development.

Site Reference: **CORB09** (1.08 ha)  
Location: **Land South 17-21 The Green**

**REJECTED**



### **Site Description**

Large site in open countryside outside the village confines. Comprises a large agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: visibility and access issues relate to this site. Access to A151 is undesirable in this location.

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

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

#### **Impact:**

The site is located in the open countryside outside the confines of the village. It occupies a prominent position and does not relate well to the existing built form of the settlement. Development in this location 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.

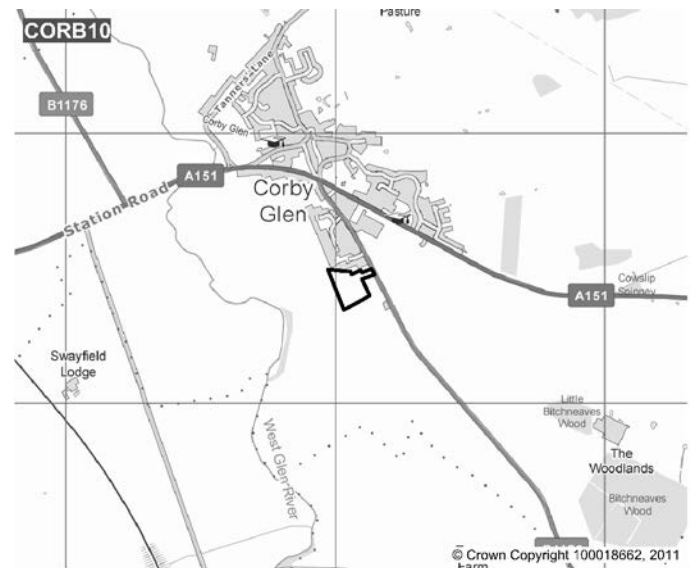
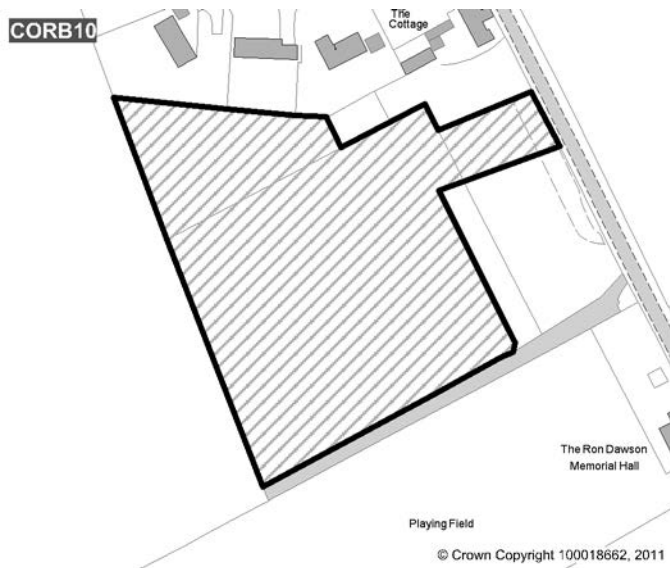
#### **Consultation Response:**

### **Conclusion**

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

Site is in prominent position on the outskirts of the village. Highway Authority concerns about access to A151 and would be unlikely to support development. Not suitable for development.

Site Reference: **CORB10** (1.48 ha)  
Location: **Land off Swinstead Road**



### **Site Description**

Site on the southern edge of the village. Comprises mainly agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: carriageway improvements and footway links to be provided. Extension of speed limit would be required. Junction capacity should not be a problem.

Anglian Water state direct connection to STW is required.

#### **Impact:**

This site lies adjacent to existing residential development along Swinstead Road and immediately north of the village hall and playing field. It relates well to the existing built form and the topography of the site means that development here will have a limited impact on the open countryside and the visual character of the village.

#### **Consultation Response:**

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

- support - good location (adjacent village hall & school)

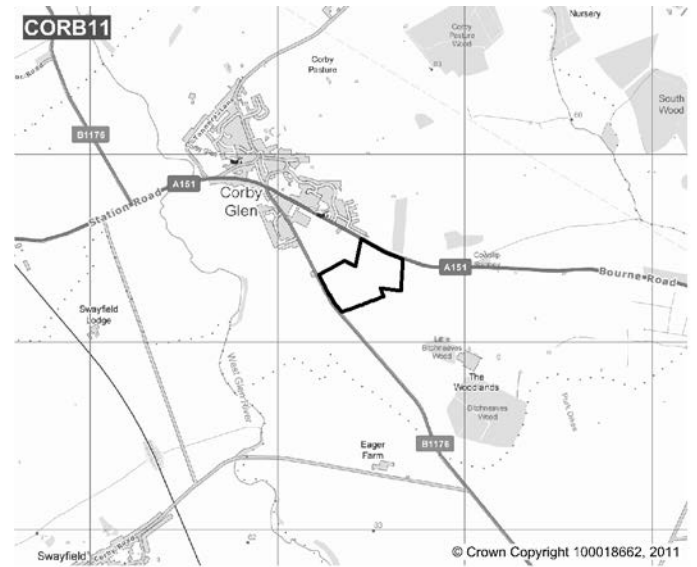
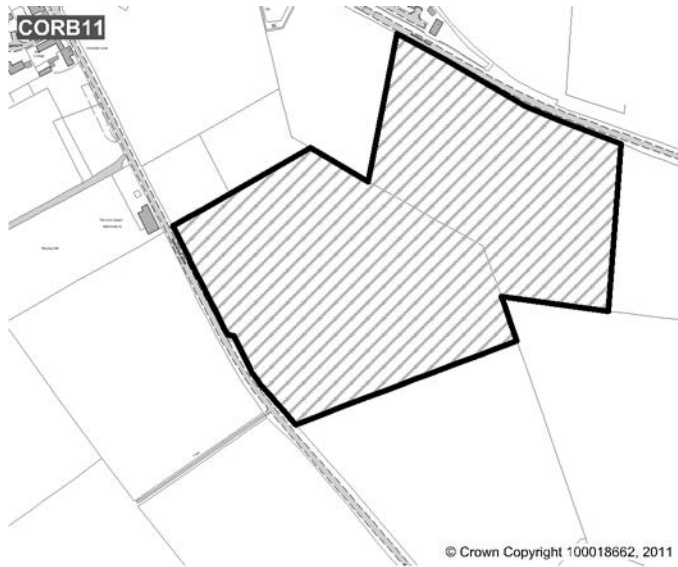
### **Conclusion**

May be suitable if Highways Authority concerns can be addressed. Will require footways and carriageway improvements.

Site Reference: **CORB11** (9.76 ha)

**REJECTED**

Location: **Land between Bourne and Swinstead Road**



### **Site Description**

Large site located on the southeastern edge of the village. Comprises a large agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: no direct access to A151 Bourne Road, and Swinstead Road would require major improvements to serve such development. Unlikely to support development at this location.

There may be contamination of a small part of the site at the Swinstead Road frontage resulting from previous uses of the site.

Anglian Water state direct connection to STW is required.

#### **Impact:**

Edge of settlement site which is large and outside the main confines of the settlement. **Constraints:**

Highway Authority: visibility and access issues relate to this site. Access to A151 is undesirable in this location.

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

#### **Impact:**

The site is located in the open countryside outside the confines of the village. Development in this location 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:**

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

- support

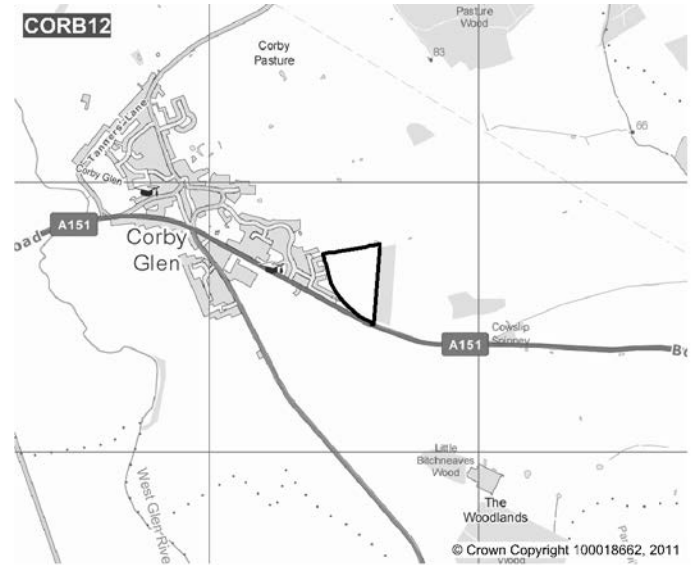
### **Conclusion**

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

The Highway Authority will not allow access to Bourne Road. Development of this large site would encroach on the open countryside. Highways concerns and impact on open countryside make it unsuitable for development.

Site Reference: **CORB12** (4.01 ha)  
Location: **Land off Barn Owl Close**

**REJECTED**



### **Site Description**

Site located on the eastern edge of the village. Comprises an agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Access/visibility concerns. A151 undesirable and visibility not to specification. Outside the speed limit.  
Public footpath to boundary.  
Anglian Water state direct connection to STW is required.

#### **Impact:**

Edge of settlement site which is located outside the confines of the village and has no direct access to it. It does not relate well to the existing built form. Development in this location 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:**

### **Conclusion**

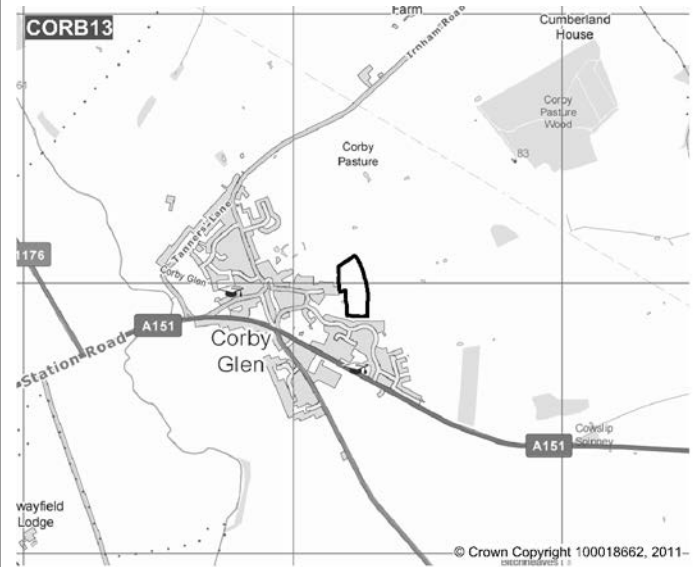
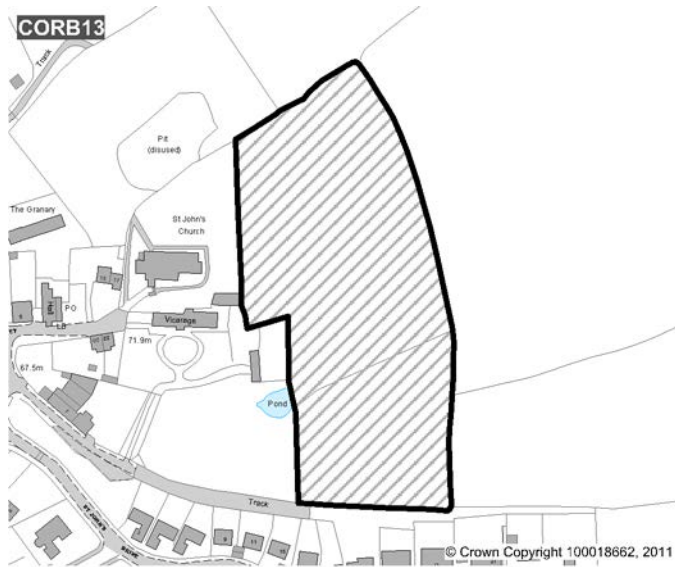
#### **Not considered to be suitable for allocation:**

Highway Authority objection and impact on countryside make this not suitable for development.

Site Reference: **CORB13** (1.80 ha)

**REJECTED**

Location: **Land R/O St Johns Church, Church Street**



### **Site Description**

Large site located to the northeast of the village. Comprises an agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Access implications in relation to this site. All links are unadopted roads.  
Adjacent to Listed Building: Church

#### **Impact:**

Edge of settlement site which is located outside the confines of the village, and has no direct access to it. The site does not relate well to the existing built form. Development in this location 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:**

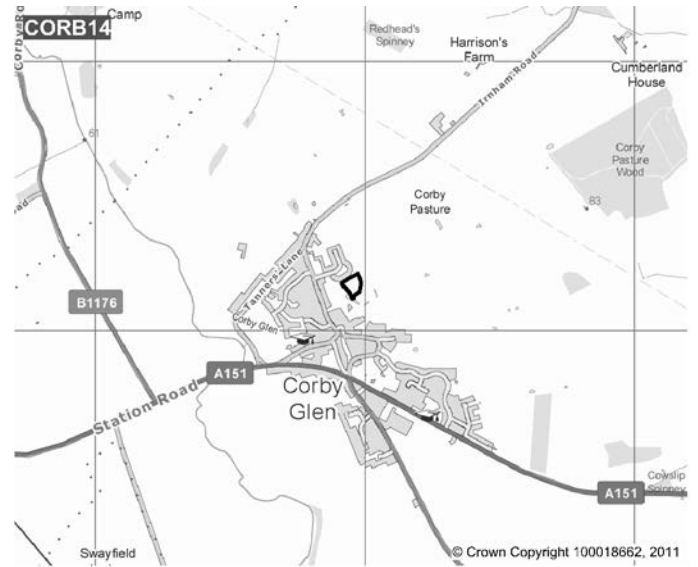
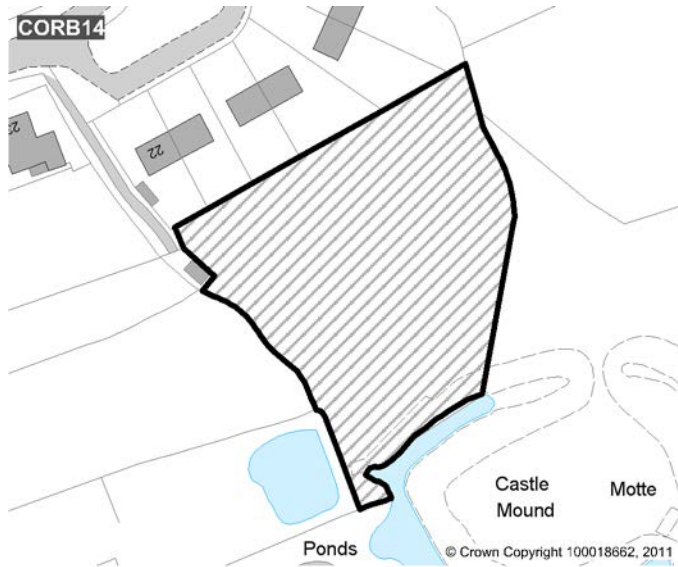
### **Conclusion**

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

Highway Authority objection and impact on heritage assets make this not suitable for development.

Site Reference: **CORB14** (0.36 ha)  
Location: **Land off Coronation Road**

**REJECTED**



### **Site Description**

Grass paddock located on the edge of the village and which is accessible only on foot.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Access concerns in an area with on street parking issues. High Street not suitable to serve such development.

Lincolnshire Heritage: Conservation Area Castle. Takes in part of a Scheduled Monument. Archaeological evaluation prior to determination of a planning application may be required.

Ancient Monument site adjacent.

#### **Impact:**

Edge of settlement site which is located outside the confines of the village, and has no direct access to it. The site does not relate well to the existing built form. Development in this location 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:**

### **Conclusion**

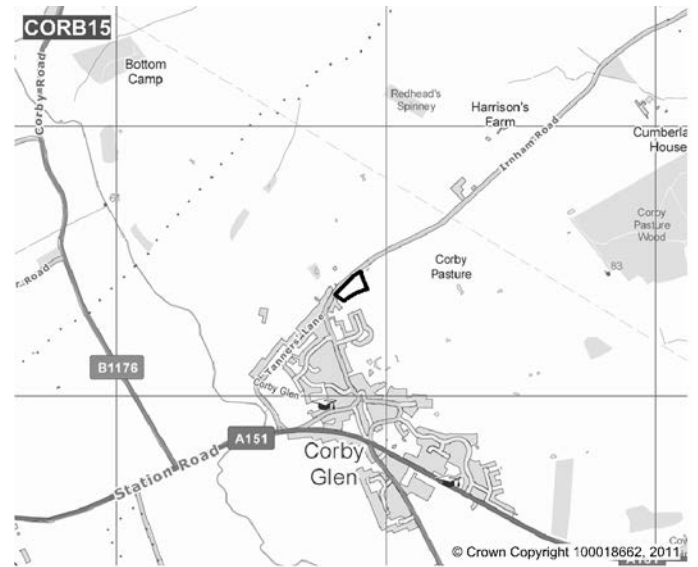
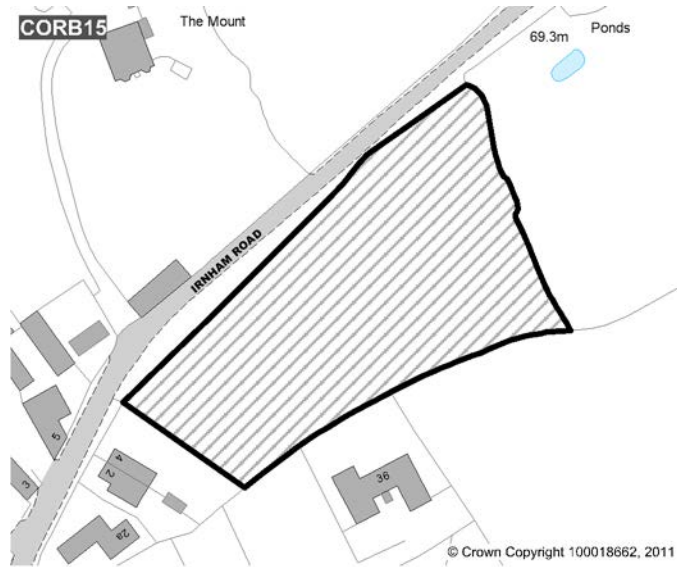
#### **Not considered to be suitable for allocation:**

Highway Authority objection and impact on heritage assets make this not suitable for development.

Site Reference: **CORB15** (0.60 ha)

Location: **Adj 4 Irnham Road**

**REJECTED**



### **Site Description**

Small, steeply sloping site located at the northern edge of the village. Comprises a grass embankment with trees to the road frontage.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Access/visibility concerns. Major carriageway improvements/extension of speed limit. Drainage improvement works required in this problem area and footway links to be provided.  
Within Conservation Area.

#### **Impact:**

This is a steeply sloping site on the edge of the village. The site does not relate well to the existing built form. Development in this location 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:**

### **Conclusion**

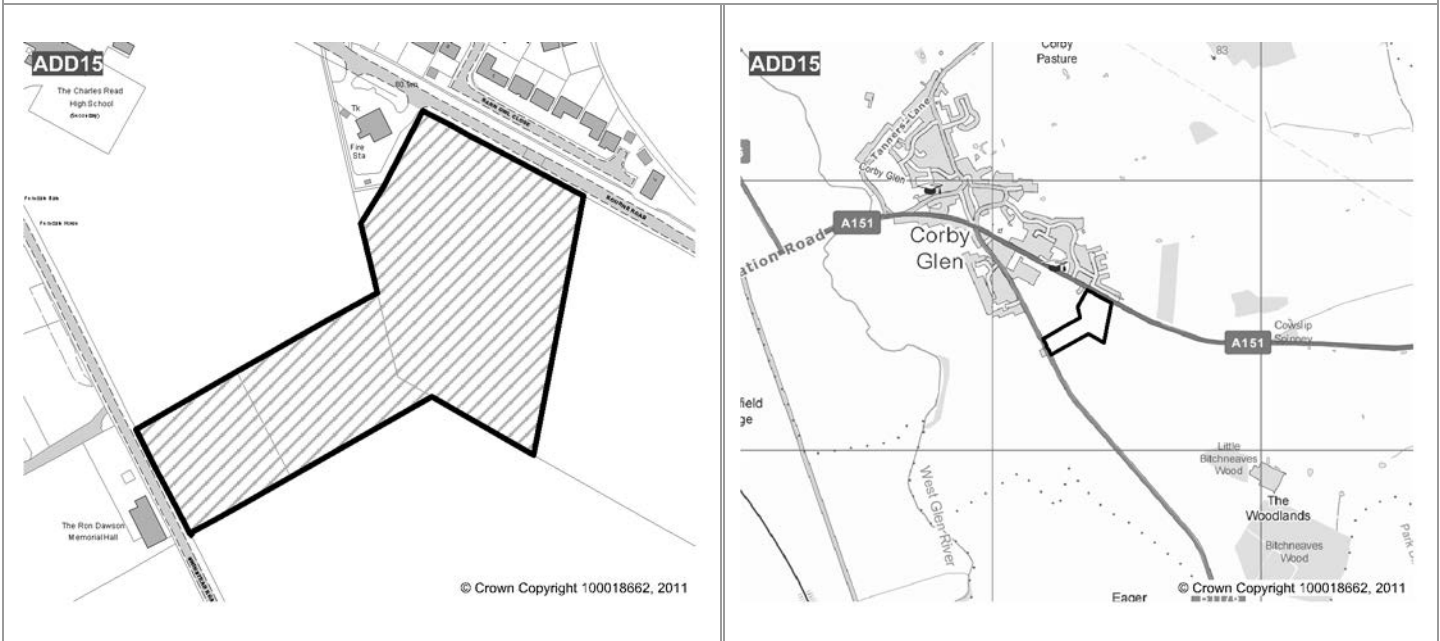
#### **Not considered to be suitable for allocation:**

Steeply sloping site - unsuitable for development. Highway Authority objection to development on this site.

Site Reference: **ADD15** (2.62 ha)

**REJECTED**

Location: **land between Bourne Road & Swinstead Road, adjacent**



### **Site Description**

Large site located on the southeastern edge of the village, and with frontages to two approach roads to the village. Comprises agricultural field to the Bourne Road frontage and scrub and trees to the Swinstead Road frontage. The site is divided by hedges. Previous applications for residential development have been refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: concerns as this site is located adjacent to the fire station and outside the village speed limit. No access to A151 Bourne Road would be permitted. Development of part of site fronting Swinstead Road would be acceptable. Swinstead Road would require improvement works, including footpaths, to accommodate such development.

#### **Impact:**

Edge of settlement site which has two distinct parts. The Swinstead Road frontage is located adjacent to the school playing field and opposite the village hall and playing field. Development in this location would encroach into the open countryside and may have significant impacts on the landscape character of the countryside.

#### **Consultation Response:**

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

- support - but must ensure a mixed range of property types
- support - but concerns about school capacity

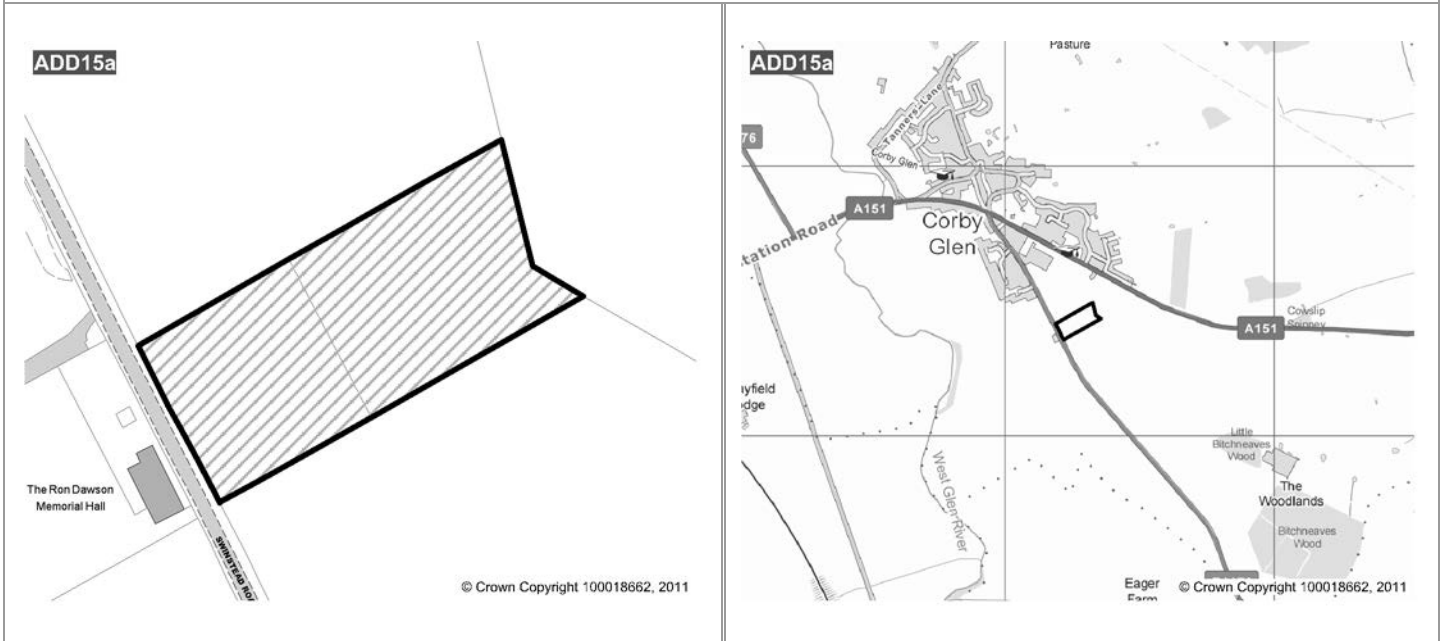
### **Conclusion**

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

This is a large site which, if fully developed, would encroach upon open countryside. There are highway concerns which restrict the amount of development of this site. A smaller part of the site fronting onto Swinstead Road has been considered separately as ADD15a.

Site Reference: **ADD15a** (1 ha)

Location: **land between Bourne Road & Swinstead Road, adjacent to school**



### **Site Description**

Site located on the southeastern edge of the village. It comprises the part of the large site ADD15 which fronts Swinstead Road, along with a pedestrian walkway to Bourne Road. Previous applications for residential development have been refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: concerns as this site is located adjacent to the fire station and outside the village speed limit. No access to A151 Bourne Road would be permitted. Development of part of site fronting Swinstead Road would be acceptable. Swinstead Road would require improvement works, including footpaths, to accommodate such development.

#### **Impact:**

Edge of settlement site, located adjacent to the school playing field and opposite the village hall and playing field. Development in this location would encroach into the open countryside and may have significant impacts on the landscape character of the countryside.

#### **Consultation Response:**

3 representations were received as a result of the consultation in August 2010 (relating to the large site) covering the following points:

- support - but must ensure a mixed range of property types
- support - but concerns about school capacity

### **Conclusion**

#### **Site is considered to be suitable for allocation:**

This smaller site has vehicular access only from Swinstead Road, while allowing pedestrian access to Bourne Road. This will allow access to the village facilities (village hall from Swinstead Road, and medical, shops and school via Bourne Road). It is considered that this smaller site satisfactorily addresses the concerns raised by the Highway Authority in relation to the larger site. The site is therefore considered suitable for housing development.