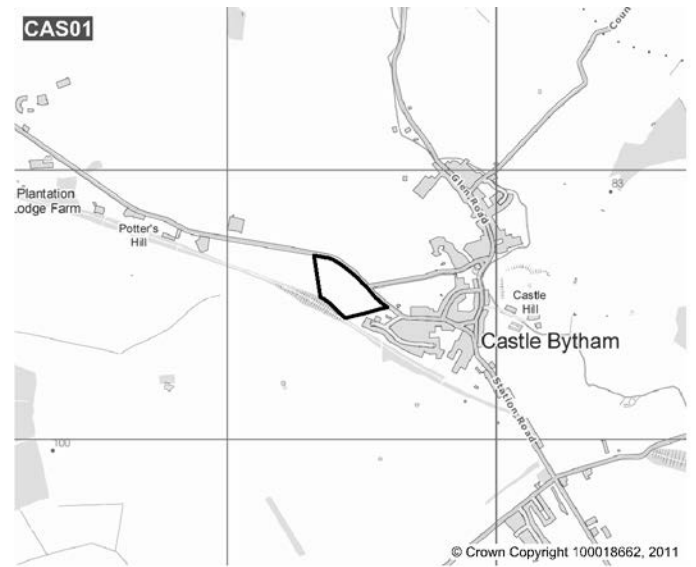
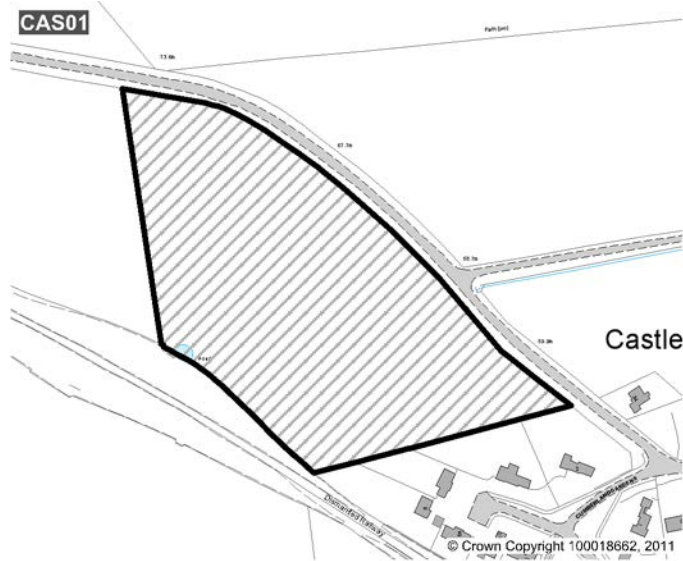


Site Reference: **CAS01** (3.23 ha)

REJECTED

Location: **Land West of Cumberland Gardens**



Site Description

Large site located on the western approach to the village. Comprises a large agricultural field.

Summary of Assessment

Constraints:

Highways Authority: Objection. Visibility issues in relation to this site, an area with drainage issues. Drainage works and carriageway widening required.

Part of site falls within the identified floodzone

Public footpath crosses the site.

Site is at risk of surface water flooding.

Anglian Water state direct connection to STW is required.

Impact:

Edge of settlement site which is large and slopes up towards the village. The site is located 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. Site located adjacent to the conservation area and a wildlife site.

Consultation Response:

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

- concerned about impact on CA
- development will alter the character of the village

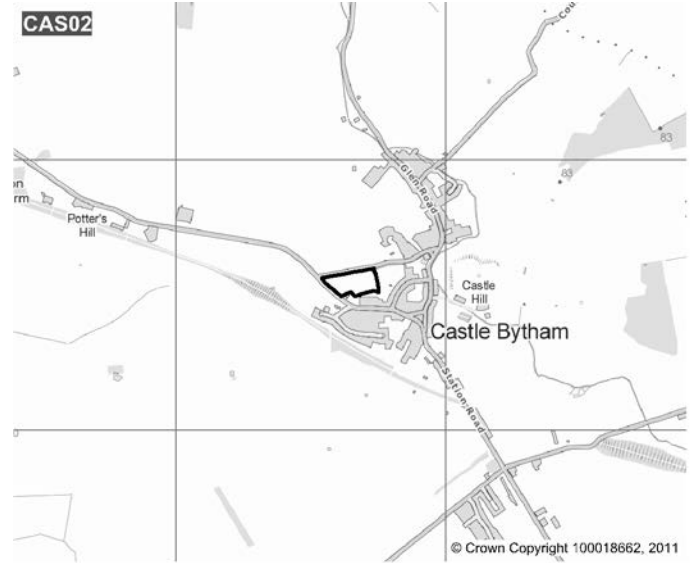
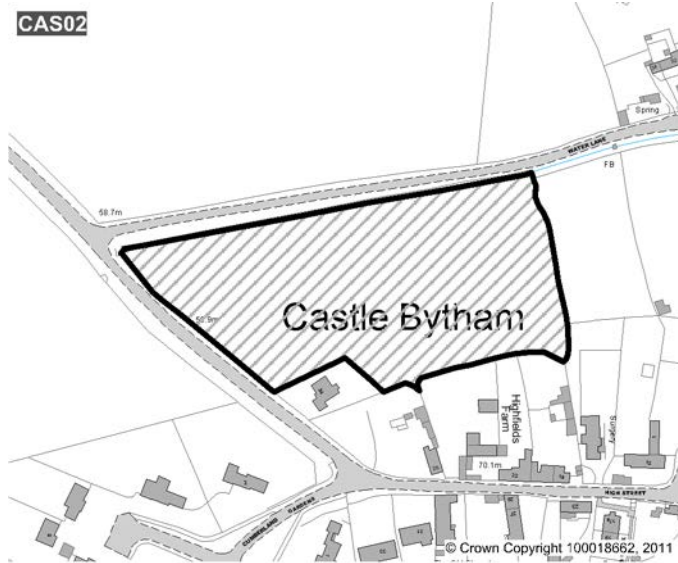
Conclusion

Not considered to be suitable for allocation:

Direct connection to STW required. The site is outside the village; constraints (including drainage and flood risk) make it unsuitable for development.

Site Reference: **CAS02** (1.40 ha)
Location: **South of Water Lane**

REJECTED



Site Description

Large site located on the northern edge of the village. Comprises a large agricultural field. Previous application for residential development refused.

Summary of Assessment

Constraints:

Highway Authority: Objection. Access arrangement concerns - Water Lane not suitable to serve development without major widening, drainage and highway improvements.

Site falls within identified floodzone.

Previously identified as an open area important to the character and setting of the built-up area.

Falls within the Conservation Area.

Site is at risk of surface water flooding

Impact:

Edge of settlement site which is outside the main 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.

Consultation Response:

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

- concerns about impact on CA - site is open area which is important for CA
- site in CA therefore not acceptable
- concerns access from Water Lane would be dangerous

Conclusion

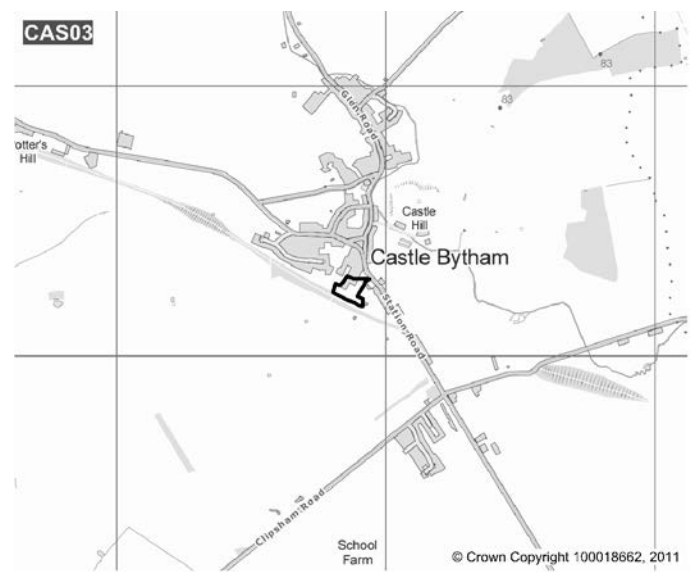
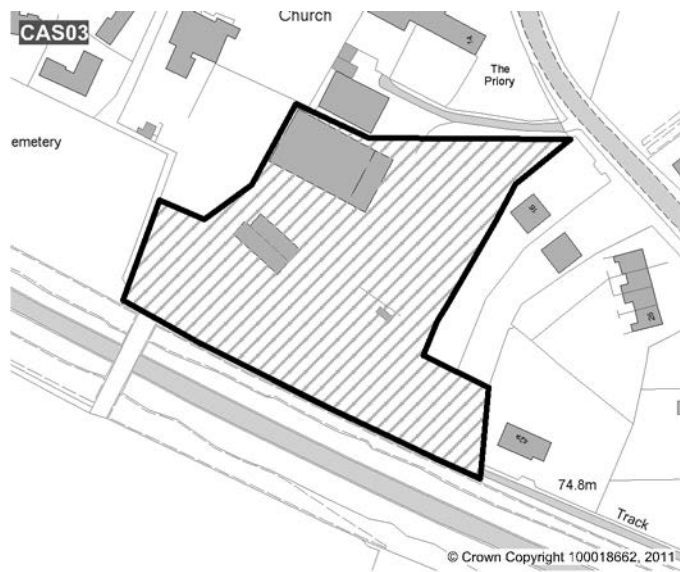
Not considered to be suitable for allocation:

Impact on Conservation Area, flood risk and Highway Authority concerns make this site unsuitable for development.

Site Reference: **CAS03** (0.77 ha)

REJECTED

Location: **Priory Farm Yard (OS 8726), Station Road**



Site Description

Farmyard located within the village and accessed from the main road.

Summary of Assessment

Constraints:

Highway Authority: Objection. Serious access and visibility concerns. Concerns over intensification at this location. Site is adjacent to a Wildlife site.

There may be contamination as a result of the adjacent railway.

Listed Buildings adjacent

Within Conservation Area

Water main crosses site

Impact:

The site lies within the village, adjacent to existing residential properties. It is reasonably well related to the existing built form and development here will have limited impact, provided that it respects the Conservation Area and the adjacent Listed Buildings.

Consultation Response:

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

- concerns about impact on CA
- in CA therefore not acceptable

Conclusion

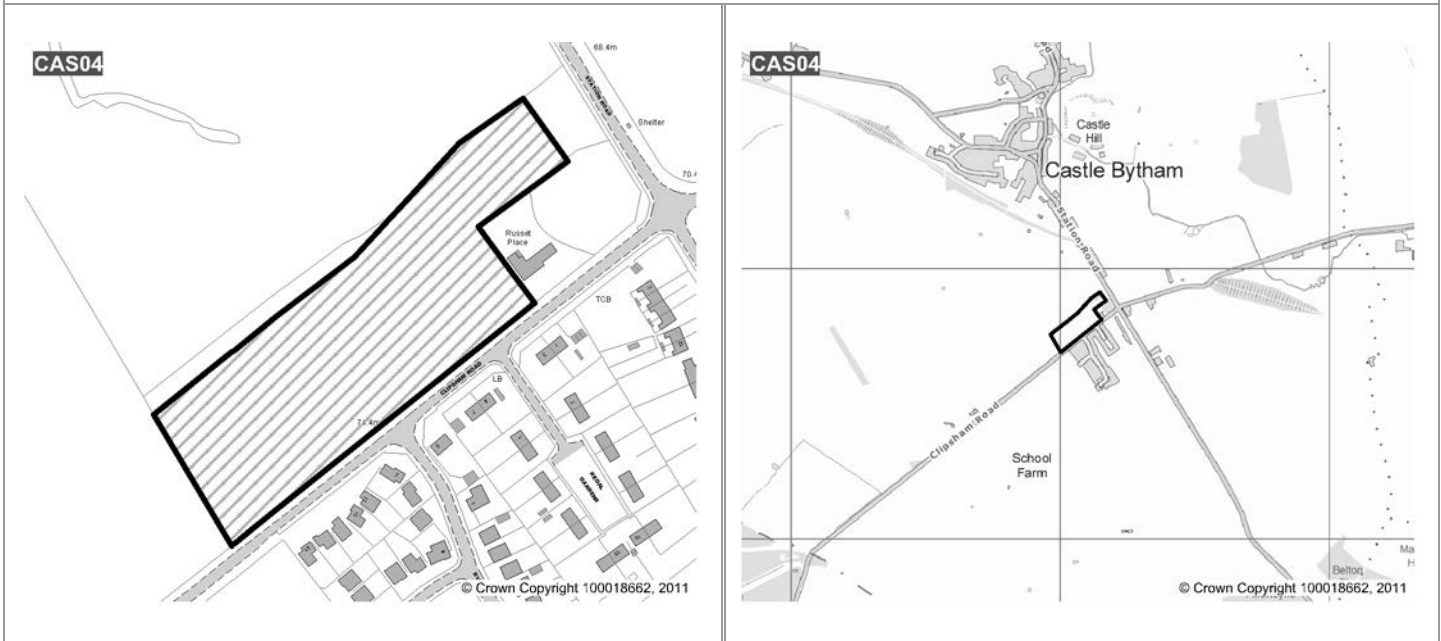
Not considered to be suitable for allocation:

Impact on Conservation Area & Highway Authority concerns make this site unsuitable for development.

Site Reference: **CAS04** (1.66 ha)

REJECTED

Location: **Land opposite Bytham Heights, Clipsham Road**



Site Description

Large site located towards the south of the village away from the main settlement. Comprises a large agricultural field.

Summary of Assessment

Constraints:

Highway Authority: access to be via Clipsham Road along with carriageway widening and footway links with kerbing.
Lincolnshire Heritage: Quarry and lime kilns on northern edge. No archaeological work likely unless new information comes to light.
Adjacent to SSSI
Anglian Water state direct connection to STW is required.

Impact:

Edge of settlement site which is located outside the main confines of the village. Although there are residential properties on the opposite side of Clipsham Road, this site is not well related to them. Development in this location would encroach on open countryside and have a significant impact on landscape character (medium-high) of the open countryside.

Consultation Response:

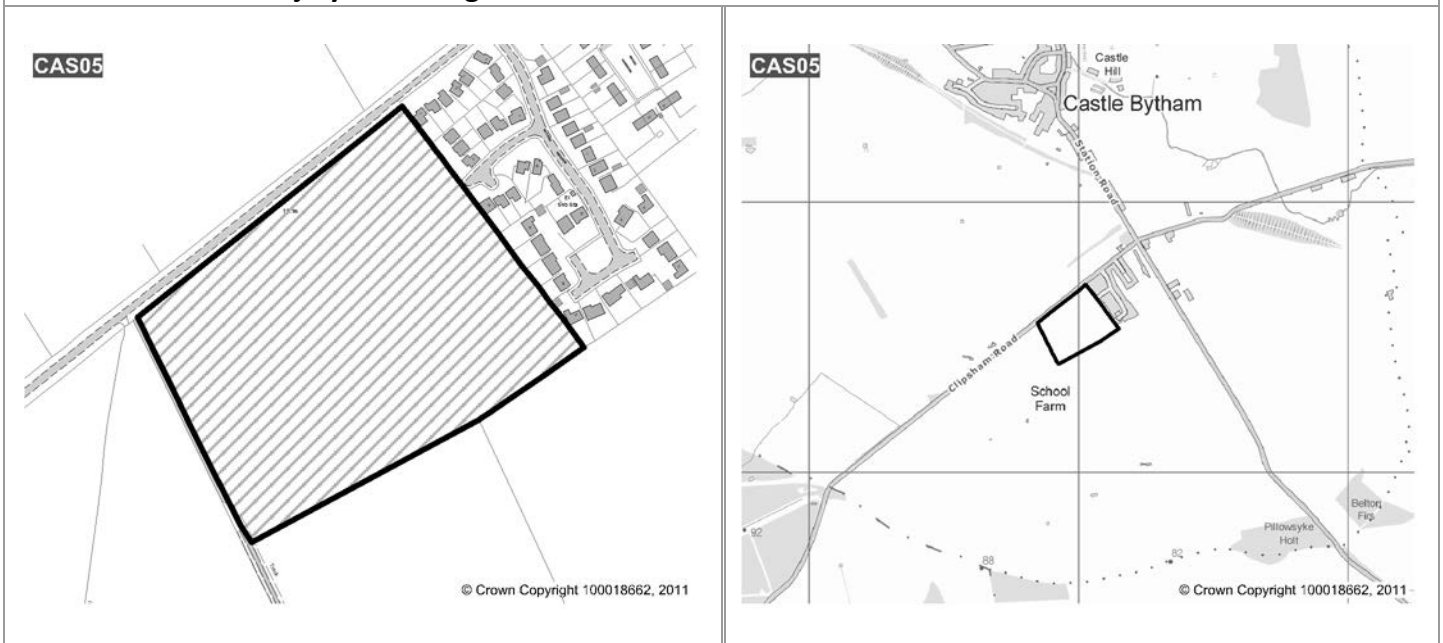
Conclusion

Not considered to be suitable for allocation:

Direct connection to STW required. The site is located outside the main village, not suitable.

Site Reference: **CAS05** (4.66 ha)
Location: **Adj Bytham Heights**

REJECTED



Site Description

Large site located on the southwestern edge of the settlement and outside the main confines of it. Comprises a large agricultural field.

Summary of Assessment

Constraints:

Highway Authority: access to be via Clipsham Road along with carriageway widening and footway links with kerbing.

Impact:

Edge of settlement site which is located outside the main confines of the village. Although the site is adjacent to existing estate type housing, it is not well related to 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.

Consultation Response:

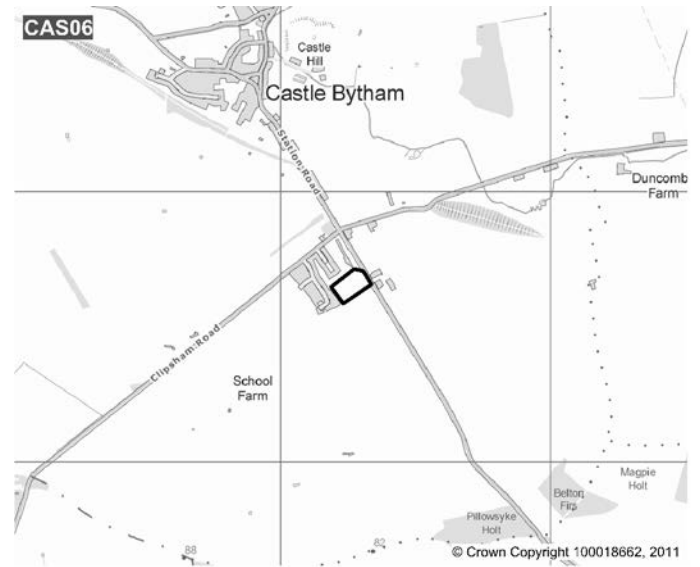
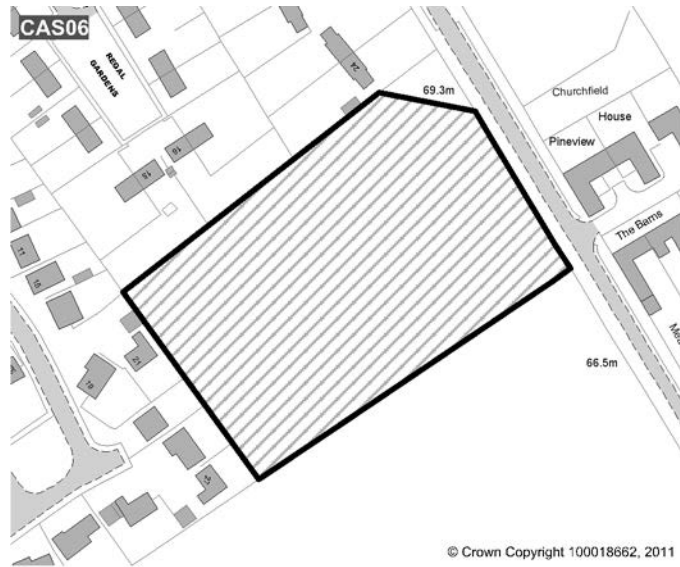
Conclusion

Not considered to be suitable for allocation:

Located outside the main village, and has a poor relationship to existing development. Not suitable.

Site Reference: **CAS06** (1.02 ha)

Location: **Land adjacent to 45 Station Road (Plot C)**



Site Description

Field in agricultural use located on the southern edge of the settlement and outside the main confines of the village.

Summary of Assessment

Constraints:

Highway Authority: access to be at northern point. Highway improvement works required.

Site is at risk of surface water flooding

Sewer crosses site.

Impact:

The site lies adjacent to existing residential development on the edge of the settlement. It is well related to the existing built form of this part of the village. Development in this location would encroach on open countryside and may have an impact on landscape character (medium-high) of the open countryside.

Consultation Response:

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

- site considered to be acceptable

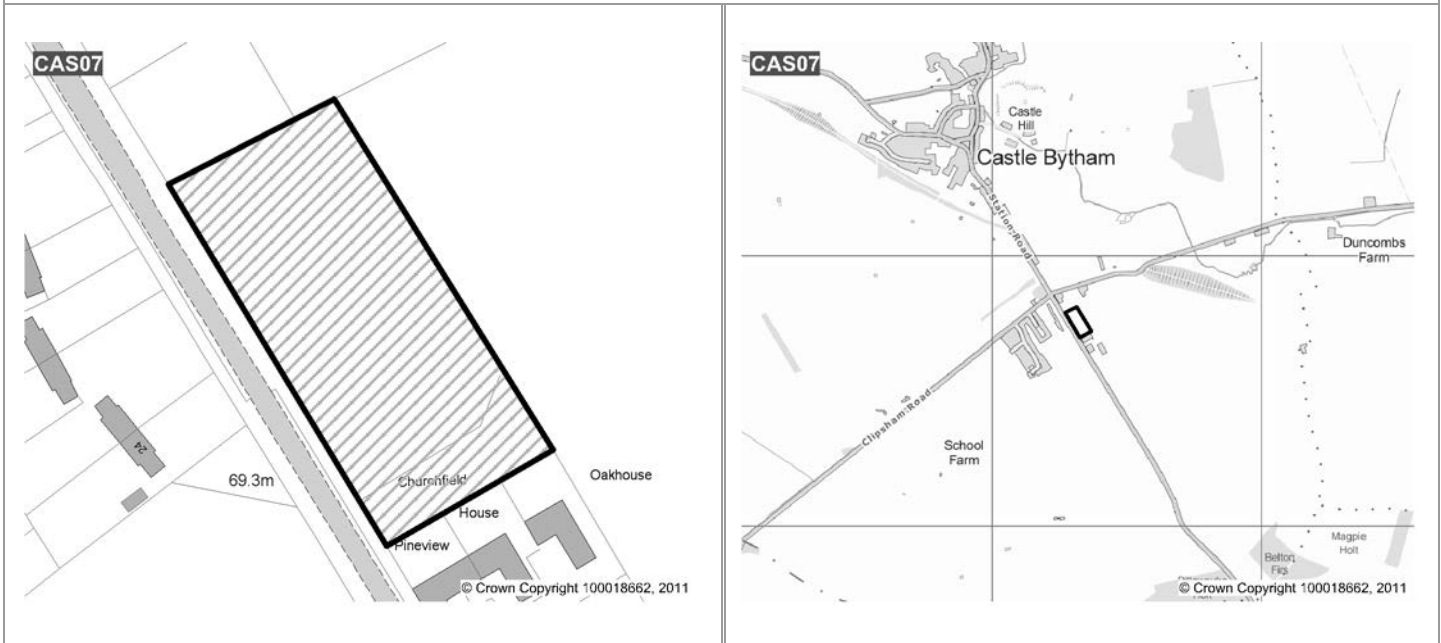
Conclusion

Located outside main village, where development would impact on area. Site may be suitable if other, better located sites, are not available.

Site Reference: **CAS07** (0.51 ha)

REJECTED

Location: **Land adjacent to 45 Station Road (Plot B)**



Site Description

Small site located on the southeastern edge of the settlement and outside the main confines of the village. Comprises small grass paddock.

Summary of Assessment

Constraints:

Highway Authority: highway improvement works required, concerns about capacity.
TPO adjacent to the site.

Impact:

Edge of settlement site which lies outside the main confines of the village. It is not well related to the existing built up form 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.

Consultation Response:

Conclusion

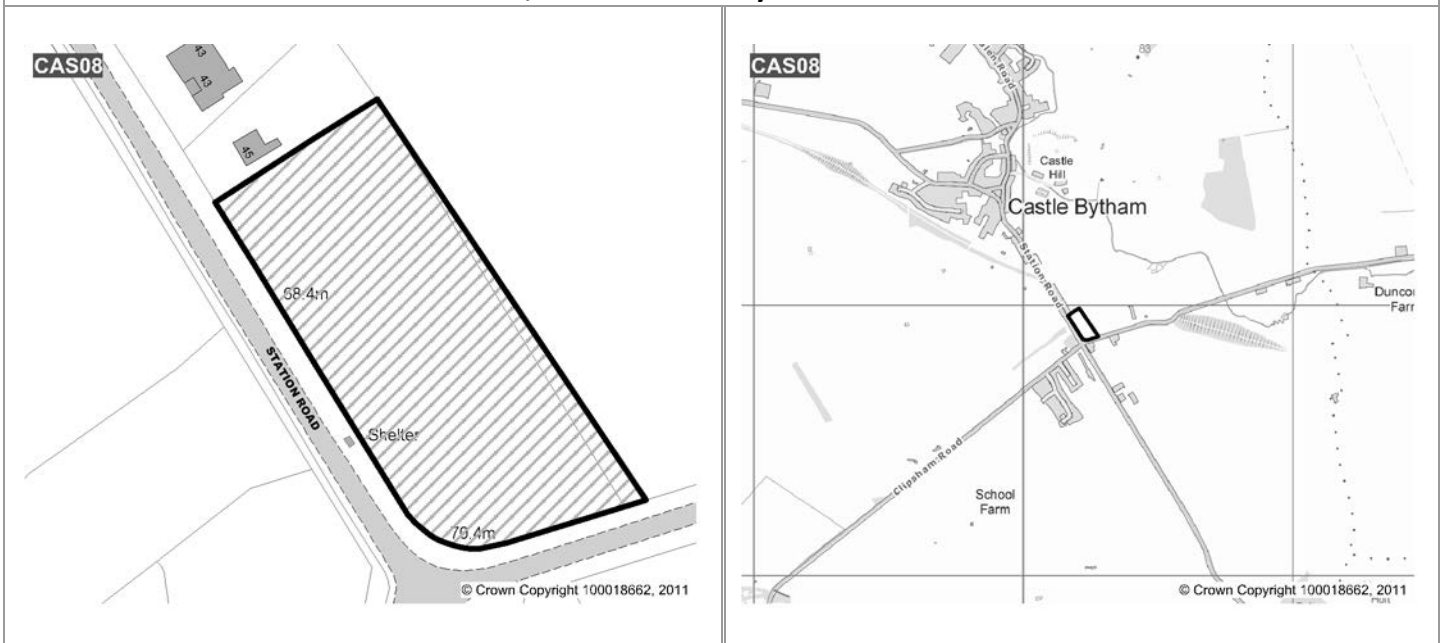
Not considered to be suitable for allocation:

Located outside main village, where development would impact on area. not suitable

Site Reference: **CAS08** (0.63 ha)

REJECTED

Location: **East of Station Road, North of Little Bytham Road**



Site Description

Agricultural field located towards the south of the settlement, outside the main confines of the village.

Summary of Assessment

Constraints:

Highway Authority: footway links to be provided and carriageway widening. Access to be via Station Road.
Sewer crosses site.

Impact:

The site is located at a busy crossroads, outside the main 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.

Consultation Response:

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

- reference to Wildlife Site are erroneous

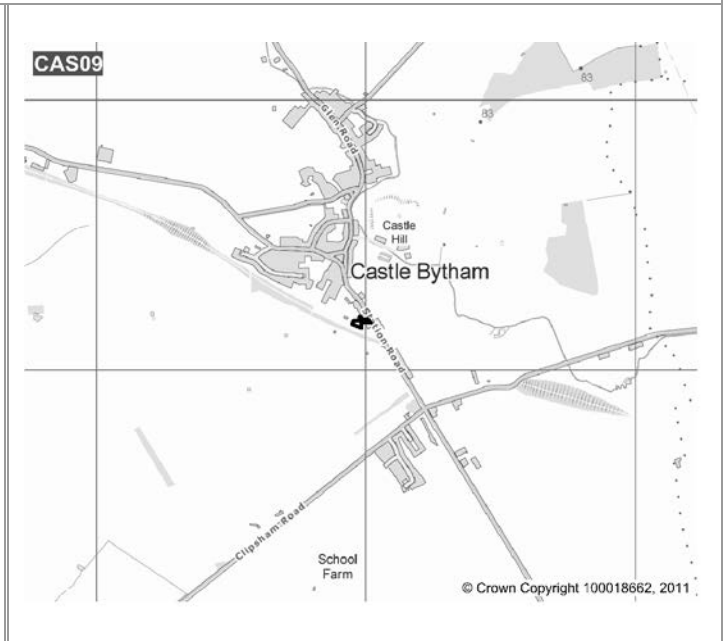
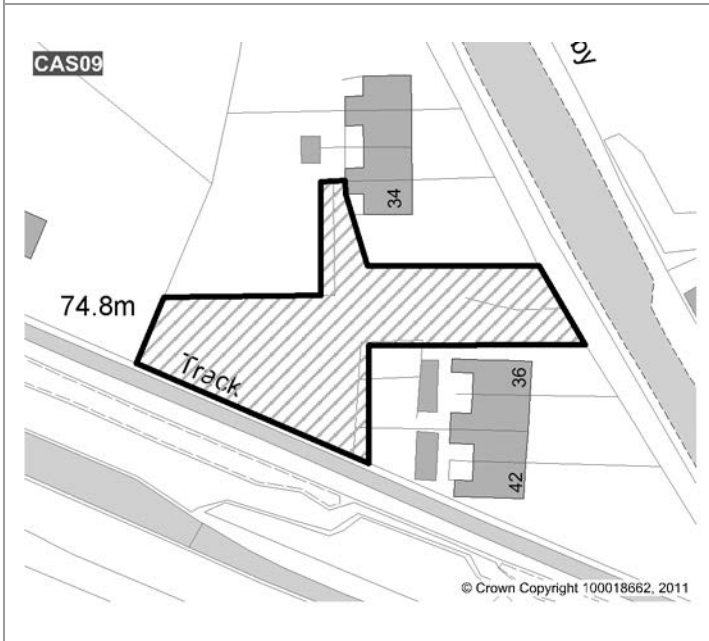
Conclusion

Not considered to be suitable for allocation:

Located outside main village, where development would impact on area. Not suitable.

Site Reference: **CAS09** (0.11 ha)
Location: **Land adjacent to 36 Station Road**

REJECTED



Site Description

Small site towards the south of the village. It is a backland site which comprises the garden and land to the rear of a residential property fronting the main road. Previous applications for residential development have been refused.

Summary of Assessment

Constraints:

Highway Authority: Objection to development. Access and visibility concerns in relation to this site.
Adjacent to wildlife site.
Water Main crosses site.

Impact:

The site is the land to the rear of an existing house. It is, therefore, well related to the existing built form of the village. Development in this location will have a limited impact.

Consultation Response:

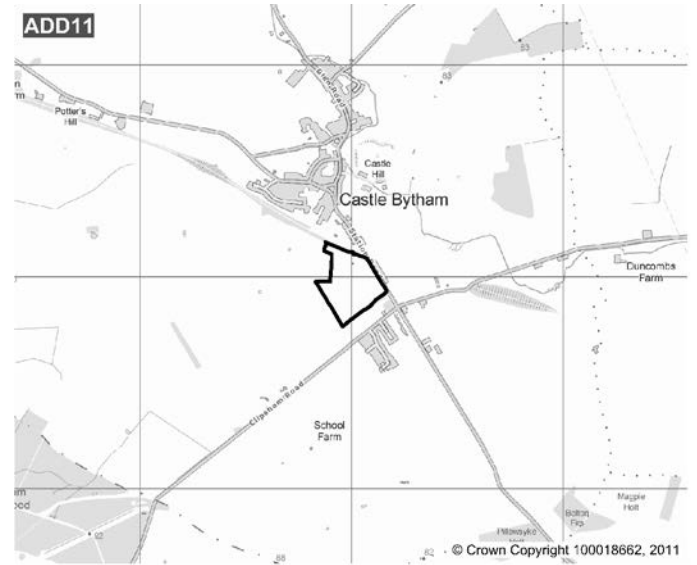
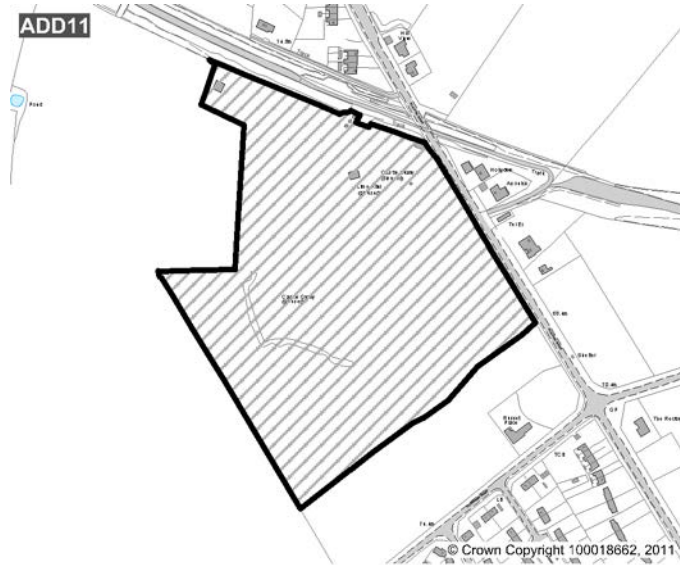
Conclusion

Not considered to be suitable for allocation:

Highway objection. Site too small to allocate.

Site Reference: **ADD11** (6.89 ha)
Location: **The Old Quarry, Station Road**

REJECTED



Site Description

Large site located towards the south of the village. It comprises a former quarry and is not visible from the highway. Has a complex planning history including previous allocation and planning permission for employment development, and consent for medical centre and care home on part.

Summary of Assessment

Constraints:

Highway Authority: site has planning permission with highway approval along with necessary improvements
SSSI on site.

There may be contamination for the previous quarrying operations.

Site is at risk of surface water flooding.

Proposed number of units would exceed capacity of STW.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site.

Impact:

Large edge of settlement site which is outside the main confines of the village. It is a former quarry and, therefore, located below the level of the surrounding land. Development in this location would encroach on the SSSI and may impact on the landscape character of the open countryside (medium-high). Site is a quarry and has been identified as being susceptible to surface water flooding.

Consultation Response:

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

- must avoid impact on LBs and CA
- Natural England - concerns that the SSSI site is struggling in unfavourable conditions - needs a fully managed approach to bring back into condition
- LWT - eco-survey essential

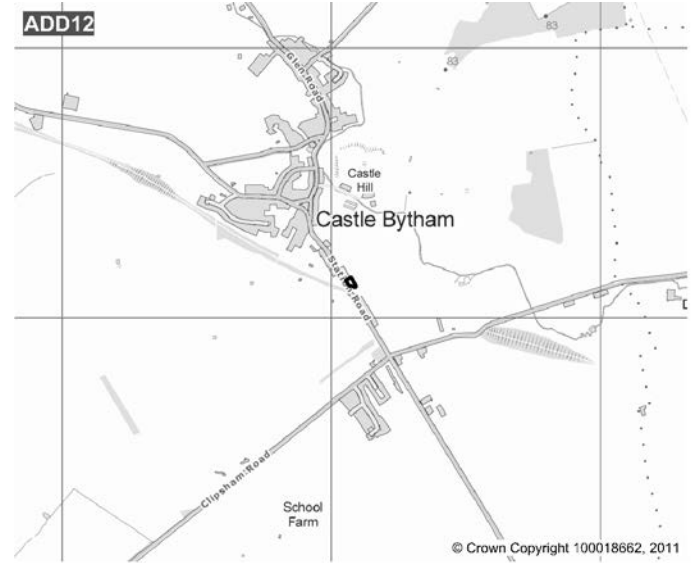
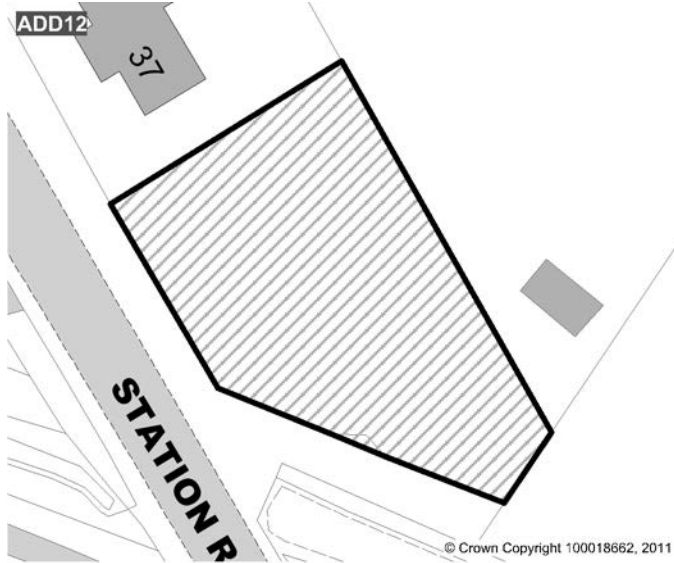
Conclusion

Not considered to be suitable for allocation:

Development has been agreed in principle through employment, medical centre and nursing home approvals. However, the site is considered to be unsuitable for major residential development due to concerns about SSSI, surface water flood risk and capacity of the STW.

Site Reference: **ADD12** (0.08 ha)
Location: **Land adjacent 37 Station Road**

REJECTED



Site Description

Grass paddock located on the eastern edge of the village, adjacent to the railway line.

Summary of Assessment

Constraints:

Highway Authority: support. Development could be achieved for a couple of units only, subject to access/parking/turning in accordance with guidelines.

There may be contamination from the adjacent railway line.

Impact:

The site lies adjacent to existing residential properties along the main road at the eastern edge of the village. It is reasonably well related to the existing built form of the village. Development of one or two units in this location would have a limited impact on the open countryside.

Consultation Response:

2 representation were received as a result of the consultation in August 2010 covering the following points:

- LWT suggest eco-survey because of proximity to Quarry.

Conclusion

Not considered to be suitable for allocation:

This site is suitable for residential development. However, the small size makes it unsuitable for allocation.