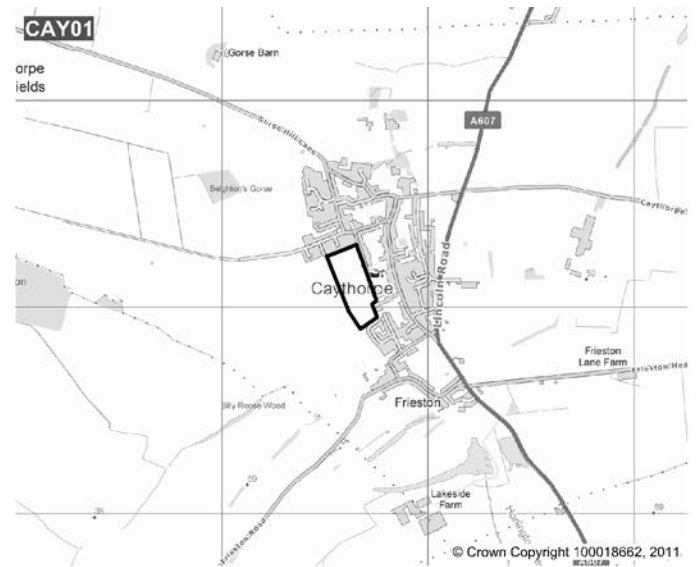
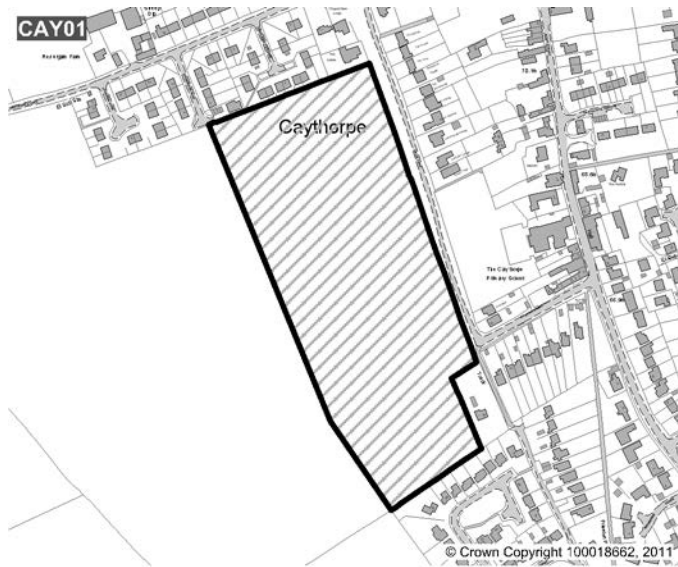


Site Reference: **CAY01** (5.27 ha)  
Location: **West of Back Lane**

**REJECTED**



### **Site Description**

Large site on the western edge of the village. Comprises a large field in agricultural use, with residential properties to the north and south of the site. The boundary with Back Lane is tree-lined and the site is opposite residential properties and the primary school. The properties to the south of the site are on lower ground.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Extensive Section 278 works will be likely along Back Lane (road widening and provision of a footway). Concerns over the intensification of Caythorpe Village roads as they are narrow in nature and have a lot of on-street parking. Would consider a small scheme at road frontage. There are issues of capacity of drainage for surface water in the village.

Public footpath along southern boundary.

IDB: discharge from site must be regulated so that the River Brant will not affect properties downstream.

#### **Impact:**

This is a large site which is located on the edge of the settlement. The properties to the north are single storey and the land is higher than the properties to the south of the site. Development in this location would encroach on the open countryside and have a significant impact on landscape character (medium) of the open countryside and the visual character of the village. However a smaller development in the southern part of the site would have less impact on the countryside.

#### **Consultation Response:**

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

- acknowledge need for development but feel site is too large
- concerns about narrow roads leading to site
- concerns that school, doctors and drainage infrastructure are at capacity
- small development welcomed but concerns that the scale of development is out of proportion to the village size
- broadband update urgently needed to accommodate more users
- suggestions that Glebe land near church and land adj to A607 would be more suitable

### **Conclusion**

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

Development would encroach into open countryside. There are highway concerns about development on this site. Smaller site area considered but access constraint would restrict site numbers and may make site unviable.