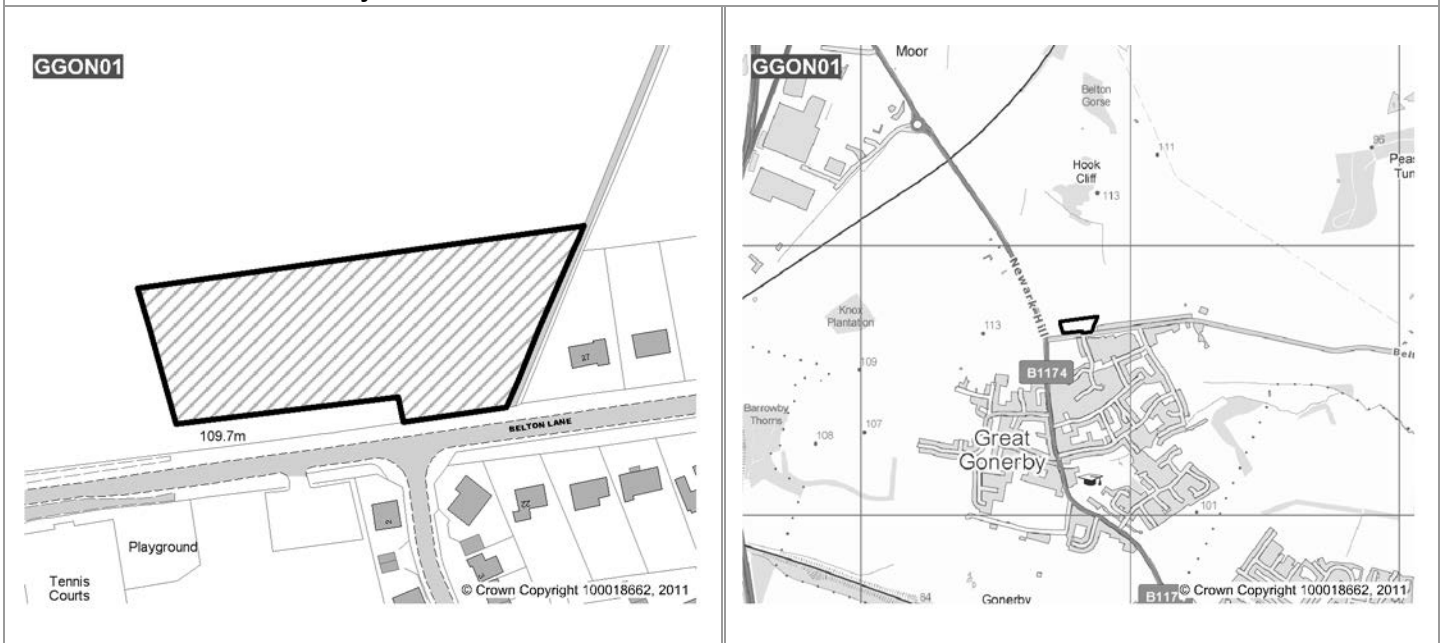


Site Reference: **GGON01** (0.61 ha)
Location: **Land adjacent 27 Belton Lane**

REJECTED



Site Description

Located on the northern edge of the village. Comprises an open grass field in an elevated position on the top of a ridge. Previous applications for residential development have been refused.

Summary of Assessment

Constraints:

Highway Authority: possible amalgamation of junction with Grave Yard - not accept another access at this location.
IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

The site occupies an elevated position at the top of the ridge overlooking open countryside to the north of Grantham. Development in this location would encroach on open countryside and have a significant impact on landscape character (high) of the open countryside and the visual character of the village.

Consultation Response:

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

- sensible extension to existing development
- frontage infilling supported

Conclusion

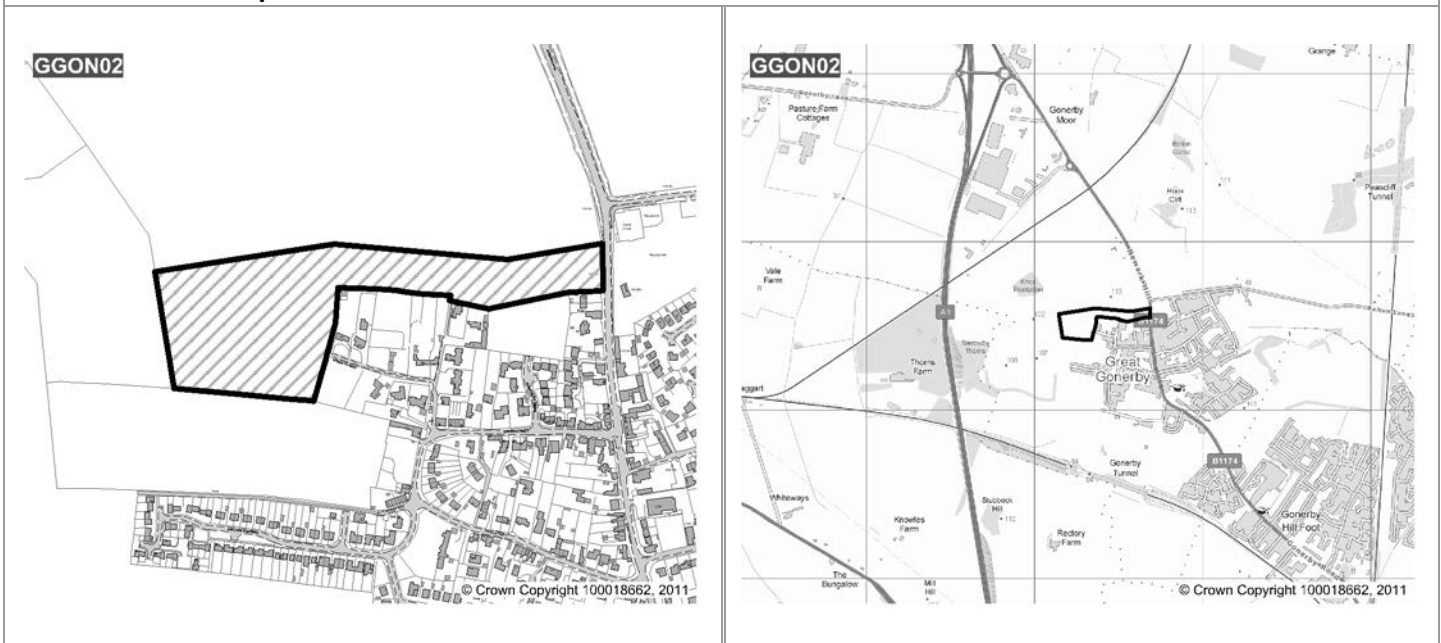
Not considered to be suitable for allocation:

Site in prominent location. Highway Authority objection and visual impact on landscape make site unsuitable for allocation.

Site Reference: **GGON02** (5.11 ha)

Location: **pt OS 0006**

REJECTED



Site Description

Large site located on the northern edge of the village. Comprises a large field in agricultural use with no suitable access points.

Summary of Assessment

Constraints:

Highway Authority: objection. No access via B1174 due to location and visibility. No means of suitable access.
Lincolnshire Heritage: Ridge and furrow. Archaeological evaluation prior to determination of a planning application may be required.
Sewer crosses site.
IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

Edge of settlement site which is large and slopes up to ridge. Development in this location would encroach on open countryside and have a significant impact on landscape character (high) of the open countryside and the visual character of the village.

Consultation Response:

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

- no objections but no development above 2-storey
- concerns about intrusion into open countryside

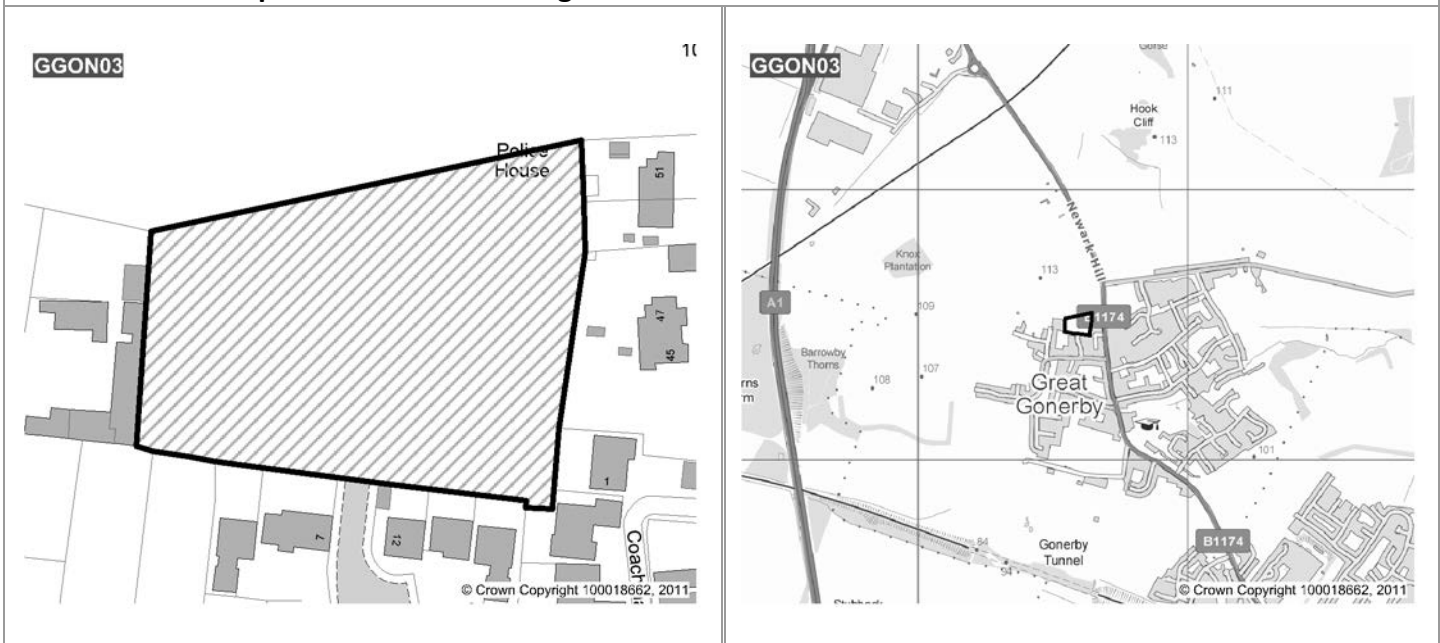
Conclusion

Not considered to be suitable for allocation:

This site has no suitable access points. A small part of site, to be accessed via adjacent site (GGON03) was considered for development, but was rejected due to highway concerns.

Site Reference: **GGON03** (0.65 ha)
Location: **pt OS 0006 North of Highfield Mews**

REJECTED



Site Description

Site located to the north of the village. Comprises a field in agricultural use. A planning application for affordable houses has yet to be determined.

Summary of Assessment

Constraints:

Highway Authority: suitable for small scheme only. Access via Highfields off Green Street (soon to be adopted by the local highways authority).

IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

The site lies adjacent to existing residential development on the northern edge of the village. It relates well to the existing built form and the topography of the site means that development here will have little impact on the visual character of the village.

Consultation Response:

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

- support for development

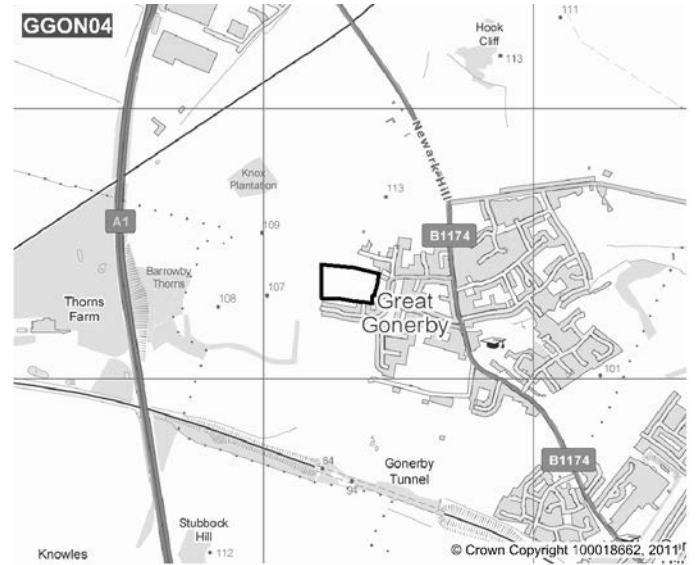
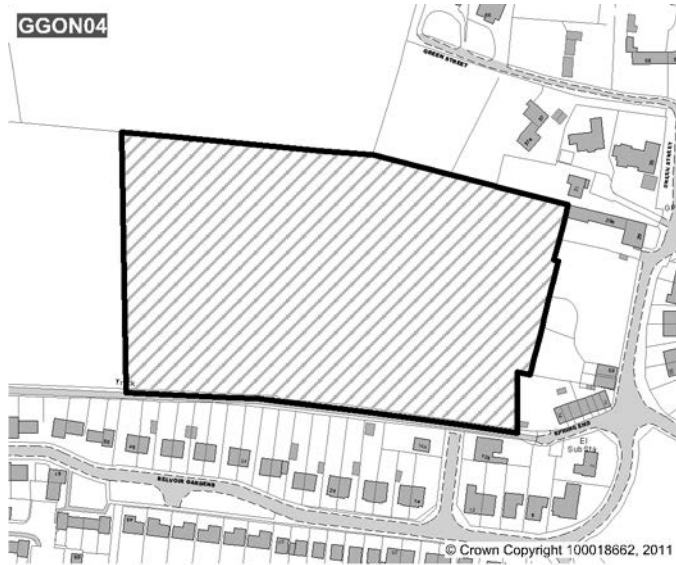
Conclusion

Not considered to be suitable for allocation:

Planning permission is being considered for affordable housing. This is considered to be a suitable use for the site.

Site Reference: **GGON04** (2.44 ha)
Location: **North of Belvoir Gardens**

REJECTED



Site Description

Site located on the western edge of the village. Comprises a field which has no means of access.

Summary of Assessment

Constraints:

Highway Authority: objection. There is a Section 34 notice on this location which means there is no connection to maintainable highway.

Lincolnshire Heritage: Post medieval quarry pits; linear features. Archaeological evaluation prior to determination of a planning application will be required.

Adjacent Listed Building

Adjacent Conservation Area

IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

The site cannot be accessed.

Consultation Response:

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

- concerns about intrusion into open countryside

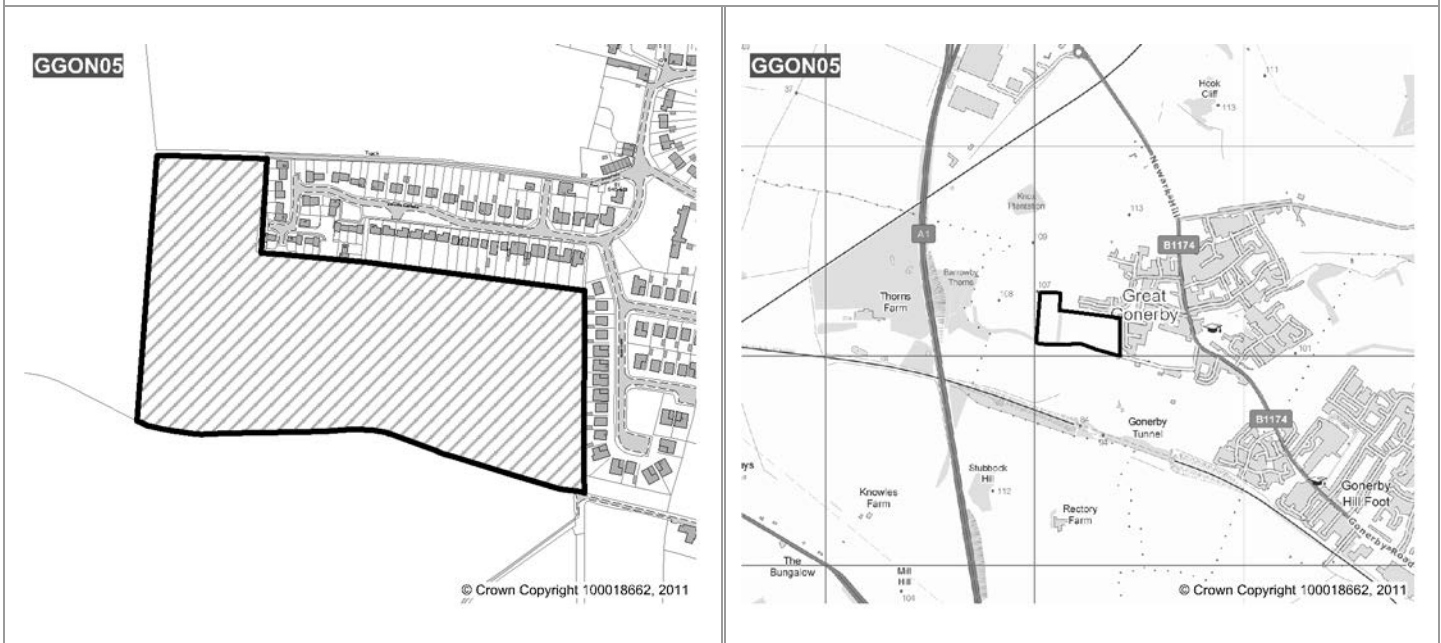
Conclusion

Not considered to be suitable for allocation:

Highway Authority objection: cannot be accessed. Development would also have a negative impact on Conservation Area.

Site Reference: **GGON05** (7.29 ha)
Location: **Land off Belvoir Gardens**

REJECTED



Site Description

Large site located on the southwestern edge of the village. Comprises a large field in agricultural use on a sloping site to the rear of residential properties. Previous applications for residential development have been refused.

Summary of Assessment

Constraints:

Highway Authority: objection. Church Lane is inadequate in terms of width and general physical layout to serve further development.

Lincolnshire Heritage: Post medieval quarry pits; Romano-British site; building remains. Findspots: Mesolithic flints. Archaeological evaluation prior to determination of a planning application will be required.

Water Main crosses site.

Sewer crosses site.

IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

Edge of settlement site which is large and slopes away from the village. The site occupies a prominent position overlooking the open countryside and affords views of Belvoir Castle. Development in this location would encroach on open countryside and have a significant impact on landscape character (high) of the open countryside and the visual character of the village.

Consultation Response:

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

- concerns about intrusion into open countryside
- support - relates to existing form

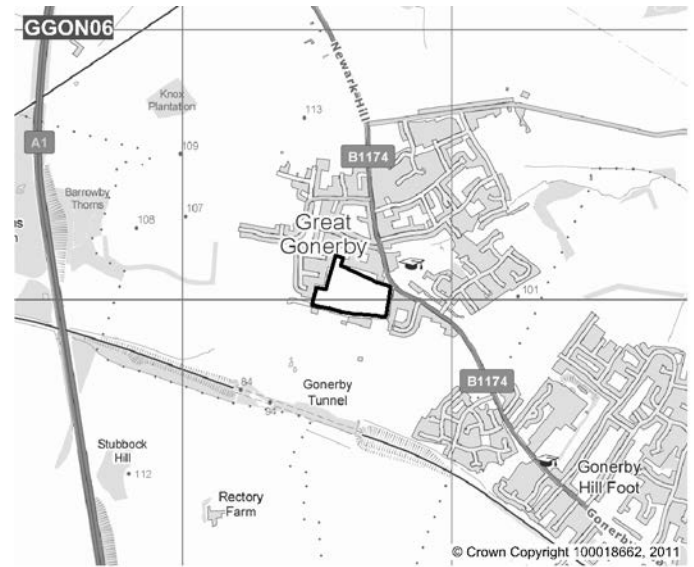
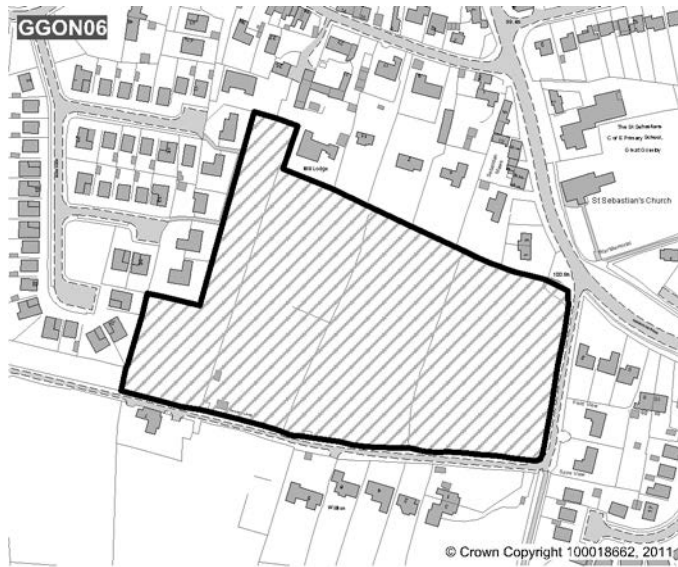
Conclusion

Not considered to be suitable for allocation:

Not suitable for development. This is a large site which would be prominent in the landscape. There is no highway access and site is poorly related to existing settlement.

Site Reference: **GGON06** (3.72 ha)
Location: **Land North of Church Lane**

REJECTED



Site Description

Large site located within the village, just off the main road. Comprises a paddock area.

Summary of Assessment

Constraints:

Highway Authority: objection. This area is landlocked and so there is no access to maintainable highway. TPOs to the boundary.

IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

The site lies within the centre of the village, surrounded by residential properties. It is accessed via a "Restricted Byway". Development in this location would have a significant impact on the visual character of the village.

Consultation Response:

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

- support for good infill site
- concerns about intrusion into open countryside
- concerns about effect on Belton if higher than single storey
- concerns about effect on setting of CA and Church

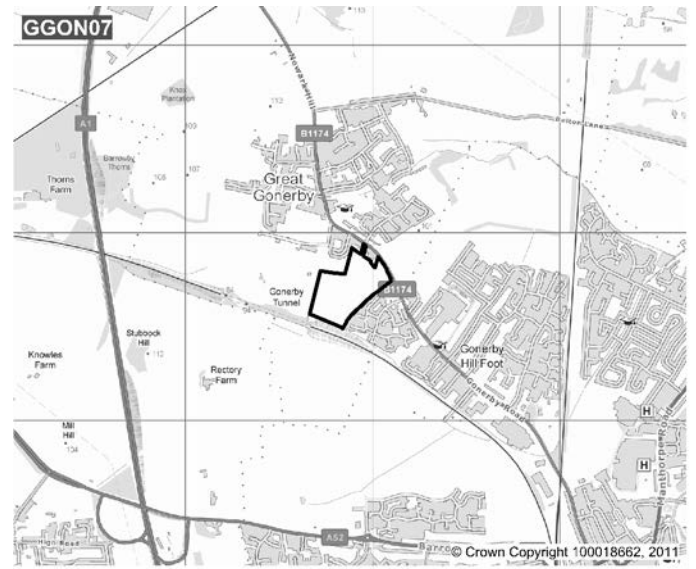
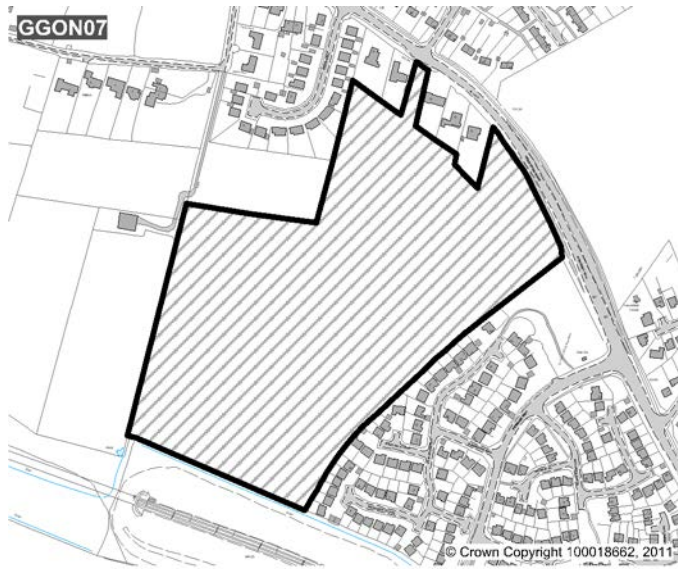
Conclusion

Not considered to be suitable for allocation:

No access renders site unsuitable

Site Reference: **GGON07** (9.62 ha)
Location: **OS 8668 off Grantham Road**

REJECTED



Site Description

Large, steeply sloping site to the south of the village. Comprises a grass field, hedged to the road frontage, which acts as a separation between the village and Grantham.

Summary of Assessment

Constraints:

Highway Authority: objection. There is a visibility issue with this site. Ghost island right turn lane required, however the road alignment makes this difficult. There is no suitable means of access and we have serious concerns.

Lincolnshire Heritage: Ridge and furrow. Archaeological evaluation prior to determination of a planning application will be required.

Previously identified as important to prevent coalescence (Local Plan policy EN5)

IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

Steeply sloping edge of settlement site which occupies a prominent position overlooking the valley towards Grantham. This site acts as a separation between the village and Grantham. Development in this location would encroach on open countryside and have a significant impact on landscape character (high) of the open countryside and the visual character of the village.

Consultation Response:

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

- concerns about intrusion into open countryside
- NT comment that site is important landscape with possible impact on both Gt Gonerby and Belton Estate

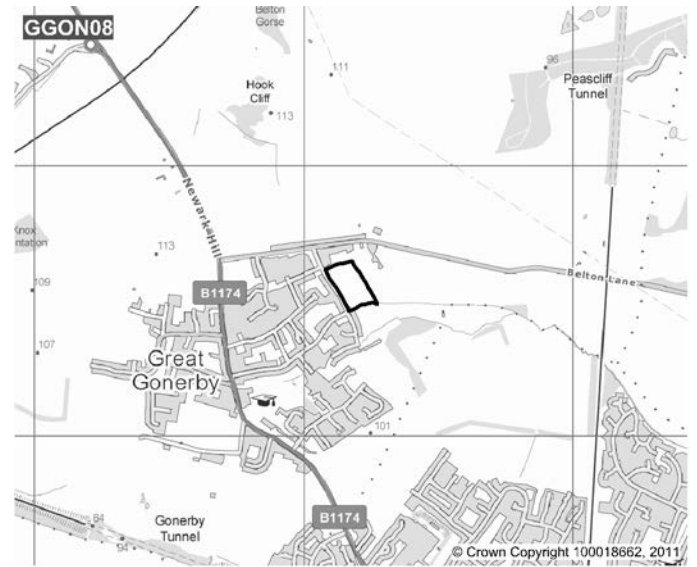
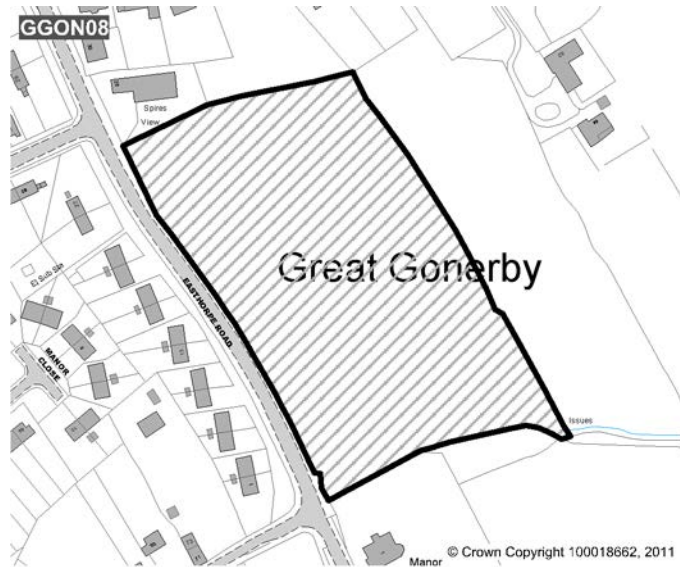
Conclusion

Not considered to be suitable for allocation:

Highway Authority objection and impact on landscape make the site unsuitable. Development would effectively join Great Gonerby to Grantham, which would be contrary to Core Strategy policy SP2. Site is unsuitable for development.

Site Reference: **GGON08** (1.84 ha)

Location: **Land East of Eastthorpe Road**



Site Description

Grass paddock located on the eastern edge of the village.

Summary of Assessment

Constraints:

Highway Authority: concerns regarding network issues into Grantham. Site suitable for small scheme along the road frontage. Access to be south of plot to achieve maximum visibility. Boundary treatment location to be reviewed to increase visibility.

IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

The site lies on the edge of the village, adjacent to existing estate type housing development. 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:

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

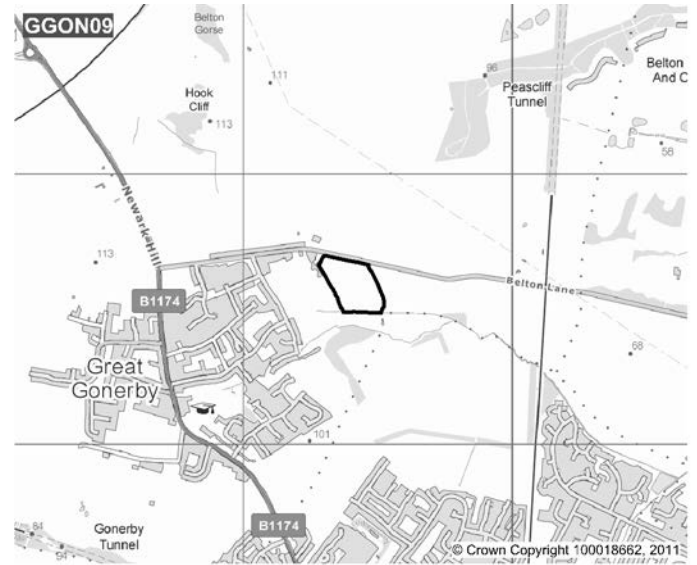
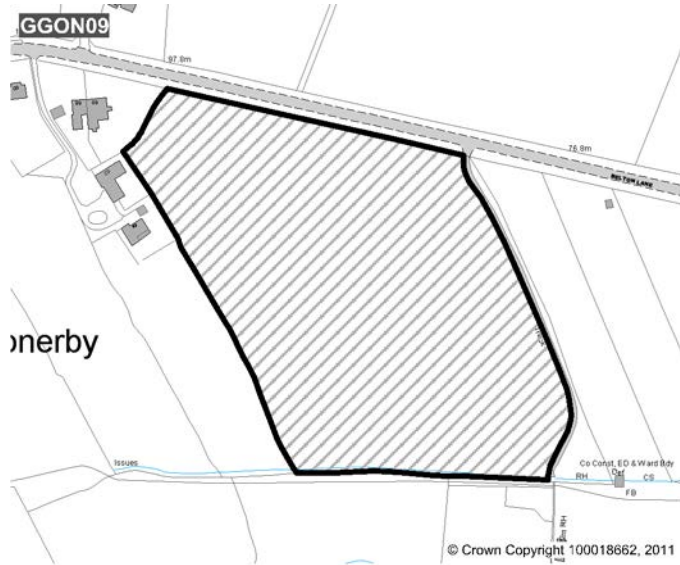
- important landscape which will impact on Belton if not single storey

Conclusion

May be suitable, subject to Highway Authority concerns being addressed, if other, more suitable sites, are not available.

Site Reference: **GGON09** (3.38 ha)
Location: **Adjacent Belton Lane**

REJECTED



Site Description

Large site located in open countryside on the eastern edge of the village. Comprises a large field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: objection. Concerns with regards to the network issues into Grantham, capacity strength of the bridge and alignment of Belton Road. Speed limit would need to be extended, however there are several difficulties to be overcome beforehand. Visibility and speed along this section of Belton Lane is a major issue.

Sewer crosses site.

IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

The site is located outside the confines of the village. It is a sloping site which faces 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:

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

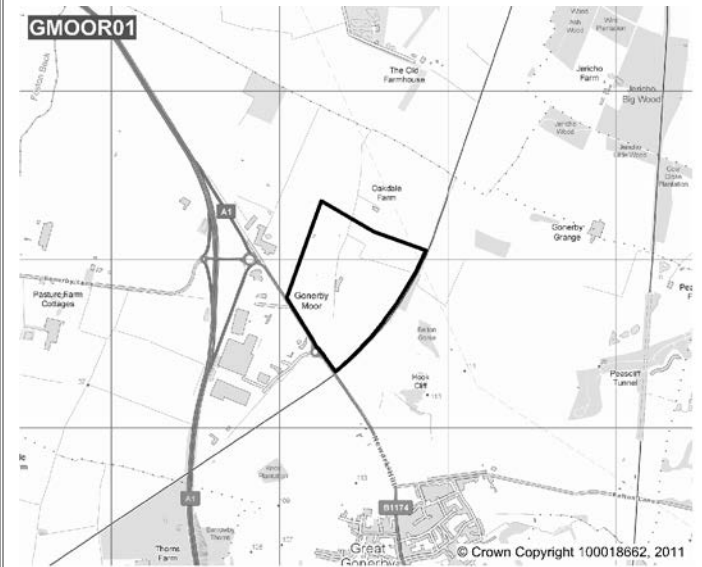
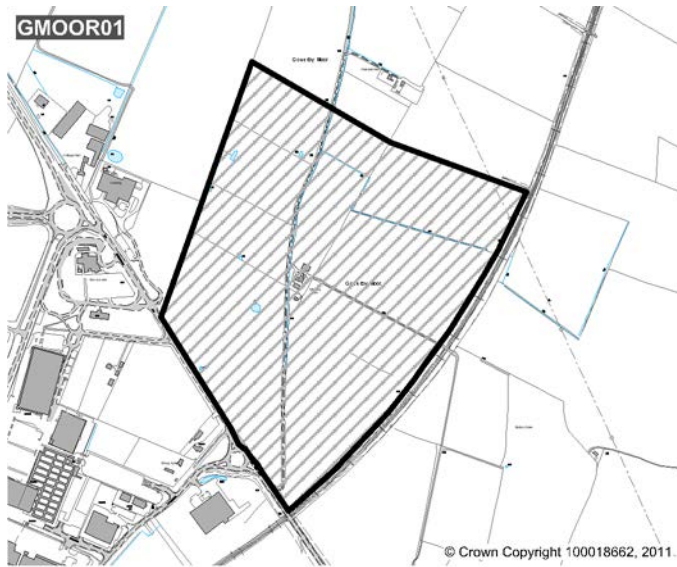
- concerns about intrusion into open countryside
- important landscape, concerns about impact on Belton Estate

Conclusion

Not considered to be suitable for allocation:

This site is in the open countryside, outside the village. Highway Authority concerns about access, and the poor relationship of the site to built up area and services, make the site unsuitable for development.

Site Reference: **GMOOR01** (45.55 ha)
Location: **East of B1174, Gonerby Moor**



Site Description

Large site located adjacent to the existing retail/employment area of Gonerby Moor. Comprises agricultural fields.

Summary of Assessment

Constraints:

Highway Authority: support. Site is suitable, subject to provision of suitable access. Section 278 works required for the redesign of the roundabout. Concern should the whole site come forward.

Highways Agency: Gonerby Moor junction has recently been grade separated, therefore the potential impact on the A1 would be likely to be limited to the junctions which connect to the slip roads. These junctions currently operate within capacity and it is likely that development would be able to mitigate their impact through widening or signalisation of junctions if required.

Lincolnshire Heritage: Ridge and furrow; Romano-British pit. Archaeological evaluation prior to determination of a planning application will be required.

Water Main crosses site.

IDB: will probably discharge into Toll Bar Drain. Surface water discharge to be reduced to greenfield run-off rates.

Impact:

Edge of settlement site which is large and slopes up to ridge. Development in this location would encroach on open countryside and have an impact on landscape character (low) of the open countryside.

Consultation Response:

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

- support
- site is important landscape, open site with possible implications for both Gt Gonerby and Belton Estate

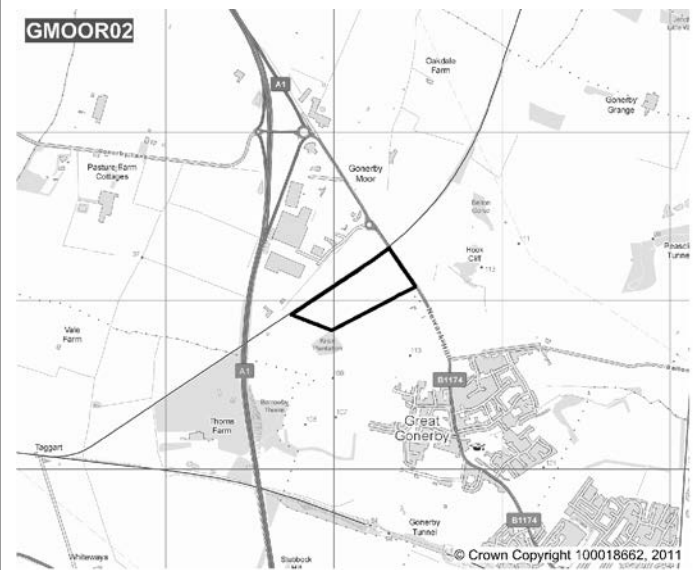
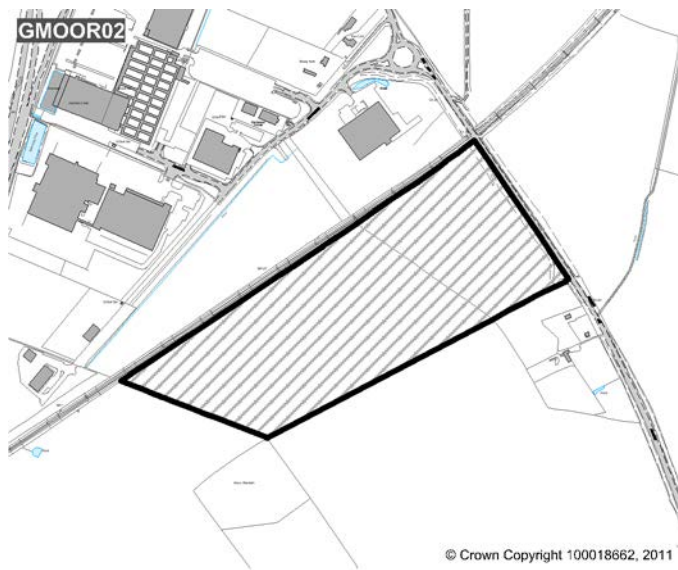
Conclusion

This site has good access to the strategic road network (A1 trunk road). It is, therefore, considered to be a good location for employment use, however it is a very large site which would impact on the countryside. There is no strategic provision in the Core Strategy for the allocation of employment land at Great Gonerby.

Site Reference: **GMOOR02** (15.03 ha)

REJECTED

Location: **West of B1174 and south of railway line, Gonerby M**



Site Description

Large site located to the south of Gonerby Moor and separated from it by a railway line. Comprises a large field in agricultural use on a steeply sloping site.

Summary of Assessment

Constraints:

Highway Authority: objection. Concerns over access - no suitable means. Would not accept access onto B1174 at this location due to visibility and the proximity to the railway bridge.

Highways Agency: Gonerby Moor junction has recently been grade separated, therefore the potential impact on the A1 would be likely to be limited to the junctions which connect to the slip roads. These junctions currently operate within capacity and it is likely that development would be able to mitigate their impact through widening or signalisation of junctions if required.

IDB: will probably discharge into Toll Bar Drain. Surface water discharge to be reduced to greenfield run-off rates.

Impact:

This large site occupies a prominent position overlooking the development at Gonerby Moor. Development in this location would encroach on open countryside and have a significant impact on landscape character (low) of the open countryside.

Consultation Response:

Conclusion

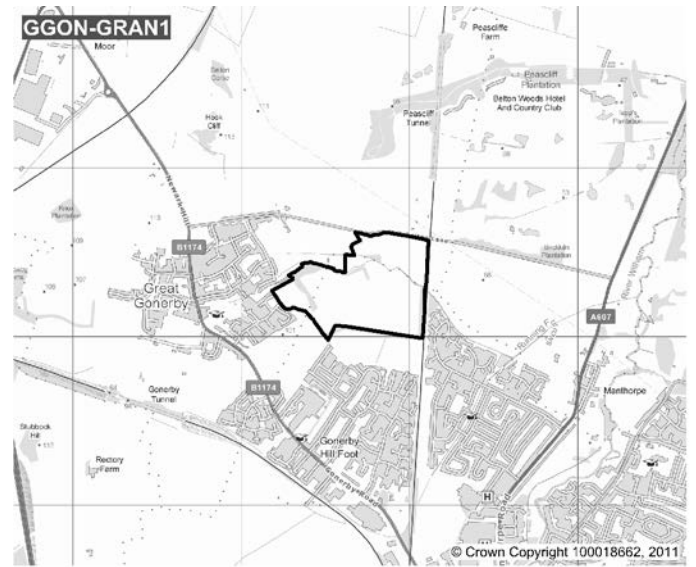
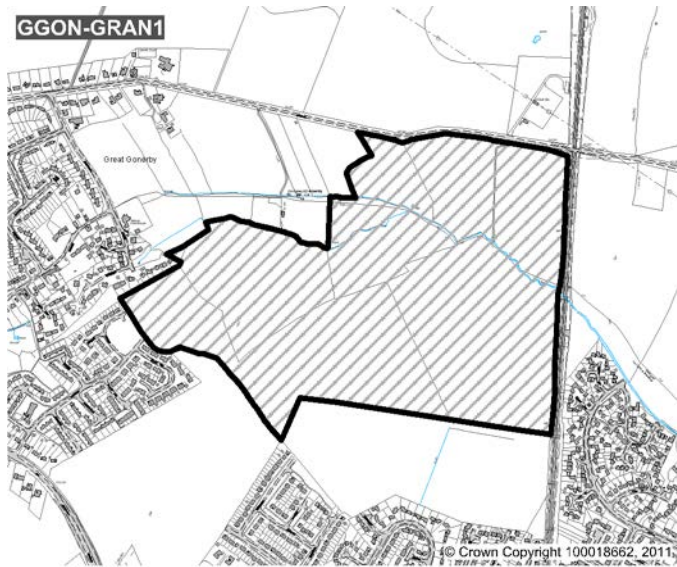
Not considered to be suitable for allocation:

Highway Authority objection: no access. Sloping site would encroach on prominent open countryside. Railway line provides strong defensible boundary to commercial area of Gonerby Moor.

Site Reference: **GGON-GRAN1** (38.70 ha)

REJECTED

Location: **Land at Great Gonerby, South of Belton Lane**



Site Description

Large site located to the north of Grantham and to the east of Great Gonerby. Comprises large agricultural fields.

Summary of Assessment

Constraints:

Highway Authority: Major concerns over developing this area due to the intensification of both junctions (Belton Lane with High Street and Manthorpe Road). Known accident history. There are network issues into Grantham. Concerns over the capacity strength of the bridge and alignment of Belton Lane.

Lincolnshire Heritage: Finds: late Saxon pottery; Romano-British pottery. Archaeological evaluation prior to determination of a planning application may be required.

Public footpath.

Sewer crosses site.

Water Main crosses site.

IDB: unlikely sites can discharge directly into Running Furrows Drain.

Impact:

Large site which is located in open countryside, outside the confines 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.

Consultation Response:

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

- Inappropriate site - others are more suitable for SUE
- major site, important landscape, concerns about effect on views of Belton
- concerns about impact on settling of Belton House & Park
- support for development of small part next to Holden Way

Conclusion

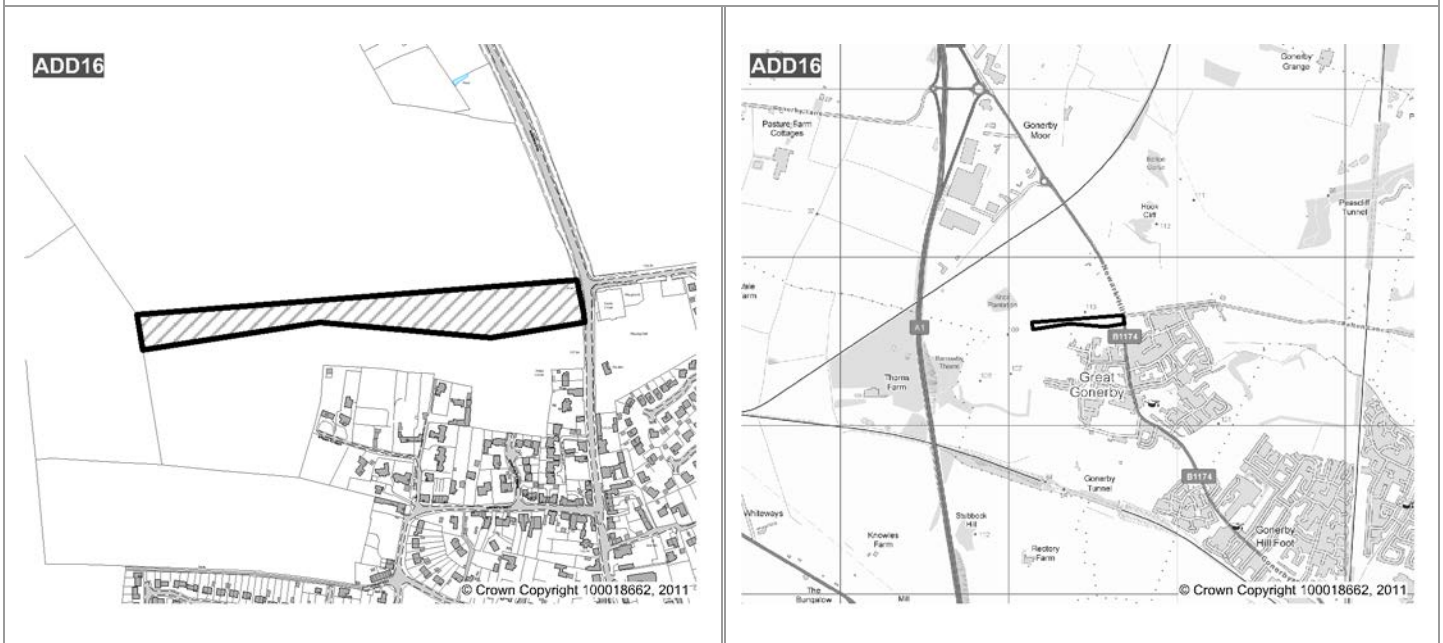
Not considered to be suitable for allocation:

Site is in open countryside, in a location where development would impact on the setting of Belton House. Major Highway Authority concerns, the visual impact and the site being poorly related to the existing village and services, make site unsuitable.

Site Reference: **ADD16** (2.37 ha)

REJECTED

Location: **land north of Green Lane & west of B1174**



Site Description

Large site located to the north of Great Gonerby and outside the confines of the village. Comprises a large field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: objection. No direct access on to the B1174.

Public footpath crosses site.

Sewer crosses site.

Impact:

The site lies outside the confines of the village. Development in this location would encroach on open countryside and have a significant impact on landscape character (high) of the open countryside.

Consultation Response:

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

- object - intrudes into countryside out village curtilage
- concerns about traffic increase & access issues
- concerns about loss of countryside & wildlife
- site is too large
- concerns that facilities & amenities (including school) inadequate
- concerns about visual impact
- development not needed

Conclusion

Not considered to be suitable for allocation:

The site is outside the village, in open countryside. The Highways Authority will not allow access from the B1174. Access constraints, and poor relationship to built up area and services make it unsuitable for development.