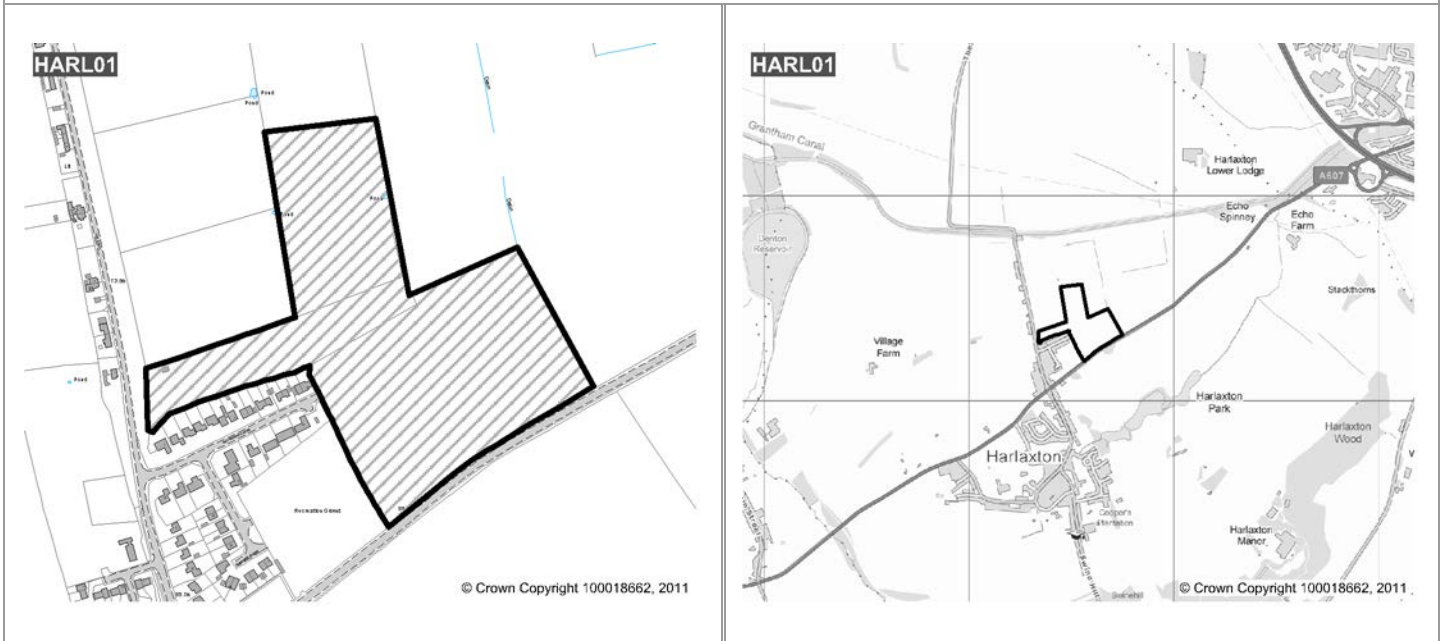


Site Reference: **HARL01** (6.22 ha)  
Location: **Land off The Drift**

**REJECTED**



### **Site Description**

Large site located to the north of the village. Comprises a large agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. No direct access to A607 permitted. The Drift would require highway improvements (including widening & footway provision) assuming the junction can cope with additional capacity. Concerns regarding pedestrian movements and the sustainability of the site.

TPO at site entrance.

Sewer crosses site.

#### **Impact:**

This is a large field on the edge of the village but separated from the main settlement by a busy main road. 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:**

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

- site too large and on wrong side A607, possible over-dominance
- concerns about extension into countryside and loss of agricultural land
- support for development on small part to R/O Daybrook Close only
- localised flooding issues

### **Conclusion**

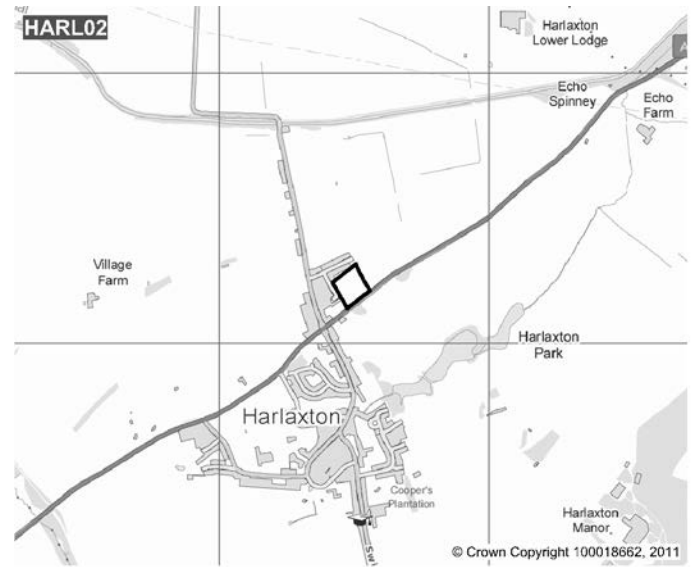
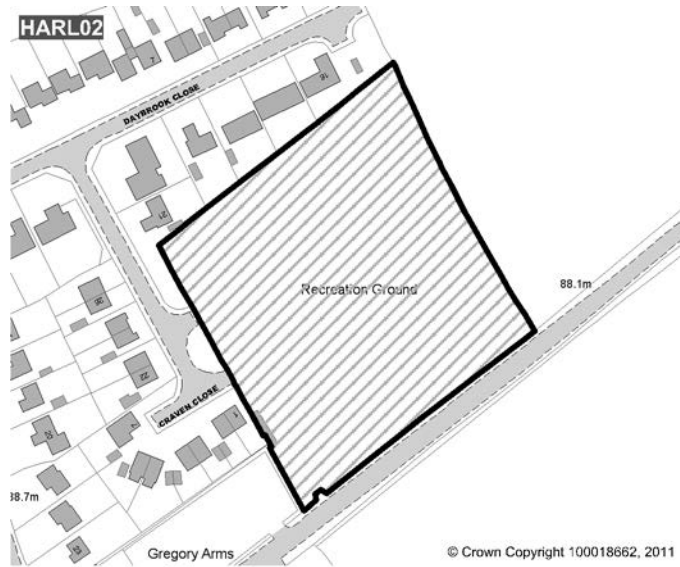
#### **Not considered to be suitable for allocation:**

Highway Authority concerns, encroaching on open countryside and poor relationship to village centre and services, render the site unsuitable.

Site Reference: **HARL02** (1.18 ha)

**REJECTED**

Location: **Adj Craven Close**



### **Site Description**

Recreation Ground located on the edge of the village. Comprises grass field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. No direct access to A607 permitted. Concerns regarding pedestrian movements and the sustainability of the site.

Water Main crosses site.

#### **Impact:**

The site lies adjacent to existing estate type housing development on the edge of the village, but separated from the main settlement by a busy road. It is in use as a recreation ground. Development here would reduce the quantity and quality of facilities available locally.

#### **Consultation Response:**

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

- site is a playing field which is well used by local children
- site is stated to be privately owned recreation ground held in trust for village use, and not available

### **Conclusion**

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

Highway Authority concerns and use as recreation ground render this site unsuitable

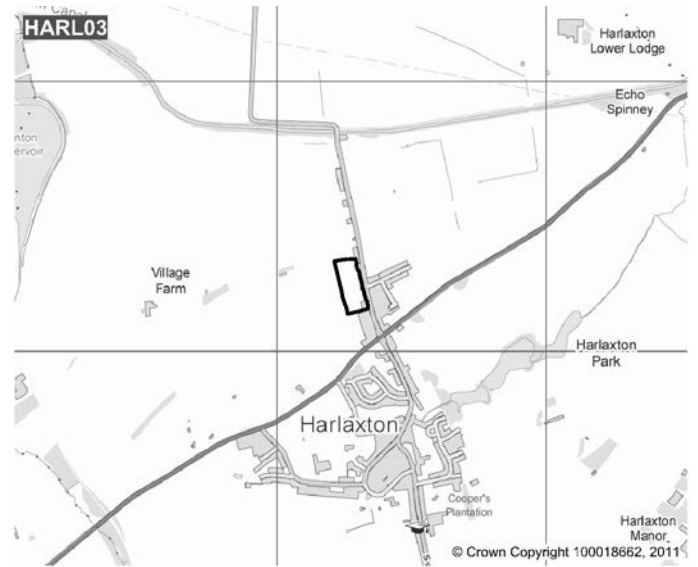
Site Reference: **HARL03** (1.56 ha)  
Location: **The Drift, Harlaxton**

**REJECTED**

**HARL03**



**HARL03**



### **Site Description**

Large site located on the northwestern edge of the village, away from the main settlement. Comprises a house, paddock and market garden area. Previous applications for residential development have been refused. Permission exists on part of the site for a shop.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: scope for moderate development (app 15 units) but will require improvements to A607 and The Drift. Pedestrian crossing at A607 required. Careful selection of access position needed as may be a visibility problem with existing boundary treatments isolated from 'services'. Concerns regarding pedestrian movements and the sustainability of the site. There are concerns about drainage at this location.

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

#### **Impact:**

The site lies adjacent to existing estate type housing development at the edge of the village. It is separated from the main settlement, where the main services are located, by a busy main road. 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:**

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

- localised flooding in The Drift
- access issues - A607 hazardous junction and crossing
- support as logical extension to existing but upgrade to The Drift required

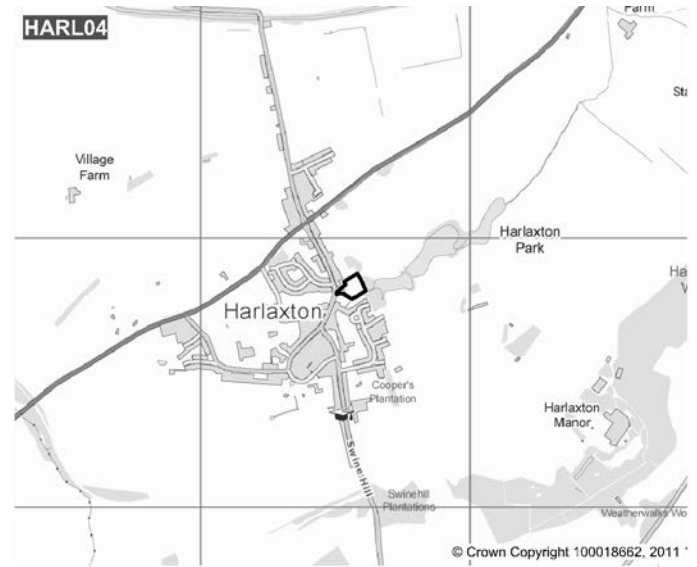
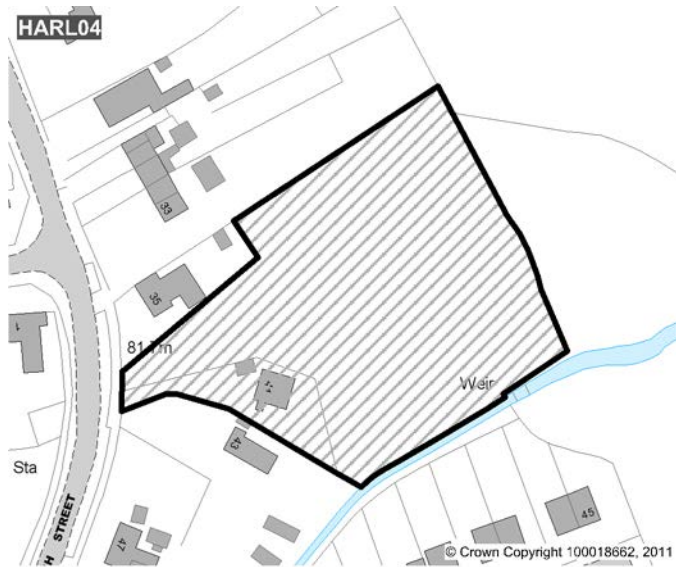
### **Conclusion**

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

Highway Authority concerns and poor relationship with village centre render this site unsuitable

Site Reference: **HARL04** (0.53 ha)  
Location: **Land adjacent 35 High Street**

**REJECTED**



### **Site Description**

Small site located within the centre of the village. Comprises domestic garden and house. Planning permission has been granted for residential development.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Width of access may be an issue. Small development may be acceptable (private drive).  
TPO to boundary.  
Within Conservation Area.  
Adjacent Listed Building.  
Sewer crosses site.

#### **Impact:**

The site lies within the centre of the village. It relates well to the existing built form and development here will have limited impact.

#### **Consultation Response:**

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

- concerns about destruction of woodland
- access on dangerous bend

### **Conclusion**

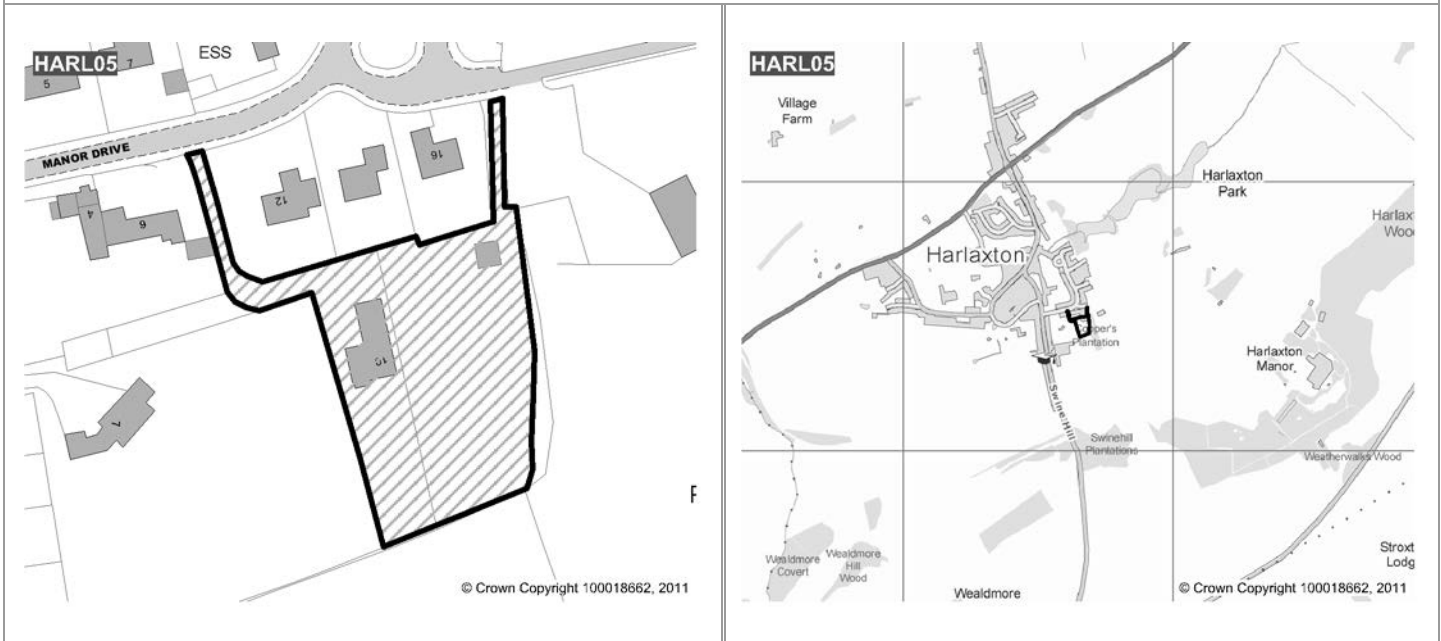
**Not considered to be suitable for allocation:**

suitable for development - but too small to allocate

Site Reference: **HARL05** (0.35 ha)

**REJECTED**

Location: **10, Manor Drive, Harlaxton, Grantham**



### **Site Description**

Small site on the edge of the village which has already been developed.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Width of access may be an issue - private drive.

#### **Impact:**

The site lies adjacent to existing housing on the edge of the village. It has already been developed.

#### **Consultation Response:**

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

- support because no new access required and small development not be too intrusive
- support because site close to village facilities

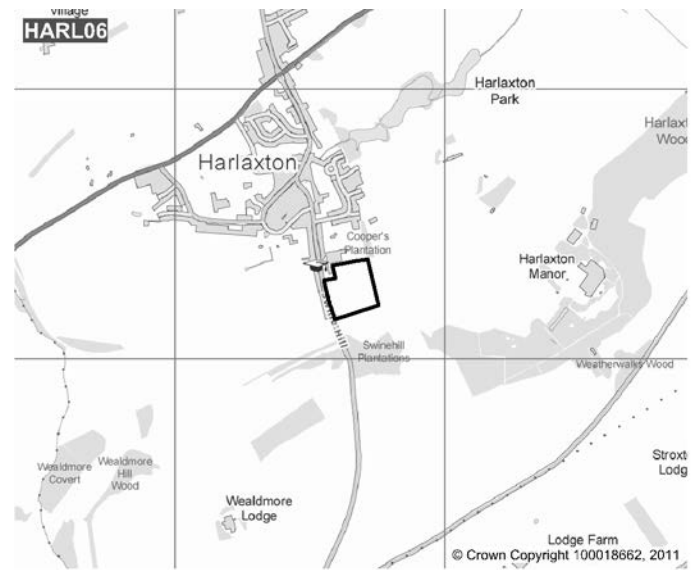
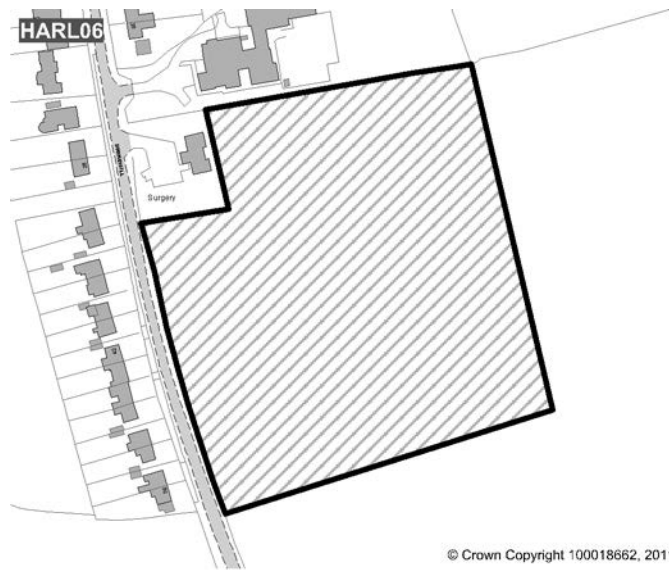
### **Conclusion**

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

Site has already been developed

Site Reference: **HARL06** (3.08 ha)

Location: **Adj doctors surgery, Swinehill**



### **Site Description**

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

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: sustainable. Access close to school. Transport assessment required to assess the impact on networks and junctions. Access to be positioned so as to achieve maximum visibility. drainage and parking concerns on Swinehill.

Site falls within the Harlaxton Manor entry on the Register of Parks and Gardens of Special Historic Interest - GII\*

#### **Impact:**

Edger of settlement site which is large and extends into open countryside. The site adjoins the medical centre (north) and the school (northwest). The properties opposite the site are single storey. There are views of Harlaxton Manor (a Grade I Listed Building) from the site, which falls within the registered historic garden. 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:**

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

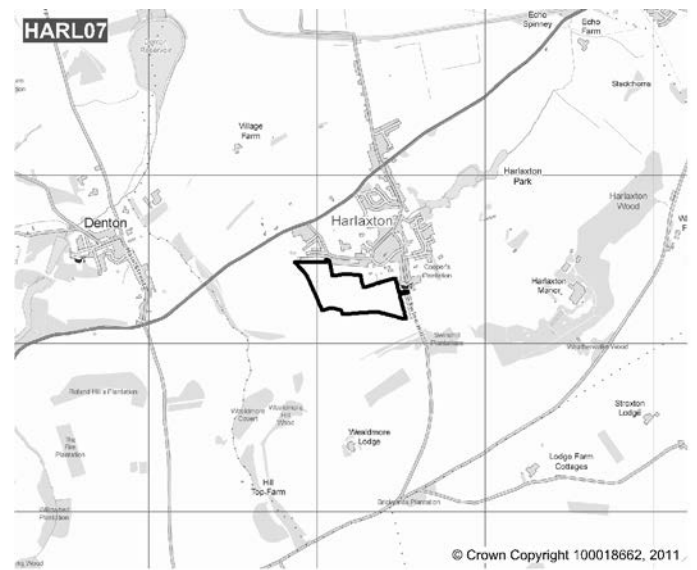
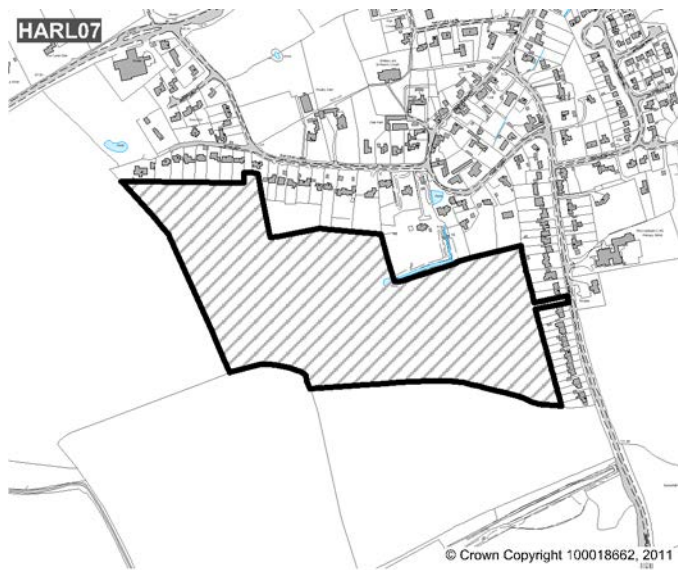
- concerns about volume of traffic, and parking, on Swine Hill which is narrow
- part of site needed for car park
- localised flooding issues - LCC action not cured problems
- support modest development (less than 12) if car park provided for school - will not have too much visual impact
- support because it keeps village near facilities
- support because there is room to build houses with gardens

### **Conclusion**

Highway Authority concerns may restrict the capacity of the site. If a proposal included some car parking for surgery and school, these concerns would be overcome.

Site Reference: **HARL07** (11.88 ha)  
Location: **Land to the West of Swine Hill**

**REJECTED**



### **Site Description**

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

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Major issues. Sustainable. Access opposite school. Adequate width and safety concerns. No access via West End due to confluence of junctions. Concerns overall with the impact this development could have on Harlaxton in terms of carriageway widths etc.

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

TPOs to boundary.

Public footpath crosses the site.

Adjacent Conservation Area.

#### **Impact:**

Edge of settlement site which is large and surrounds the southern edge of the village. It has an open aspect which affords views to 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:**

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

- outside confines of village
- concerns over impact on rural nature of village
- Swine Hill unsuitable for additional traffic
- concerns with surface water run-off (localised flooding), underground springs on site
- development out of scale - not modest development
- concerns about loss of prime agricultural land
- danger of over-dominance

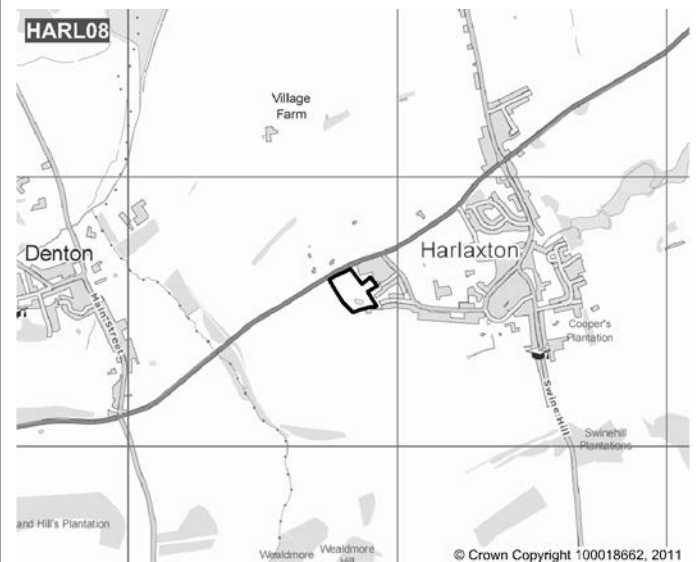
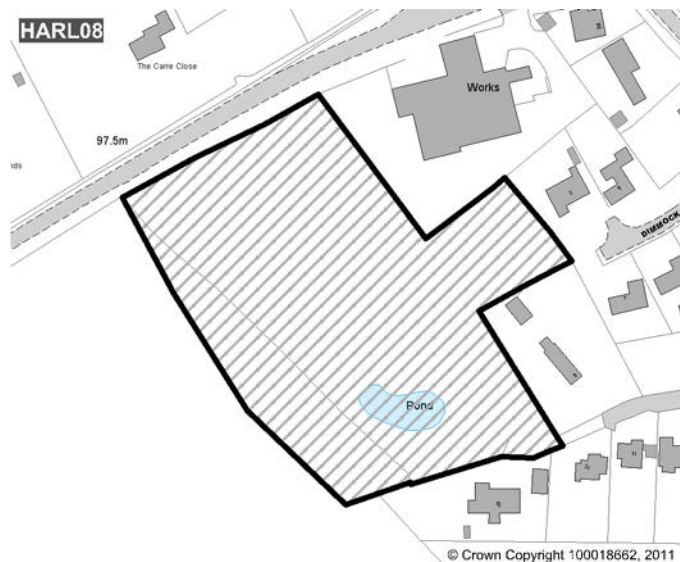
### **Conclusion**

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

Whole site is unsuitable because of Highways Authority concerns, and the impact on countryside and landscape. Potential for smaller site accessed from Swine Hill, which may be suitable if highway concerns can be addressed.

Site Reference: **HARL08** (1.63 ha)  
Location: **West of Dimmock Close**

**REJECTED**



### **Site Description**

Large site located on the western edge of the village. Comprises a field in agricultural use, pond to the south of the site. Previous applications for residential development have been refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Concerns with the intensification of movements should the access be proposed to West End. Direct access to A607 is undesirable.

Lincolnshire Heritage: Denton Park on western edge. Archaeological evaluation prior to determination of a planning application may be required.

TPOs on site.

Adjacent Listed Building.

Adjacent Conservation Area.

Pond on site.

#### **Impact:**

Edge of settlement site in open countryside, in a prominent location on the approach to the village from the west. It can only be accessed via a narrow road which serves a few residential properties. The site does not relate well to the existing built form 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 and the visual character of the village.

#### **Consultation Response:**

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

- support - if access from A607
- concerns about loss of open space, but OK if access from A607
- could increase use of PO and PH
- outside confines of village
- concerns about visual impact from Swine Hill

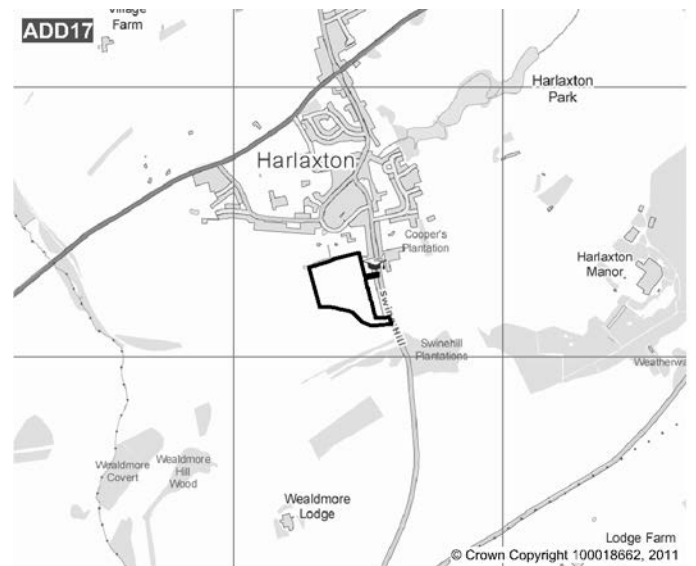
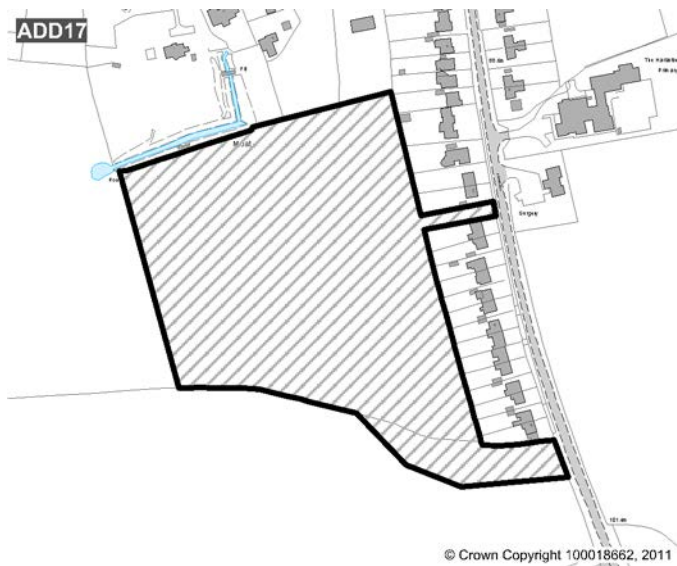
### **Conclusion**

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

Highway Authority objection - no suitable access

Site Reference: **ADD17** (4.19 ha)

Location: **land west of Swine Hill**



### **Site Description**

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

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: concerns regarding development of such a large site via an access that is constrained by width, visibility and proximity to the school. Some small development may be acceptable, subject to detail. Likely detrimental impact on the local network if whole site developed.

Adjacent Conservation Area.

Adjacent Listed Building.

#### **Impact:**

Edge of settlement site which is to the rear of residential properties fronting Swine Hill. These are all single storey. 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:**

27 representations were received as a result of the consultation in August 2010 cover the following points:

- concerns about the impact on Harlaxton Manor
- concerns about the impact on the open countryside
- concerns about traffic and access to the site, school and surgery
- concerns that localised flooding would be exacerbated by development
- concerns about the capacity of the school

### **Conclusion**

This is a large site, in open countryside on the edge of the village. Highway Authority concerns, including car parking for surgery and school, would need to be overcome, and these may restrict the developable area. Proposed access strip to the south of existing development on Swine Hill would extend the built form of the village into the countryside. May be suitable if other less constrained or better located sites are not available.