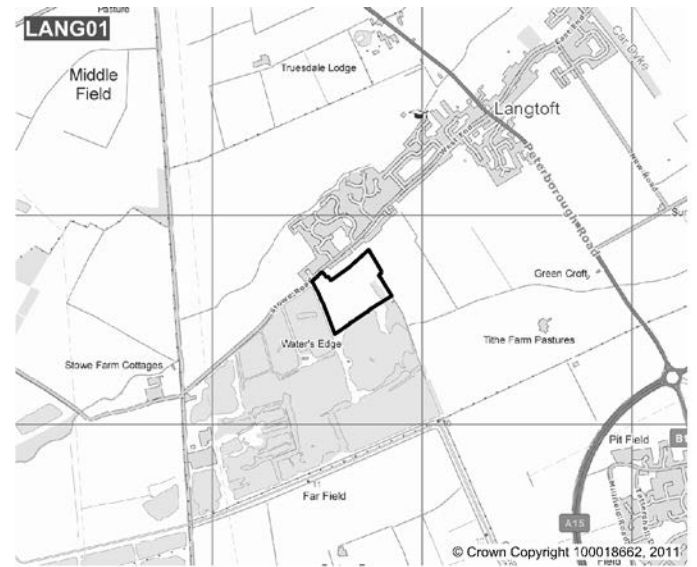
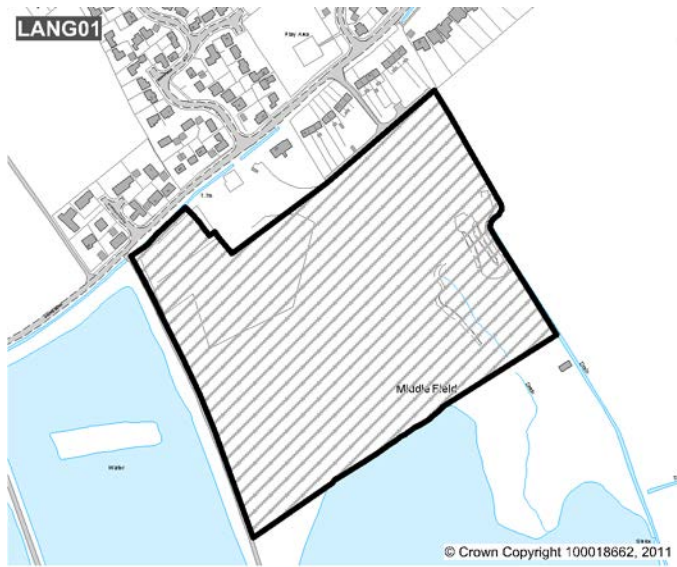


Site Reference: **LANG01** (7.55 ha)  
Location: **Land at Old Langtoft Gravel Pit**

**REJECTED**



### **Site Description**

Large site on edge southwestern edge of the village. Comprises former gravel pit, part to road frontage has regenerated.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: subject to satisfactory access, some development may be acceptable. Enhanced speed reduction measures likely to be required.

Lincolnshire Heritage: Field system cropmarks; possible Romano-British settlement cropmarks. Archaeological evaluation prior to determination of a planning application will be required.

Water Main crosses site.

Sewer crosses site.

Septicity issues because of distance from STW.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site which is located in 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 (low-medium) of the open countryside and the visual character of the village. The site has road frontage which is opposite existing residential development and relates reasonably well to the built form.

#### **Consultation Response:**

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

- support for part of site residential development and suggests rest be allocated for community facilities
- concerns about impact on adjacent wetland areas
- concerns about capacity of school, shops etc

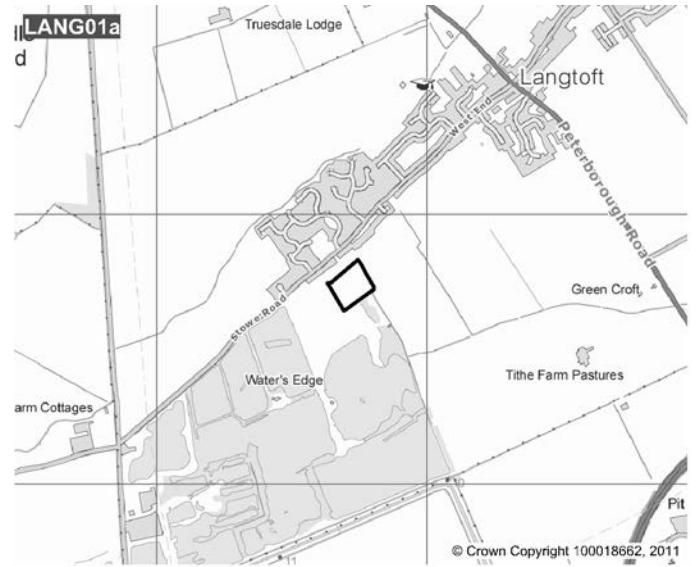
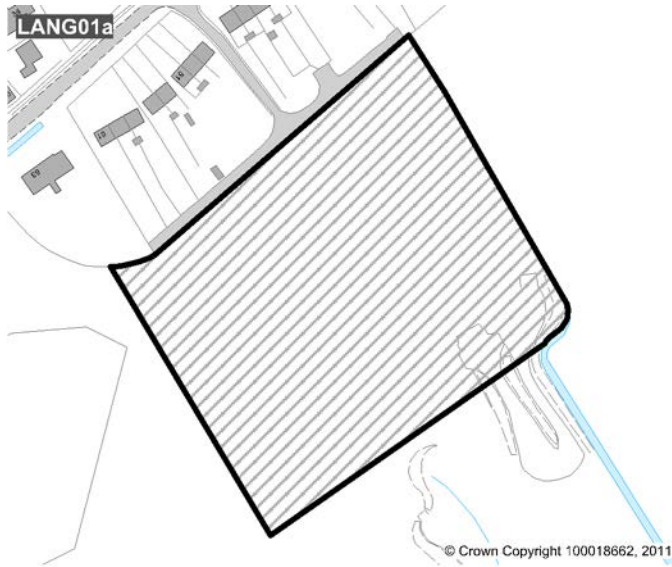
### **Conclusion**

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

This is a very large site, and development would encroach on open countryside. Septicity issues due to distance from STW.

Site Reference: **LANG01a (1.7ha)**

Location: **Land at Old Langtoft Gravel Pit**



### **Site Description**

Site on edge southwestern edge of the village. Comprises part of former gravel pit, situated to the rear of properties along Stowe Road.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: subject to satisfactory access, some development may be acceptable. Enhanced speed reduction measures likely to be required.

Lincolnshire Heritage: Field system cropmarks; possible Romano-British settlement cropmarks. Archaeological evaluation prior to determination of a planning application will be required.

Water Main crosses site.

Sewer crosses site.

Septicity issues because of distance from STW.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site which is located in 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 (low-medium) of the open countryside and the visual character of the village. The site has road frontage which is opposite existing residential development and relates reasonably well to the built form.

#### **Consultation Response:**

6 representations were received as a result of the consultation in October 2009 (relating to the whole site) covering the following points:

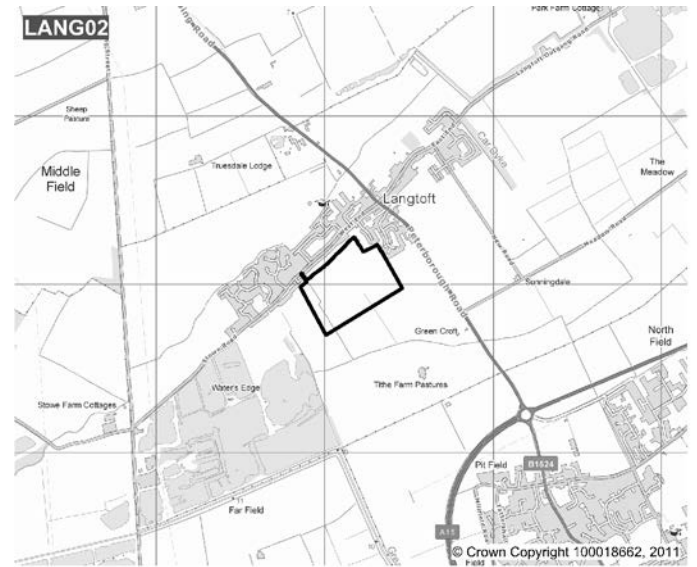
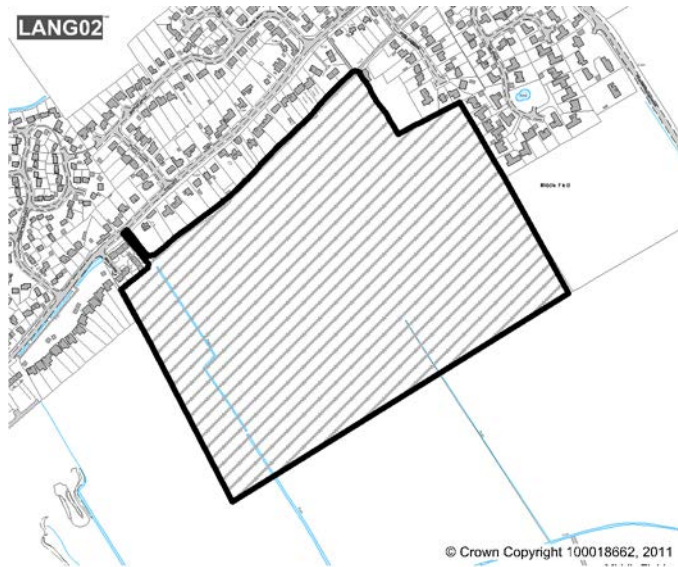
- support for part of site residential development and suggests rest be allocated for community facilities
- concerns about impact on adjacent wetland areas
- concerns about capacity of school, shops etc

### **Conclusion**

This part of site LANG01 relates better to the existing built form and comprises some areas of previously developed land. The site may be suitable for small housingscheme if water infrastructure issues can be resolved.

Site Reference: **LANG02** (18.54 ha)  
Location: **Land off West End**

**REJECTED**



### **Site Description**

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

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Access unlikely to be achieved via West End due to width. Concerns over size of potential development.

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

Restricted Byway along northern edge of site.

Septicity issues because of distance from STW.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site which is large and outside the confines of the village. The land is flat and open. The site can only be accessed via a "Restricted Byway", which runs along the northern edge of the site, to the rear of properties along West End. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

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

- concerns infrastructure not sufficient for large development
- access issues to site - well-used Byway
- concerns about loss of agricultural land
- concerns about volume of traffic generated by large development

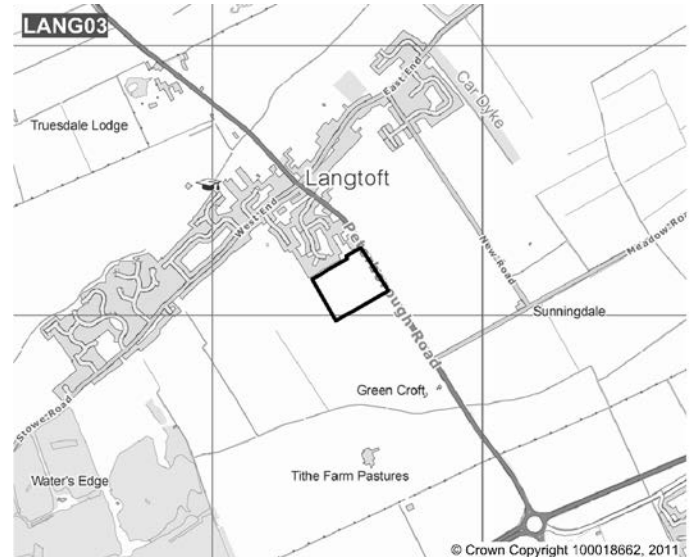
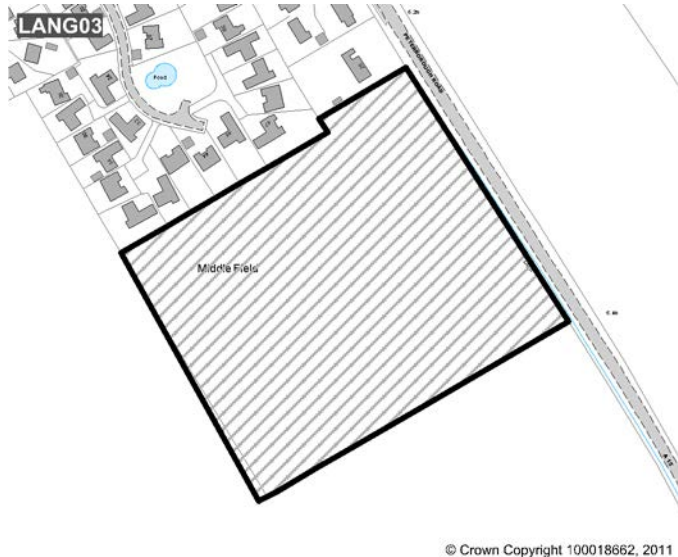
### **Conclusion**

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

Septicity issues due to distance from STW. Highway Authority objection re unsuitable access, poor relationship to existing village and encroaching into open countryside render site unsuitable

Site Reference: **LANG03** (4.00 ha)

Location: **Land off Peterborough Road**



### **Site Description**

Large site located on the southern approach to the village. Comprises a large field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: access arrangements to be discussed. Site could be accessed from A15, which will require a roundabout or ghost island land. Road Transport Statement will be required to check speeds for right turns on A15.  
Lincolnshire Heritage: Cropmarks. Archaeological evaluation prior to determination of a planning application will be required.

Septicity issues because of distance from STW.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site which is outside the confines of the village. It is adjacent to existing residential development, but has no access to it. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

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

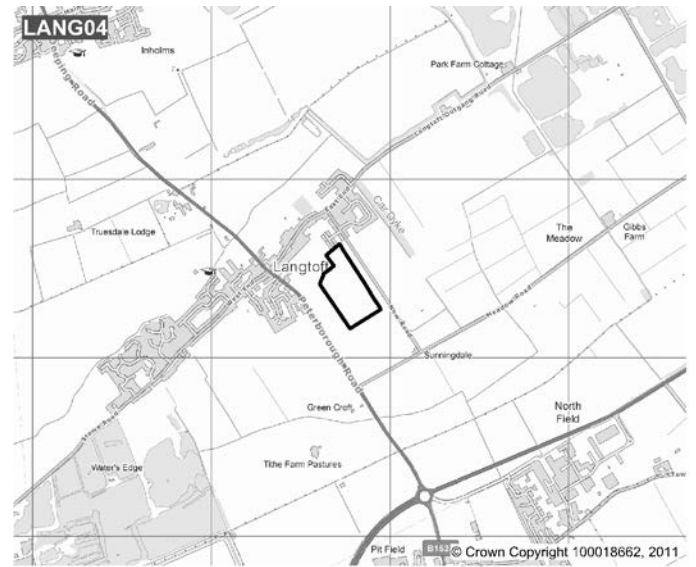
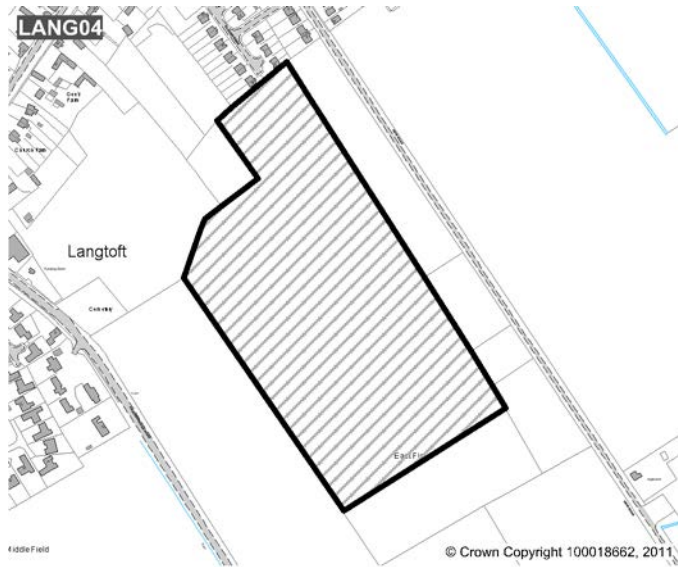
- concerns about access from busy A15

### **Conclusion**

May be suitable if Highway Authority concerns can be overcome (major improvements required). However there is concern locally about access to A15. Water infrastructure issues would need to be overcome. Other better located sites may be available.

Site Reference: **LANG04** (7.78 ha)  
Location: **Land off New Road**

**REJECTED**



### **Site Description**

Large site located to the south of the village. Comprises a large, open field, which has no defined boundaries, in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: development OK in principle - depending on junction capacity. Contribution required to crossroads and footway/cycleway links to be provided. [sites LANG04, 05 & 06 linked].

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

Septicity issues because of distance from STW.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Large, edge of settlement site, which has no independent access, and is located in open countryside outside the confines of the village. The site has no relationship with the built form of the village. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

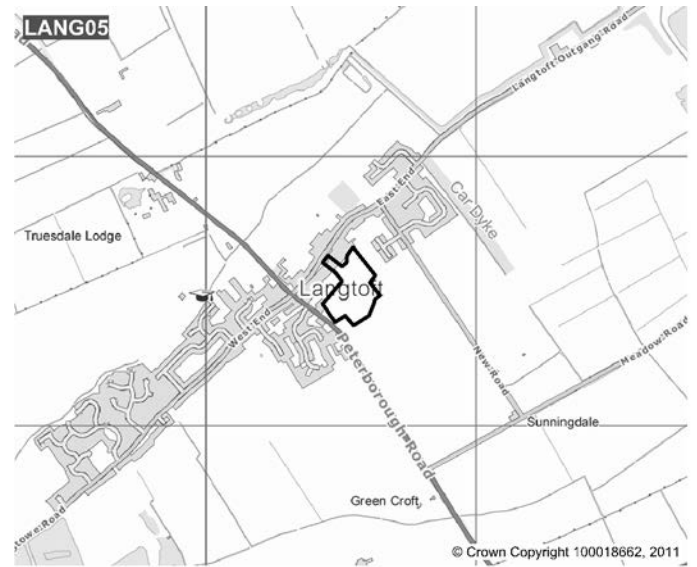
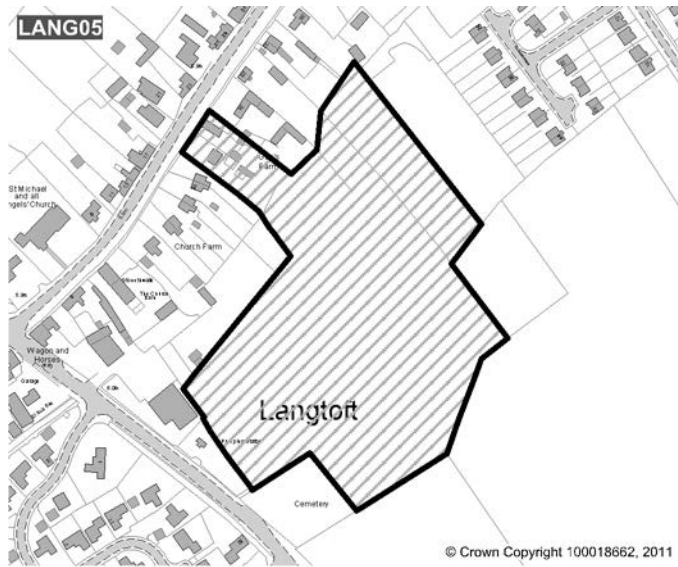
9 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns about loss of farmland
- no road access to site
- site away from village facilities

### **Conclusion**

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

Septicity issues due to distance from STW. No direct access to site, which could only be developed in associated with adjacent site (LANG05). This is a very large site, and development would encroach on open countryside



### **Site Description**

Large site located to the south of the village. Comprises open fields in agricultural use and dwelling and farm buildings to the north of the site (adjacent to the road frontage). Previous applications for housing have been refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: development OK in principle - depending on junction capacity. Contribution required to crossroads and footway/cycleway links to be provided. [sites LANG04, 05 & 06 linked].

Lincolnshire Heritage: Cropmarks; dovecote; Gees Farmhouse and associated buildings; stableblock south west of Gees Farmhouse. Finds: Roman coin hoard. Archaeological evaluation prior to determination of a planning application will be required.

Two adjacent Listed Buildings.

Part of site falls within Conservation Area.

Public footpath crosses site.

Septicity issues because of distance from STW.

Water Main crosses site.

IDB: Sustainable system to limit flows required.

#### **Impact:**

This is a large, edge of settlement site, which has no defined field boundaries. It is located in open countryside to the rear of properties fronting East End, and access can only be gained via No 20 East End. The northern part of the site is reasonably well related to the existing built form and development would have a limited impact. However, the majority of the site is outside the confines of the village where development would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

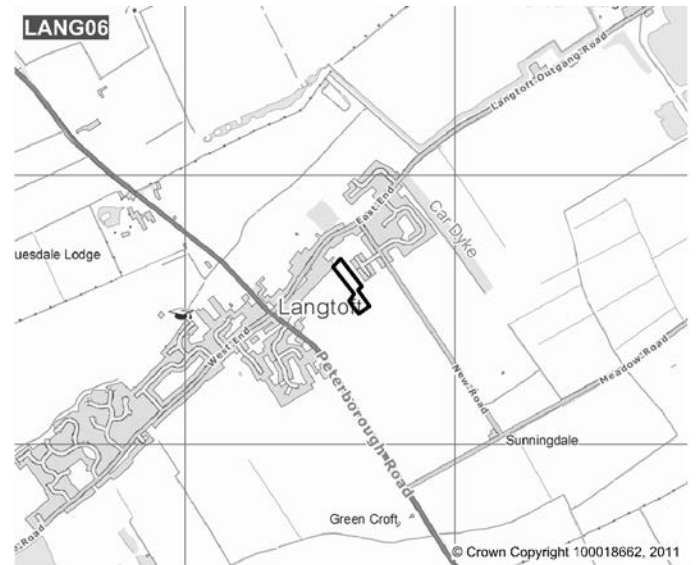
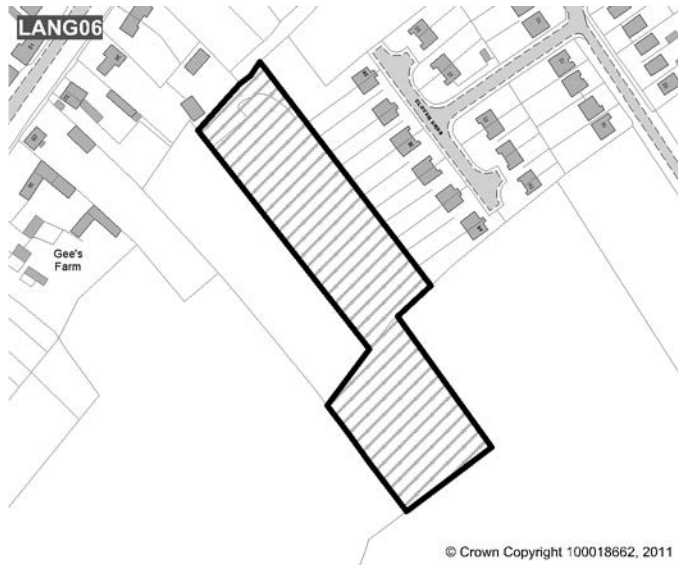
7 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns about public footpath

### **Conclusion**

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

Part of site is cemetery and unsuitable for development. Access to remainder from the busy A15 trunk road will be problematic. The site is, therefore, considered unsuitable for development.



### **Site Description**

Grass paddock used for horse grazing, with no means of access to the main street.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: development OK in principle - depending on junction capacity. Contribution required to crossroads and footway/cycleway links to be provided. [sites LANG04, 05 & 06 linked].

Public footpath crosses site.

Septicity issues because of distance from STW.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site which has no direct access to the main village. It is located to the rear of residential properties along its northern and eastern boundaries. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) 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:

- support for development on this site

### **Conclusion**

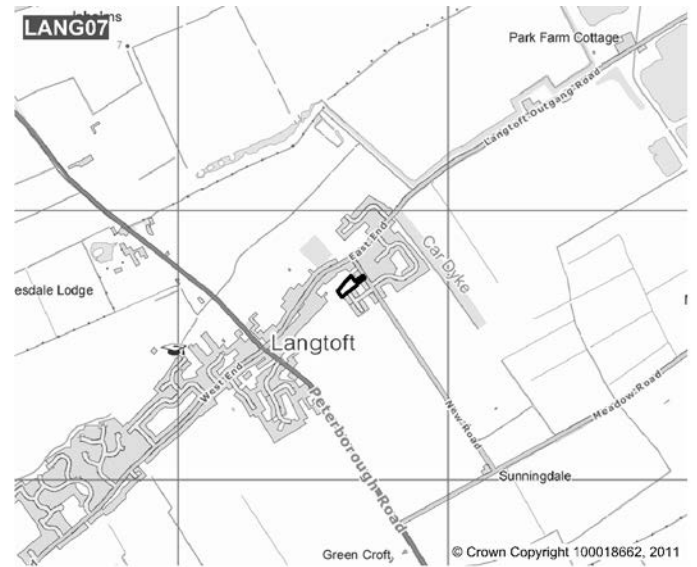
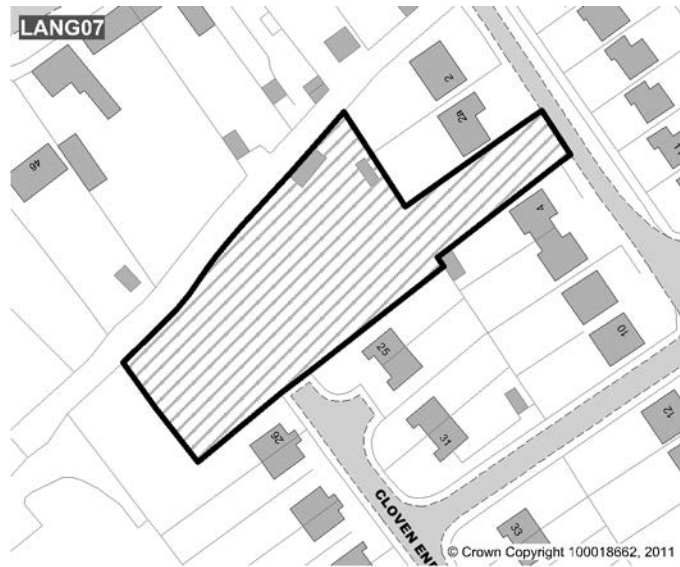
#### **Not considered to be suitable for allocation:**

Site is in open countryside outside settlement. Can only be developed in conjunction with adjacent site (LANG05).

Site Reference: **LANG07** (0.31 ha)

Location: **R/o 2 New Road**

**REJECTED**



### **Site Description**

Small site located to the rear of properties on New Road and East End and adjacent to properties on Cloven Ends. Comprises vacant land.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: highway improvements and contribution required.

Septicity issues because of distance from STW.

Sewer crosses site.

IDB: Sustainable system to limit flows required.

#### **Impact:**

The site lies adjacent to existing estate type housing development within the village. It is well related to the existing built form and the topography of the site means that development here will have limited impact.

#### **Consultation Response:**

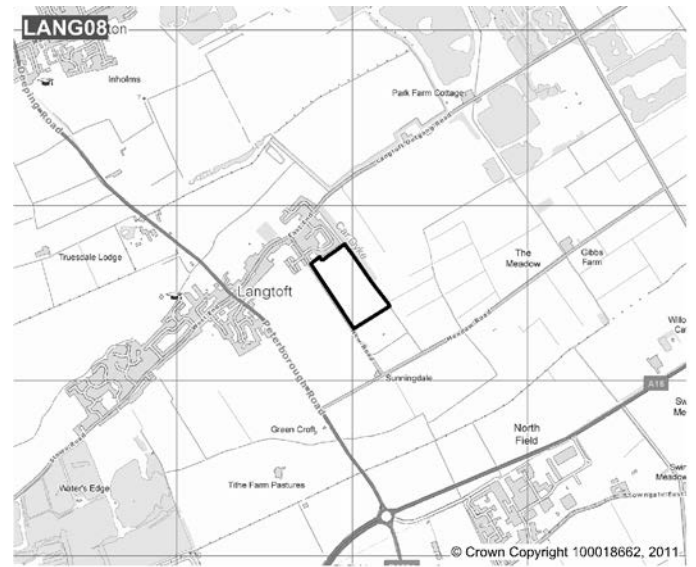
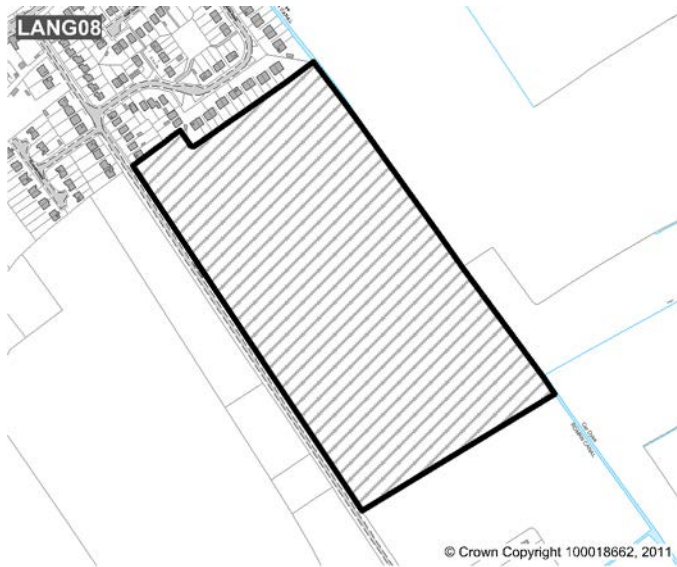
### **Conclusion**

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

suitable for development but too small to allocate

Site Reference: **LANG08** (10.15 ha)  
Location: **Land off New Road**

**REJECTED**



### **Site Description**

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

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: improvements to Hall Road and New Road including widening. Speed limit extension required, access to be at north of site.

Lincolnshire Heritage: Langtoft Hall Park at north eastern corner; Car Dyke. Archaeological evaluation prior to determination of any planning application.

Septicity issues because of distance from STW.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Large, edge of settlement site, which is located in 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 (low-medium) of the open countryside and the visual character of the village.

#### **Consultation Response:**

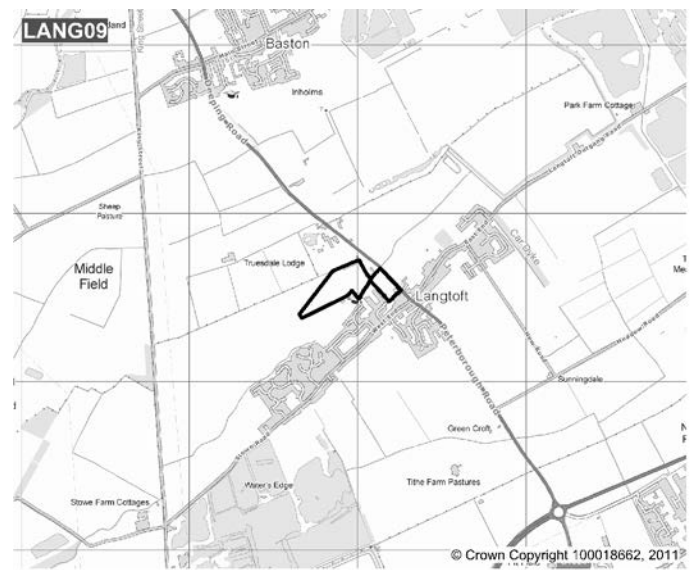
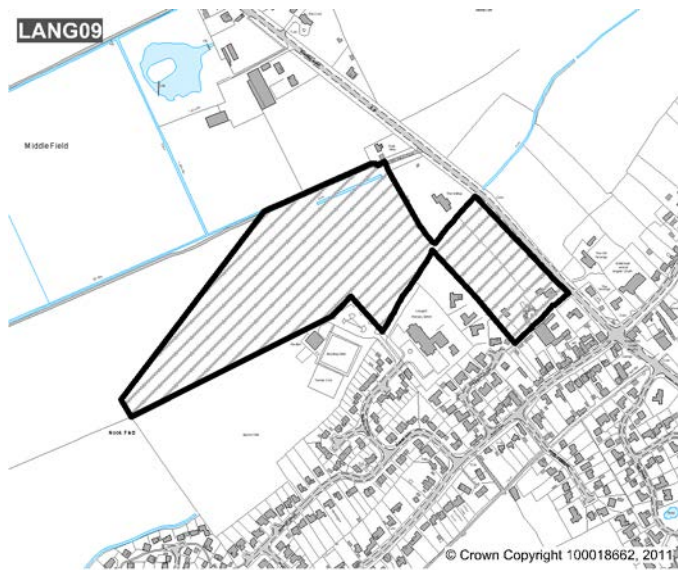
6 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns about loss of farmland
- site not within easy reach of village facilities
- traffic issues - inadequate road width and lack of footpaths

### **Conclusion**

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

This is a very large site, and development would encroach on open countryside. A smaller part of the site, adjacent to existing housing, was considered for development but was rejected because of highway concerns and impact constraints.



### **Site Description**

Large site located to the north of the village. Comprises a large agricultural field in open countryside and a smaller parcel of land which adjoins the A15.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: development of part adjacent to A15 could be acceptable, providing visibility can be achieved. Speed limit extension and footway/cycleway links to be provided.

Lincolnshire Heritage: Next to iron Age/Romano-British farmstead. Finds: Anglo-Saxon pottery & Romano-British pottery. Archaeological evaluation prior to determination of a planning application will be required.

Part of the site (to the north) falls within the identified floodzone.

Part of the site falls within the Conservation Area.

Septicity issues because of distance from STW.

IDB: Sustainable system to limit flows required.

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 northern part of the site lies in 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 (low-medium) of the open countryside and the visual character of the village. Part of the site is adjacent to the A15 on the northern edge of the village. This part relates reasonably well to the existing built form of the village and development here will have a limited impact on the open countryside.

#### **Consultation Response:**

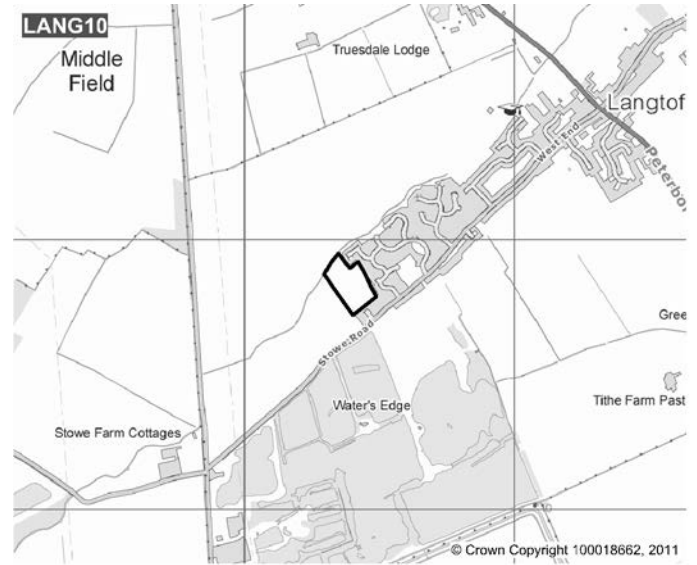
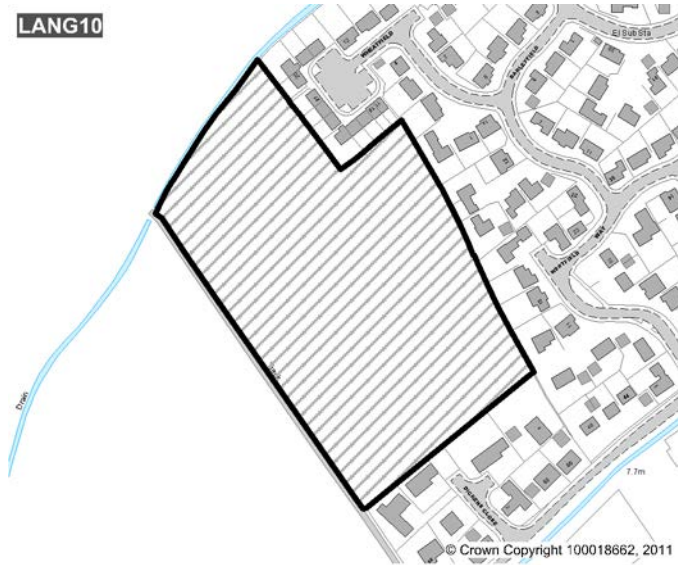
### **Conclusion**

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

This is a large site and development would encroach on open countryside. Most of the site falls within the floodzone where development would not be appropriate and there are septicity issues due to the distance from the STW. A small part of the site, with a frontage with A15 was considered for development. This has been rejected because of highway concerns.

Site Reference: **LANG10** (2.27 ha)  
Location: **Land R/O Dickens Close**

**REJECTED**



### **Site Description**

Large site located on the western edge of the village. Comprises a large agricultural field, bounded by a drain at the northern edge.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Access concerns and existing junctions at capacity. Reactive sign and contribution. Highway improvements.

Site falls within the identified floodzone.

Septicity issues because of distance from STW.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site which lies outside the confines of the village. The site is adjacent to estate type housing development but there are limited access possibilities from it. Development in this location would encroach on open countryside, however, the site relates well to the adjacent built form and development here will have a limited impact on the open countryside and the visual character of the village.

#### **Consultation Response:**

### **Conclusion**

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

Septicity issues due to distance from STW. Most of the site falls within floodzone 3. There are sequentially preferable sites available