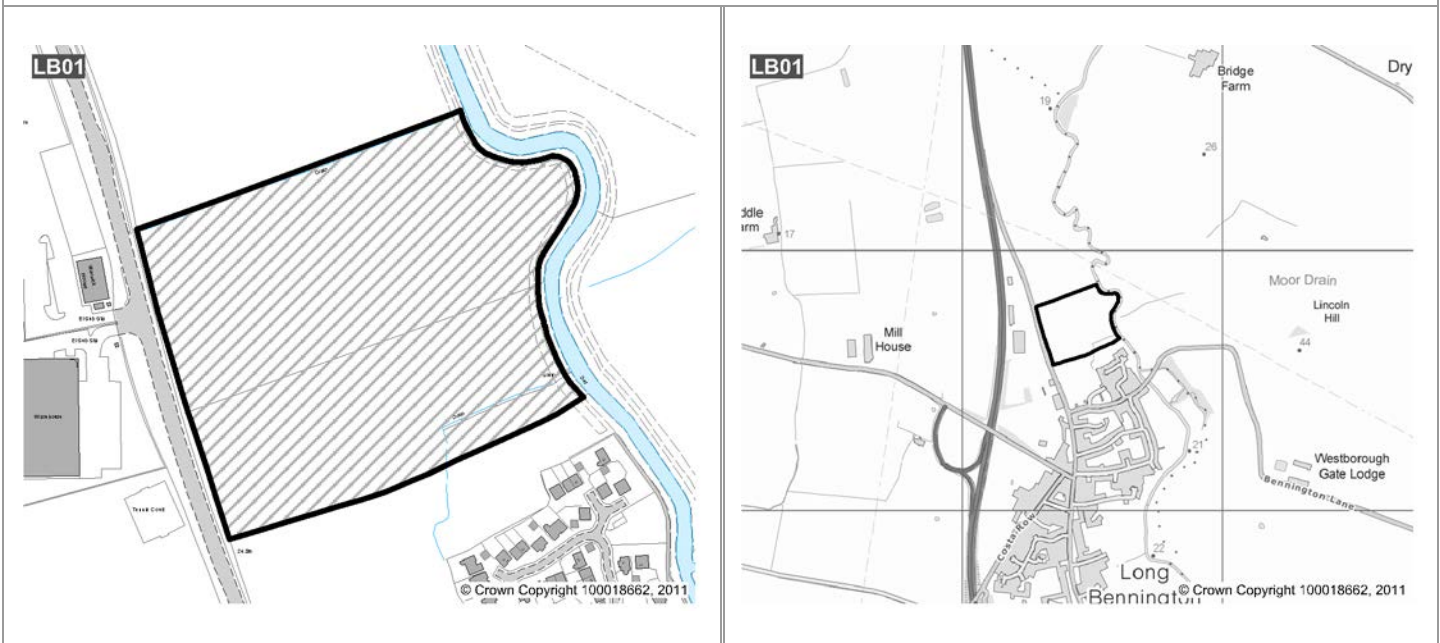


Site Reference: **LB01** (6.50 ha)
Location: **Land East of Main Road**

REJECTED



Site Description

Large site located to the north of the village. Comprises a large agricultural field, bounded by the River Witham to the east. Has previously had a planning application for housing development refused.

Summary of Assessment

Constraints:

Highway Authority: concerns over capacity due to its proximity to the A1. Access via Main road and speed limit to be extended.

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

Eastern part of the site falls within the identified floodzone.

Public footpath to boundary.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

Large site which is separated from the village on the approach from the north. Located opposite in open countryside, opposite an employment area and relates poorly to the main settlement. Development in here would encroach on open countryside and have a significant impact on landscape character (medium) of the open countryside.

Consultation Response:

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

- supported because of good links to LB02 and adjoining development
- supported as good site for mixed use development

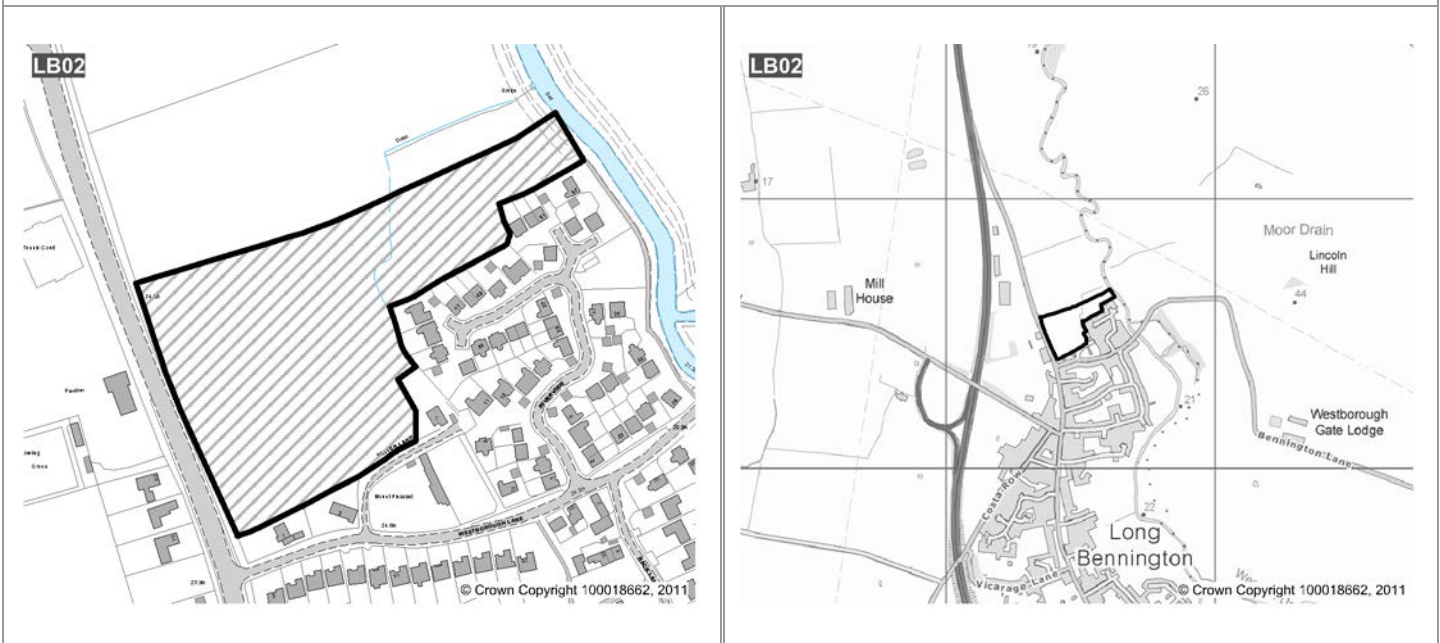
Conclusion

Not considered to be suitable for allocation:

Large site which is poorly related to existing development. There are also Highway Authority concerns about proximity to A1, and part of site is within the floodzone. Site is unsuitable for development.

Site Reference: **LB02** (2.88 ha)
Location: **Land at Main Road**

REJECTED



Site Description

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

Summary of Assessment

Constraints:

Highway Authority: specific highway improvements required in order to achieve acceptable access and overcome some concerns with potential conflict with speeding and/or parked vehicles. Access via Main Road only.

Small part of the site to the east falls within the identified floodzone.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

Edge of settlement site which is immediately adjacent to 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:

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

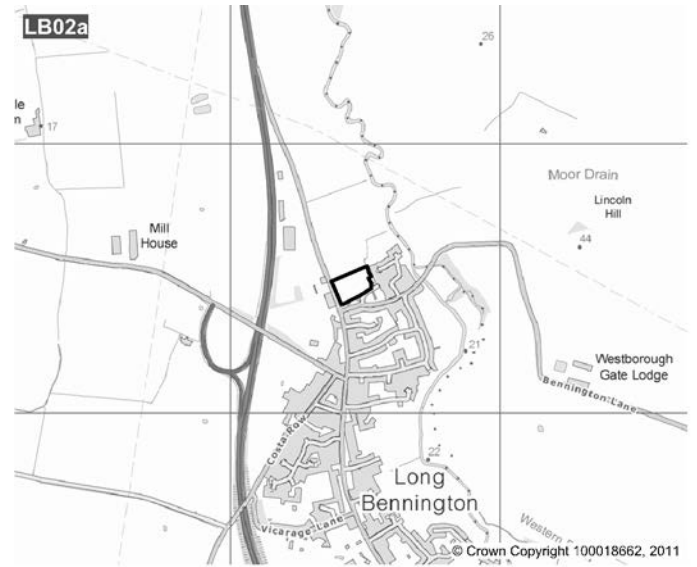
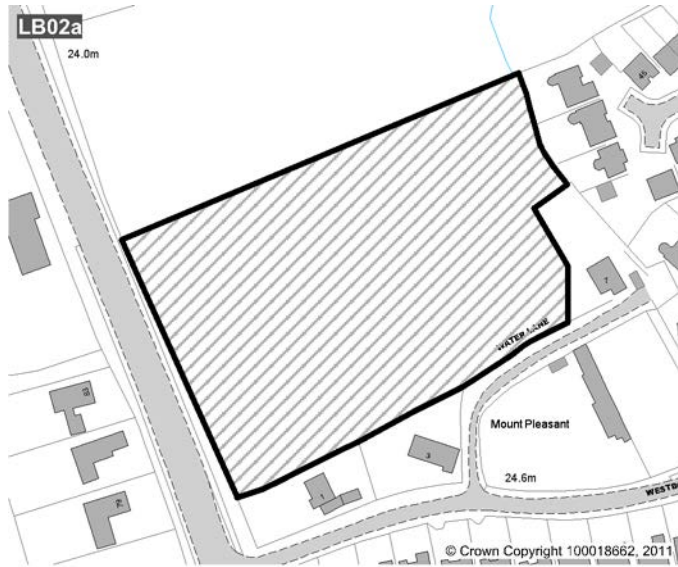
- supported - site available, well-located and could provide affordable homes
- supported because of good links to LB01, enhance village, sit well with adjacent and open up river

Conclusion

Not considered to be suitable for allocation:

Highway concerns will need to be addressed before development on this large site can be considered to be acceptable. A smaller part of this site has been considered separately.

Site Reference: **LB02a (2 ha)**
Location: **Land at Main Road**



Site Description

Site located on the northern edge of the village. Comprises part of a large agricultural field. Previous applications for residential development have been refused.

Summary of Assessment

Constraints:

Highway Authority: specific highway improvements required in order to achieve acceptable access and overcome some concerns with potential conflict with speeding and/or parked vehicles. Access via Main Road only.

Small part of the site to the east falls within the identified floodzone.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

Edge of settlement site which is immediately adjacent to 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:

4 representations were received as a result of the consultation in October 2009 relating to site LB02 covering the following points:

- supported - site available, well-located and could provide affordable homes
- supported because of good links to LB01, enhance village, sit well with adjacent and open up river

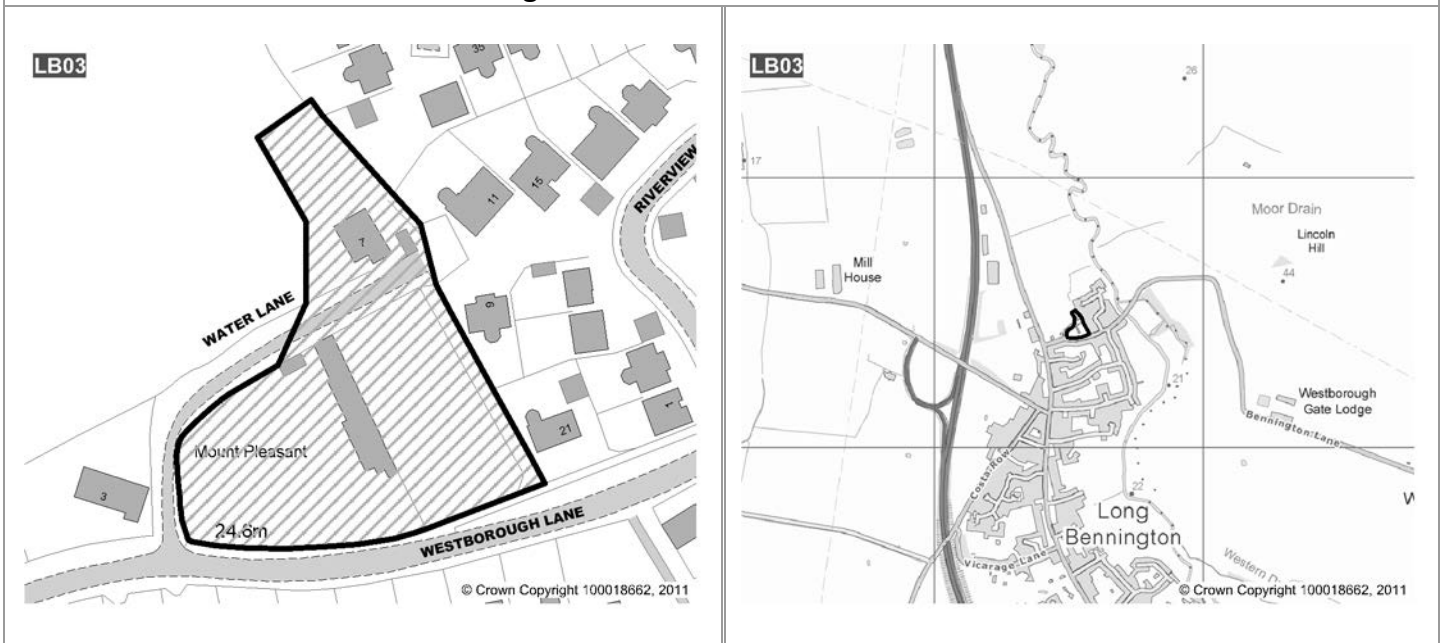
Conclusion

Site considered to be suitable for allocation:

This site is a small part of site LB02. It is considered that the highway concerns raised in relation to the larger site can be overcome by the smaller number of units which can be accommodated on this site.

Site Reference: **LB03** (0.45 ha)
Location: **Land off Westborough Lane**

REJECTED



Site Description

Residential garden/paddock area to two premises. Comprises a chalet style domestic property and the garden areas east and west of Mount Pleasant (a Listed Building).

Summary of Assessment

Constraints:

Highway Authority: objection. Concerns over the size of the development at this location from a highway safety view, and visibility not to specification.

Listed Building in centre of site.

Water Main crosses site.

Sewer crosses site.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site lies adjacent to existing residential development on the edge of the village, and is well related to the existing built form. However, the site is the garden area of a Listed Building, and development here would have a significant impact, both on the Listed Building and the street scene.

Consultation Response:

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

- development must preserve the Listed Building
- support - LB is of no merit and this is opportunity to provide 3 or 4 dwellings

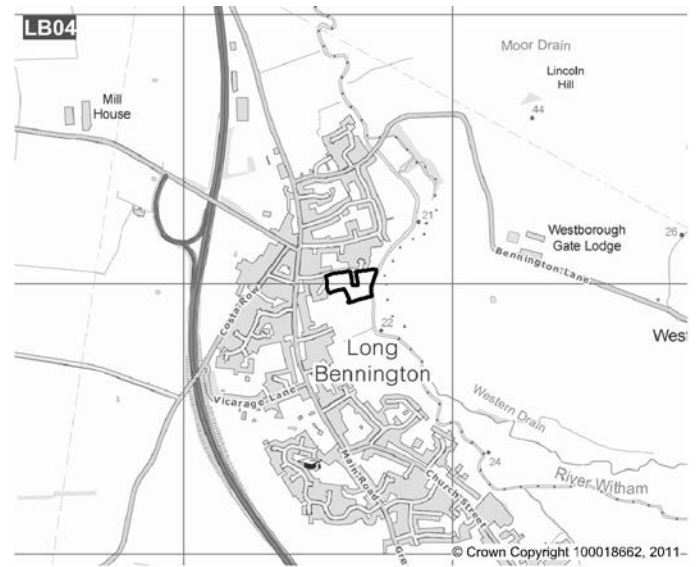
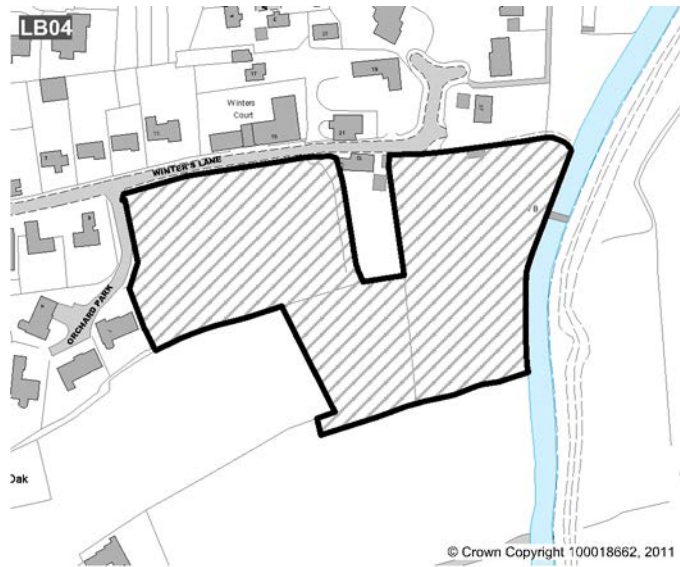
Conclusion

Not considered to be suitable for allocation:

Impact on Listed Building and Highways Authority concerns render this site unsuitable for development.

Site Reference: **LB04** (1.42 ha)
Location: **Land South of Winters Lane**

REJECTED



Site Description

Grass paddock, bounded to the east by the River Witham. Previous applications for residential development have been refused.

Summary of Assessment

Constraints:

Highway Authority: objection. Concerns whether Winters Lane could cope with the traffic impact this development would generate. No further development at this location - capacity, widths etc an issue.

Small part of the site to the east falls within the identified floodzone.

The site falls within Anglian Water's defined "cordon sanitaire".

Public footpath crosses the site.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site is part of a large open area to the east of the village, bounded by residential properties to the west and the River Witham to the east. The area has previously been identified as being important to the character and setting of the village. Development here would have a significant impact on the visual character of the village.

Consultation Response:

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

- support - area has no notable views & does not contribute to settlement.
- support - opportunity for modest development & to provide access to riverside

Conclusion

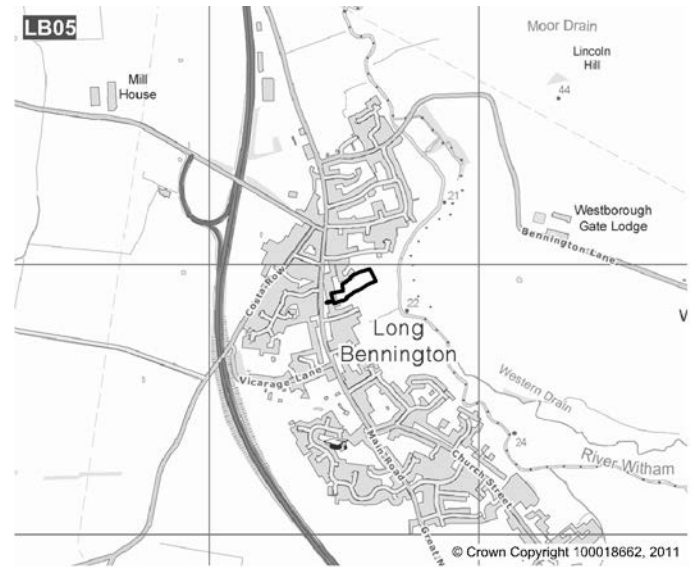
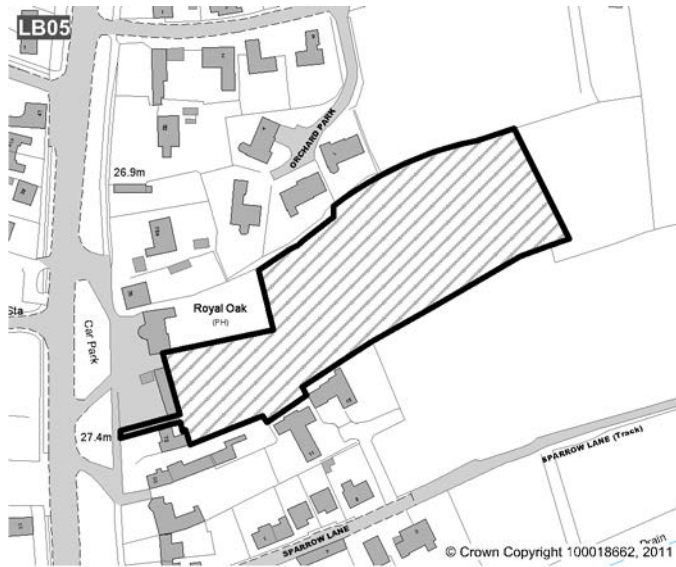
Not considered to be suitable for allocation:

Cordon sanitaire, therefore AW objection rules site out. Not suitable - Highway Authority objection and site has previously been identified as an open area of local importance (Local Plan policy EN6).

Site Reference: **LB05** (0.83 ha)

Location: **Land R/O Royal Oak, Main Road**

REJECTED



Site Description

Grass paddock to the east of the village.

Summary of Assessment

Constraints:

Highway Authority: objection. Development in this location unlikely to be supported, taking into account the Public House and access points.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site is part of a large open area to the east of the village, bounded by residential properties to the west and the River Witham to the east. There is no access to the site, which is immediately to the rear of the Royal Oak public house. Development here would have a significant impact on the visual character of the village.

Consultation Response:

Conclusion

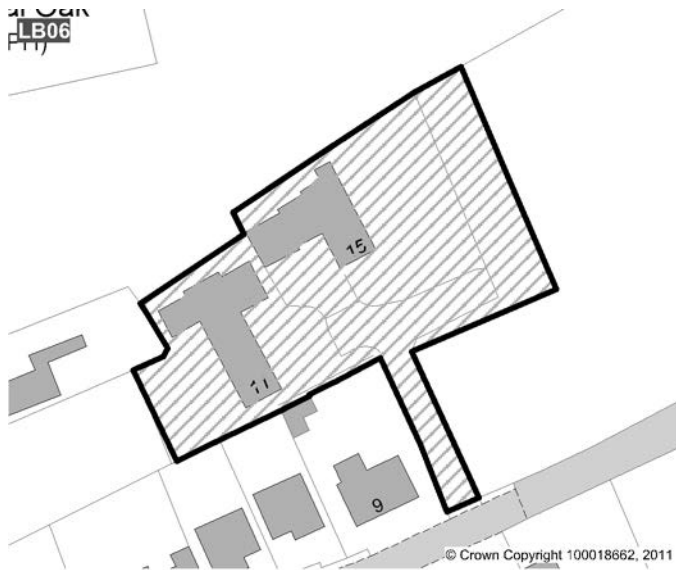
Not considered to be suitable for allocation:

Highway Authority concerns - unlikely to support development as there is no suitable access. Site also encroaches onto locally important open space.

Site Reference: **LB06** (0.21 ha)

REJECTED

Location: **R/o 9, Sparrow Lane, Long Bennington**



Site Description

Summary of Assessment

Constraints:

Highway Authority: upon inspection it appears that this land has already been developed.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

Consultation Response:

Conclusion

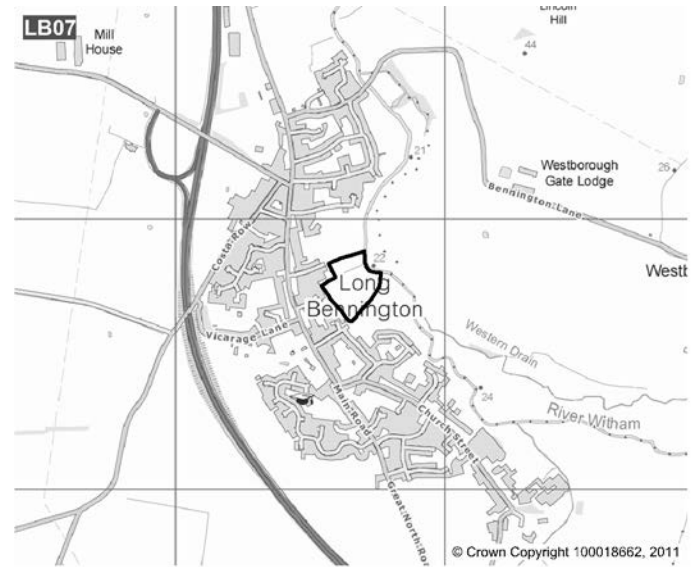
Not considered to be suitable for allocation:

This site has been developed

Site Reference: **LB07** (3.28 ha)

Location: **Dysart Farm**

REJECTED



Site Description

Large site located on the eastern edge of the village. Comprises a large agricultural field bounded by the River Witham to the east.

Summary of Assessment

Constraints:

- Highway Authority: objection. Concerns over an access off Sparrow Lane.
- Small part of the site to the east falls within the identified floodzone.
- Public footpath crosses the site.
- IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site is part of a large open area to the east of the village, bounded by residential properties to the west and the River Witham to the east. The area has previously been identified as being important to the character and setting of the village. Development here would have a significant impact on the visual character of the village.

Consultation Response:

Conclusion

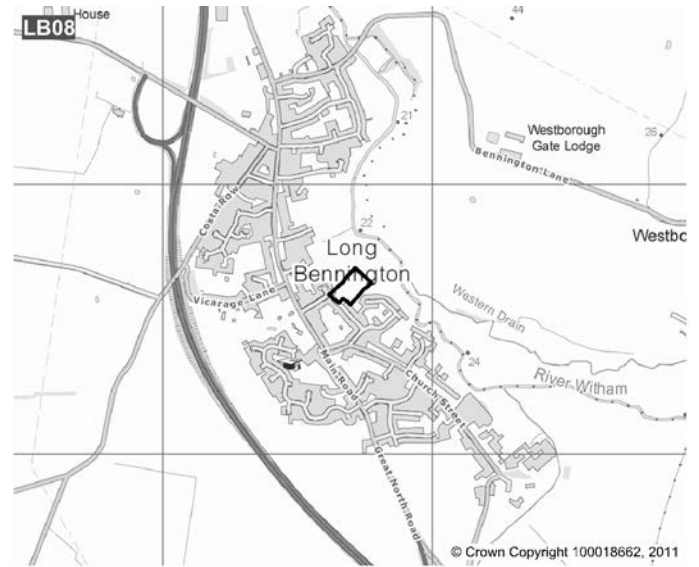
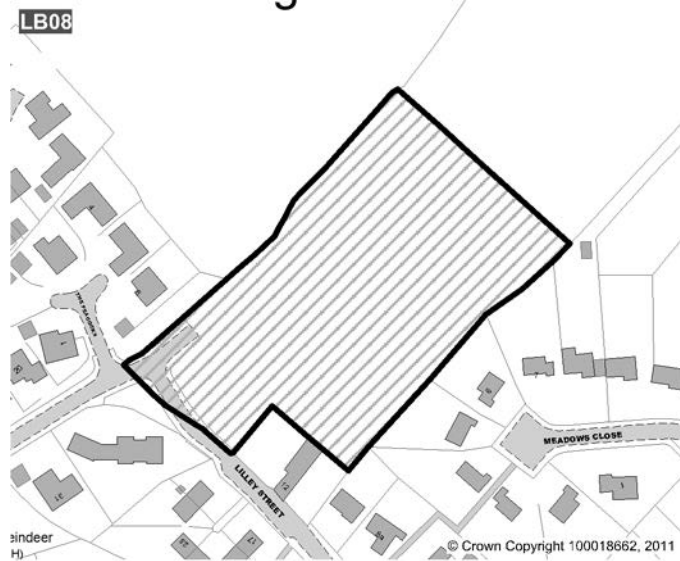
Not considered to be suitable for allocation:

Highway Authority concerns and impact of development on locally important open area render site unsuitable

Site Reference: **LB08** (1.01 ha)

REJECTED

Location: **Elm Farm, Lilley Street, Long Bennington**



Site Description

Large site on the eastern edge of the village. Planning permission exists for residential development and construction has started.

Summary of Assessment

Constraints:

Highway Authority: site is under construction.

Sewer crosses site.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

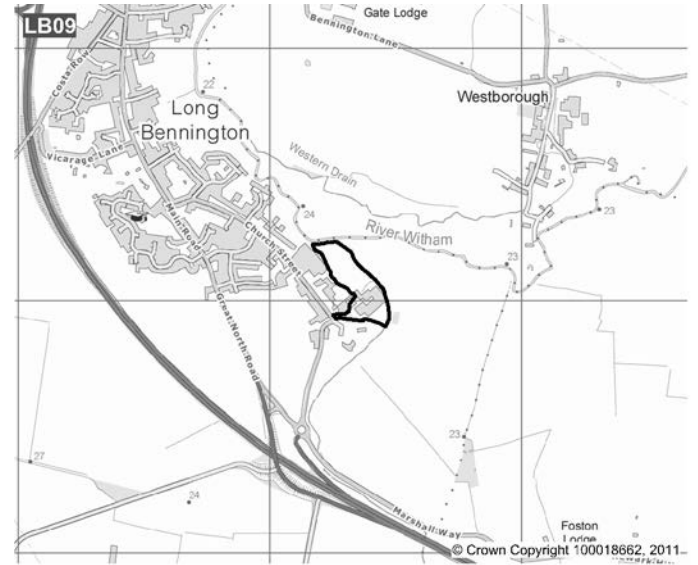
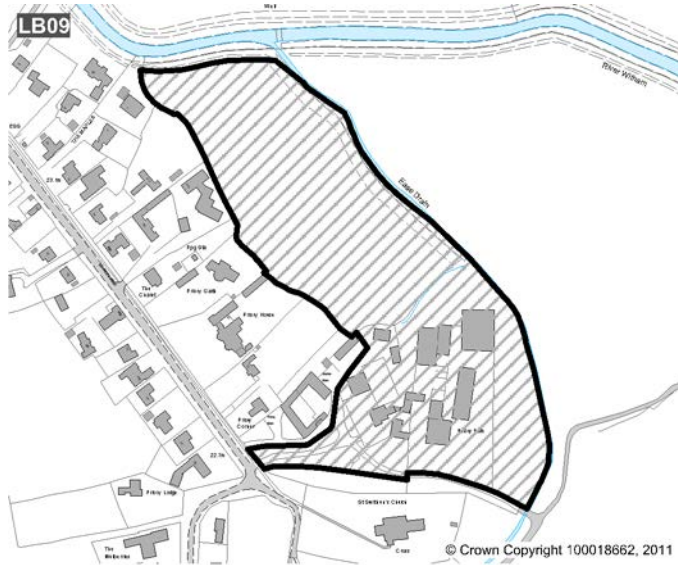
Impact:

Consultation Response:

Conclusion

Not considered to be suitable for allocation:

site under construction



Site Description

Large site located to the southeastern edge of the village. Comprises a farmhouse, agricultural buildings and land. Has previously had a planning application for housing development refused.

Summary of Assessment

Constraints:

Highway Authority: objection. Visibility and capacity issues, concerns over intensification at this location.

Site falls within the identified floodzone.

Lincolnshire Heritage: Historic settlement; Undated ditch or pit just north of shrunken settlement; Building: Priory Farmhouse and outbuildings. Archaeological evaluation prior to determination of a planning application will be required.

Listed Building on site.

Water Main crosses site.

Sewer crosses site.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site lies adjacent and to the rear of residential properties along the southeastern edge of the village. The site is adjacent to the village church (listed Grade I). Development here would encroach on open countryside and have a significant impact on landscape character (medium) of the open countryside and the visual character of the village. Development of the site would have a significant impact on the setting of the church.

Consultation Response:

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

- support - opportunity to remove incongruous farm buildings from vicinity of church

Conclusion

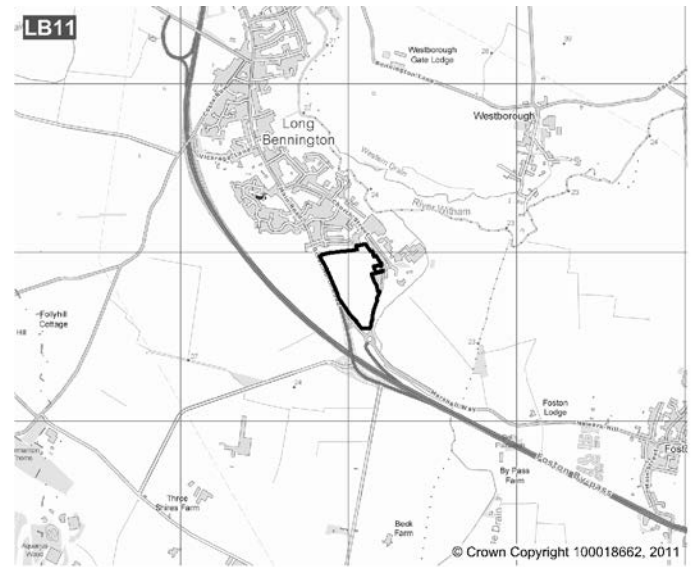
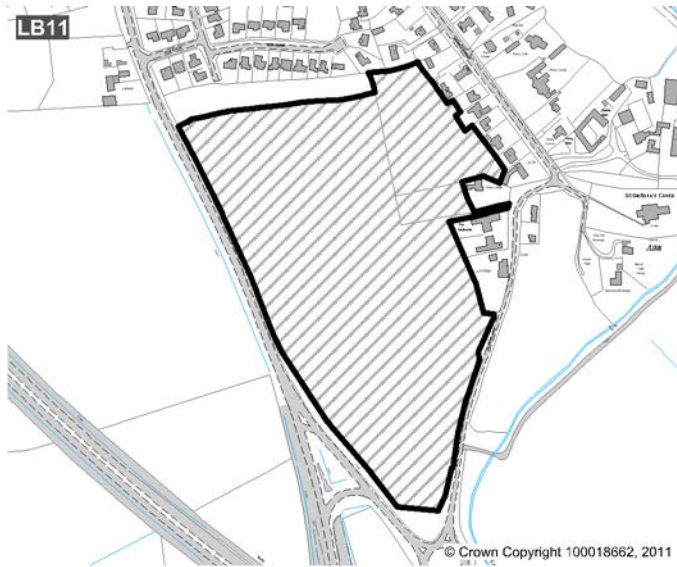
Not considered to be suitable for allocation:

Highway Authority objection, floodzone and heritage constraints and poor relationship to village render this site unsuitable for development.

Site Reference: **LB11** (10.48 ha)

REJECTED

Location: **Land between Main Road & Church Lane**



Site Description

Large site located on the southern edge of the village. Comprises a large agricultural field, bank of trees to the northern boundary. Has previously had an application for housing development refused.

Summary of Assessment

Constraints:

Highway Authority: objection. Visibility and capacity issues. Concerns over intensification. Major highway improvements to Church Street which could cause issues with the existing dwellings.

Lincolnshire Heritage: Historic settlement. Archaeological evaluation prior to determination of a planning application may be required.

Part of the site falls within the identified floodzone.

TPOs to the north of the site.

Sewer crosses site.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

Edge of settlement site which is large and at a lower level than the adjacent road. This is an open area to the south of the village which has previously been identified as being important to the character and setting of the village. Development here would have a significant impact on the visual character of the village.

Consultation Response:

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

- support as logical extension to village

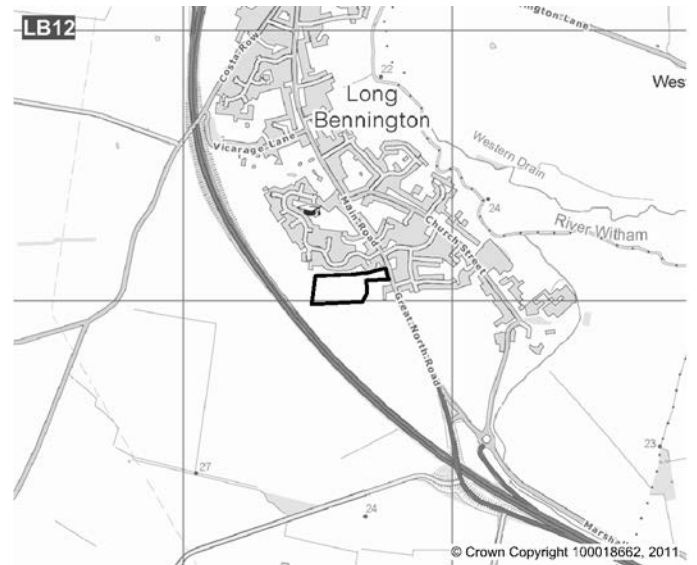
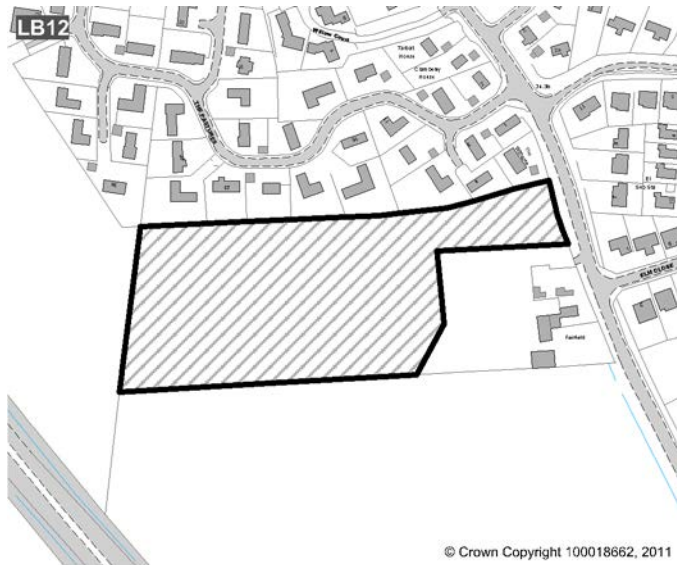
Conclusion

Not considered to be suitable for allocation:

Highways Authority objection and poor relationship to existing settlement render this site unsuitable for development.

Site Reference: **LB12** (2.30 ha)

Location: **adj Main Road, south of The Pastures**



Site Description

Grass paddock on the southwestern edge of the village.

Summary of Assessment

Constraints:

Highway Authority: visibility OK and within 30mph zone, footway/highway improvements required.

Lincolnshire Heritage: Historic settlement. Archaeological evaluation prior to determination of a planning application may be required.

Proximity to A1

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

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

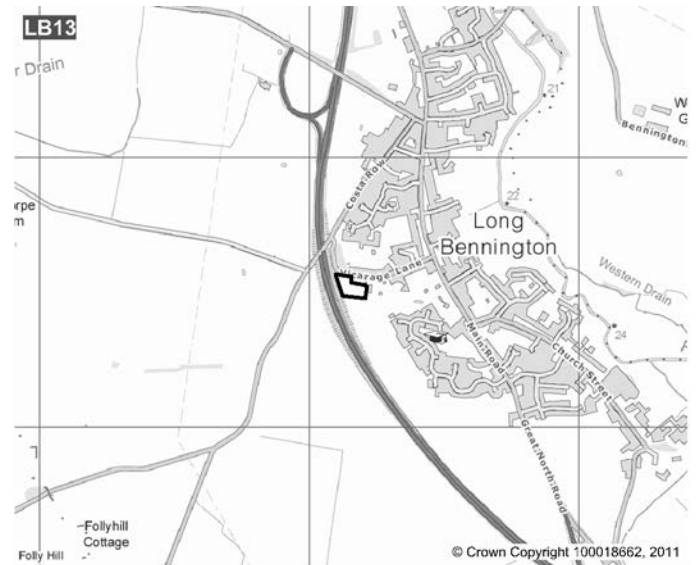
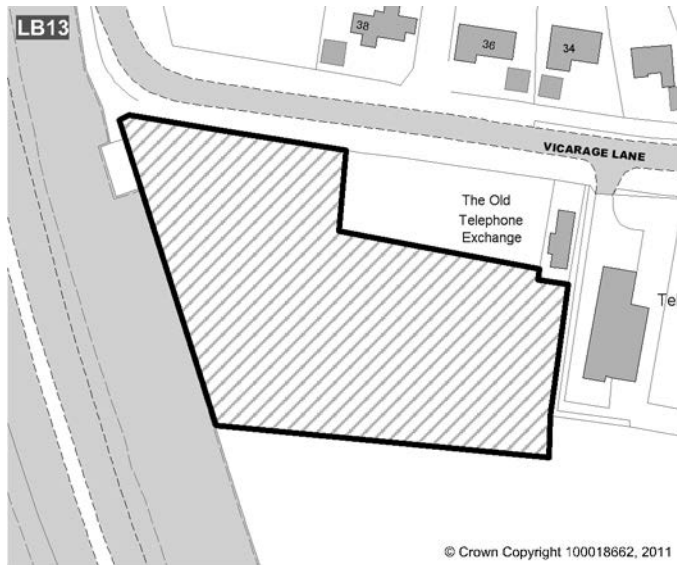
Consultation Response:

Conclusion

Site is considered suitable for development, however it will extend development into the open countryside. Other more preferable sites may be available.

Site Reference: **LB13** (0.62 ha)
Location: **South of Vicarage Lane**

REJECTED



Site Description

Site located on western edge of the village. Comprises a field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: objection. Visibility below specification.

Public footpath crosses site..

Possible noise from adjacent A1.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site lies close to existing development on the edge of the village. It is reasonably well related to the existing built form and the topography of the site means that development here will have limited impact on the open countryside.

Consultation Response:

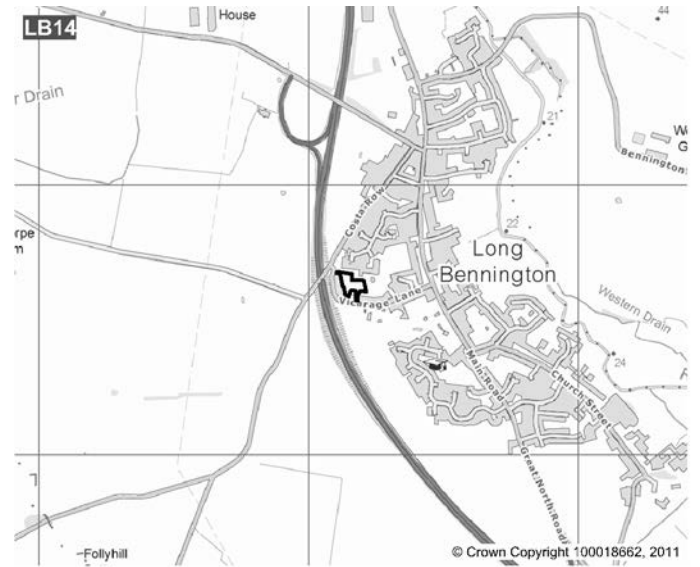
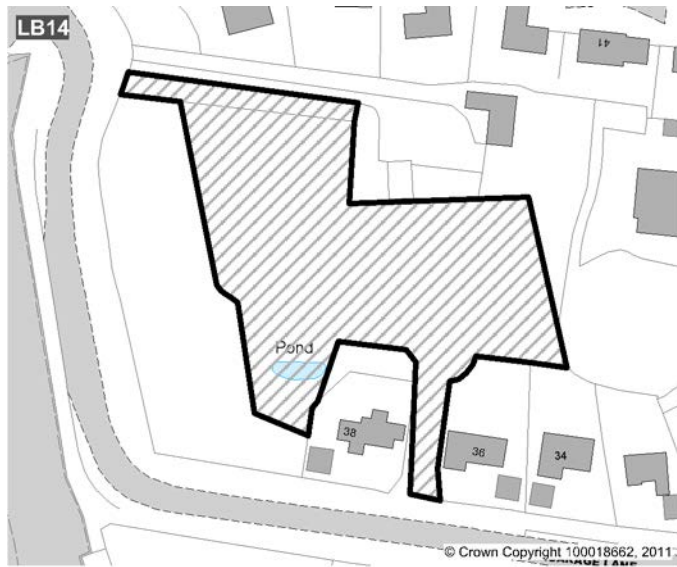
Conclusion

Not considered to be suitable for allocation:

Highway Authority objection and potential noise impact from A1 render site unsuitable.

Site Reference: **LB14** (0.51 ha)
Location: **Land off Vicarage Lane**

REJECTED



Site Description

Paddock located to the rear of residential properties on the western edge of the village.

Summary of Assessment

Constraints:

Highway Authority: objection. Visibility below specification.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site lies adjacent to existing residential development on the edge of the village. It is reasonably well related to the nearby built form, although it is a "backland" site, and development here will have a limited impact.

Consultation Response:

Conclusion

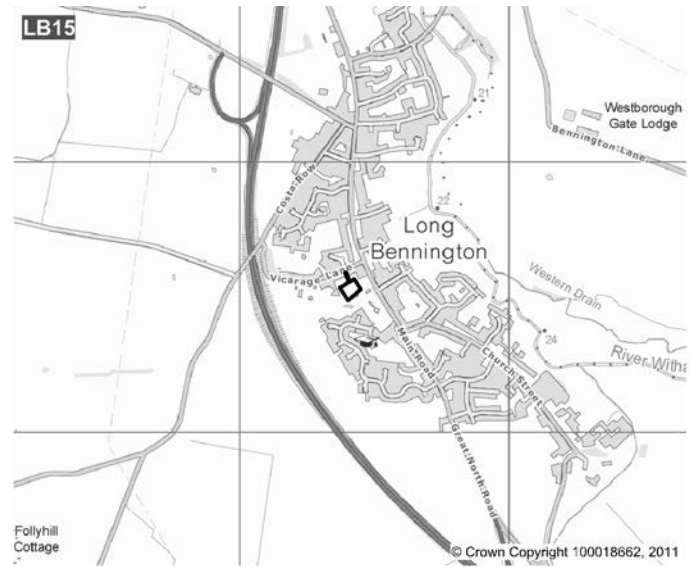
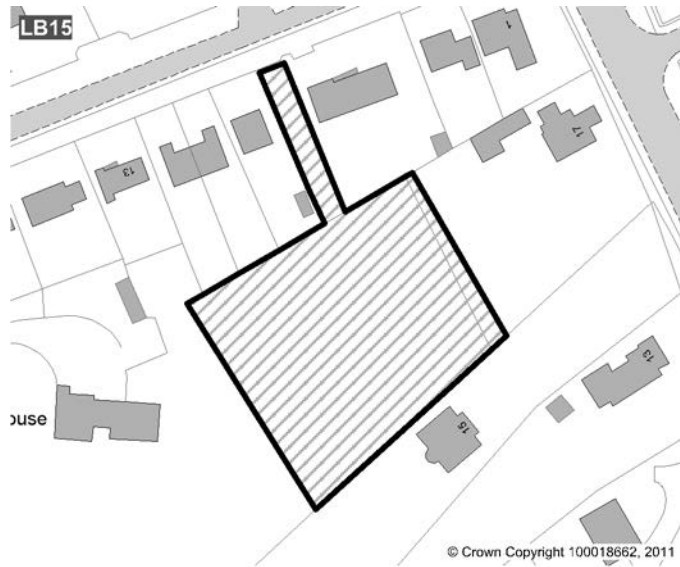
Not considered to be suitable for allocation:

site too small to allocate

Site Reference: **LB15** (0.34 ha)

REJECTED

Location: **R/o Farbrooke, Main Road, Long Bennington**



Site Description

Summary of Assessment

Constraints:

Impact:

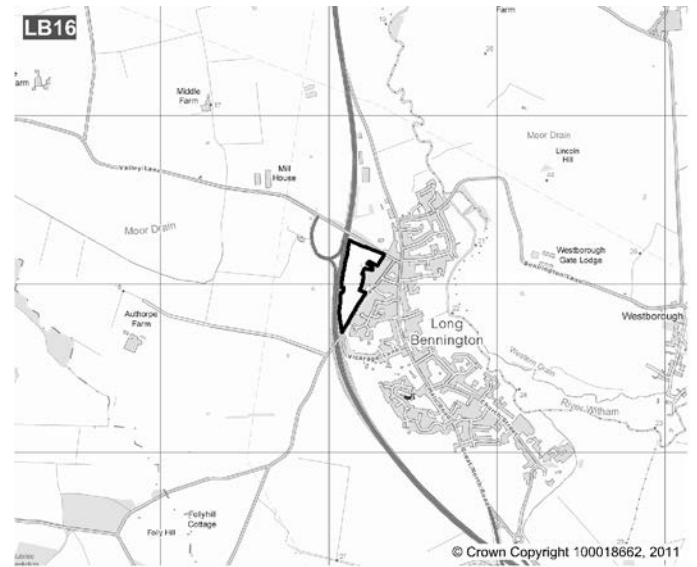
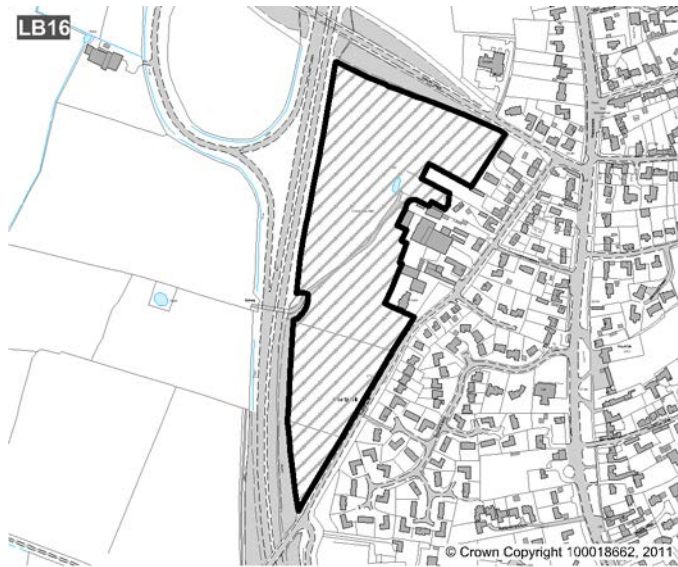
Consultation Response:

Conclusion

Not considered to be suitable for allocation:
site under construction

Site Reference: **LB16** (6.07 ha)
Location: **Land East of A1**

REJECTED



Site Description

Large site located on the western edge of the village. Comprises a large agricultural field. Has previously had an application for residential development refused.

Summary of Assessment

Constraints:

Highway Authority: concerns over capacity at this location due to its proximity to the A1, access arrangement and design. Major concerns for development of whole site. Potential for small number of units to north of the site.
Lincolnshire Heritage: Historic settlement; Ridge and furrow. Archaeological evaluation prior to determination of a planning application may be required.
Noise impact from A1.
IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

Edge of settlement site which is large and slopes down towards the A1 trunk road which forms the western boundary. Development in this location would encroach on open countryside and have a significant impact on landscape character (medium) of the open countryside. There are concerns about the noise impact from the adjacent A1.

Consultation Response:

Conclusion

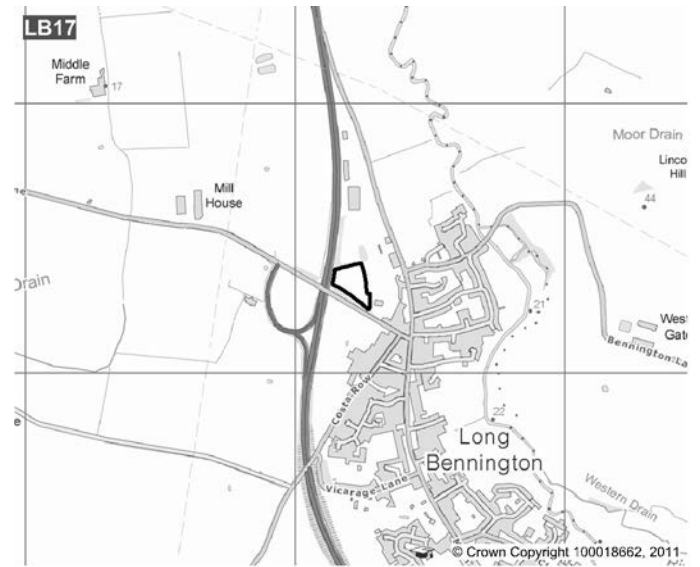
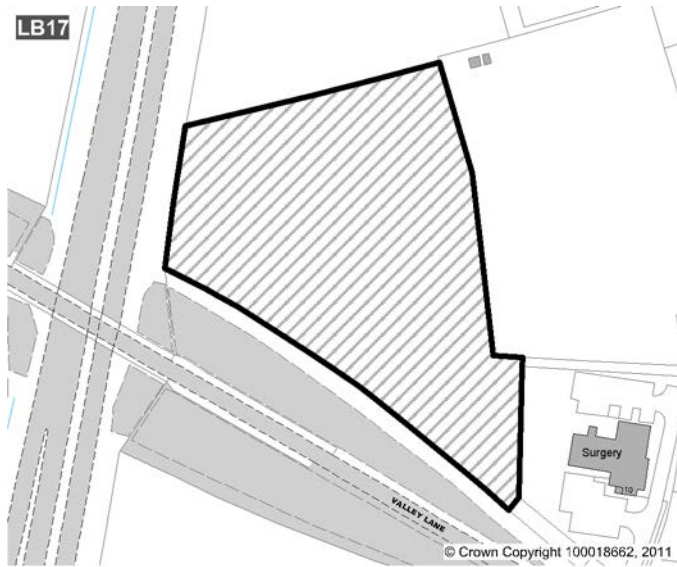
Not considered to be suitable for allocation:

This is a large, sloping site, and development would impact on the setting of the village. There are significant noise and highway constraints which make the site unsuitable for residential development.

Site Reference: **LB17** (1.33 ha)

REJECTED

Location: **Land East of A1, North of Valley Lane**



Site Description

Site located to the west of the village. Comprises a field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: objection. Site cannot be accessed.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site lies outside the confines of the village, adjacent to the A1 trunk road. There is no obvious means of access.

Consultation Response:

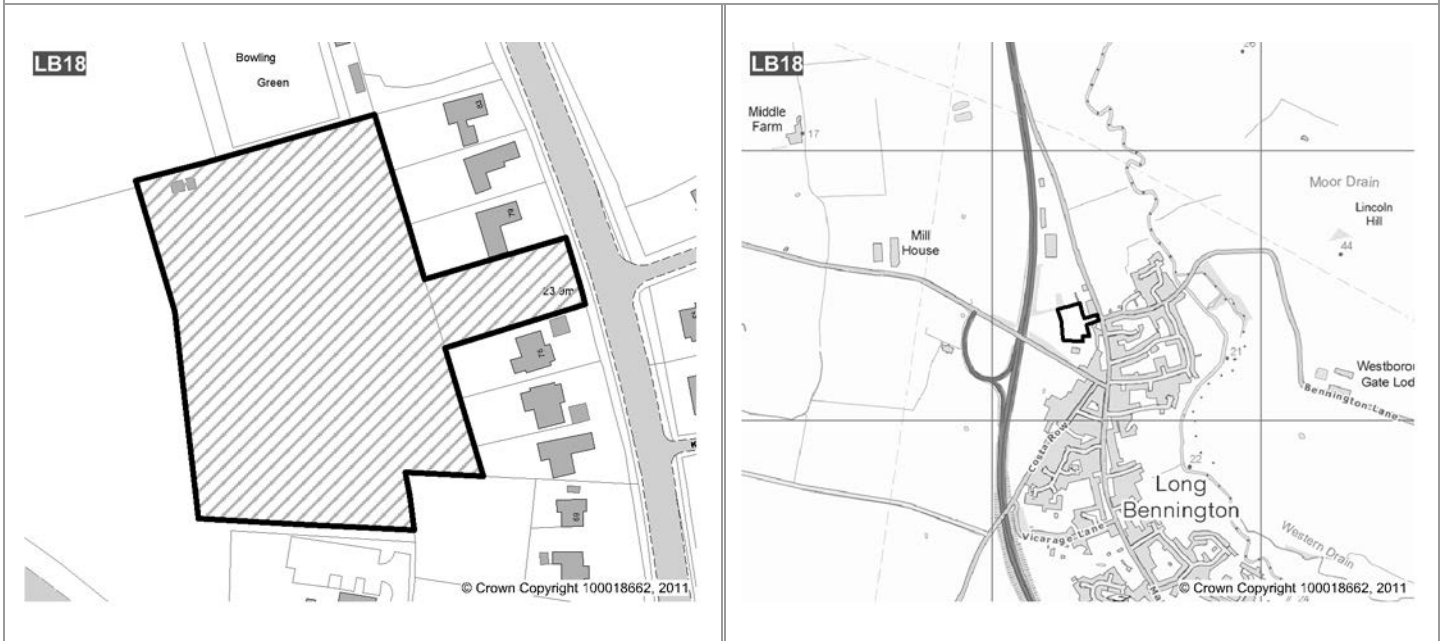
Conclusion

Not considered to be suitable for allocation:

Highway Authority objection - site cannot be accessed.

Site Reference: **LB18** (1.28 ha)

Location: **Land West of Old Great North Road**



Site Description

Site located on the northwestern edge of the village. Comprises an agricultural field.

Summary of Assessment

Constraints:

Highway Authority: objection. Concerns with the point of access off Main Road as this would create a crossroad with Westborough Lane - a major route into the village, although visibility is OK. Improvements resulting from LB01 and LB02 could allow access.

Lincolnshire Heritage: Historic settlement. Archaeological evaluation prior to determination of a planning application may be required.

Sewer crosses site.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site lies adjacent to existing residential development along Main Road on the edge of the village. It is reasonably well related to the existing built form and the topography of the site means that development here will have little impact on the open countryside.

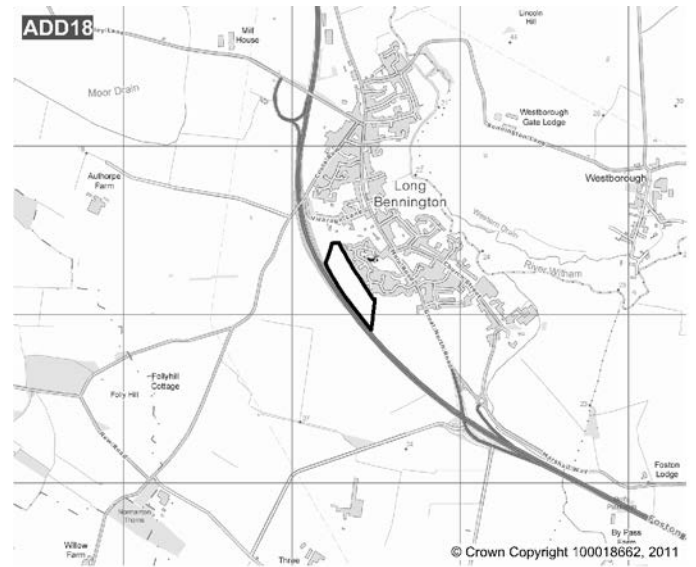
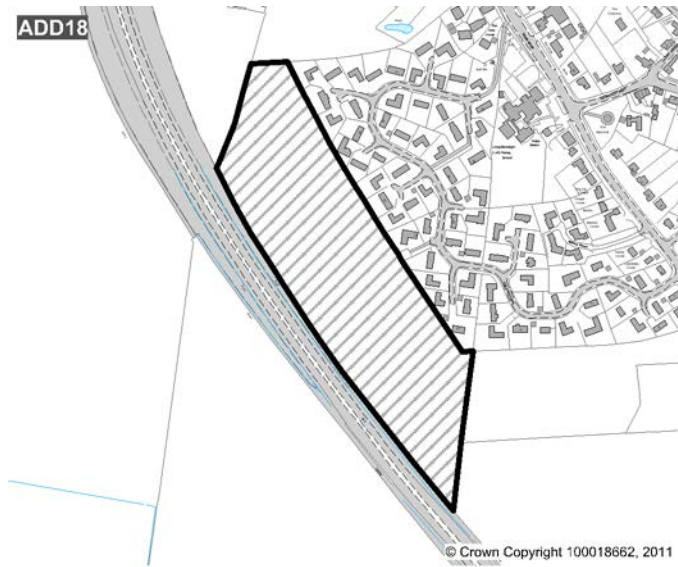
Consultation Response:

Conclusion

Highway Authority has objected to this site, however it may be suitable for a small housing scheme if this objection can be overcome.

Site Reference: **ADD18** (5.93 ha)
Location: **land between The Pastures & A1**

REJECTED



Site Description

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

Summary of Assessment

Constraints:

Highway Authority: objection. Site has no means of access. Could only be developed in conjunction with ADD19 and accessed via ADD19. Highways Agency should be consulted due to proximity to A1.

Public footpath crosses site.

Sewer crosses site.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

Edge of settlement site which is located in open countryside, beyond the confines of the village. The site lies adjacent to the existing estate type housing development and provides a buffer between that development and the A1 trunk road. Development in this location would encroach on open countryside and have a significant impact on landscape character (medium) of the open countryside and the visual character of the village. There is no means of access to the site and concerns about the impact of noise from the adjacent A1.

Consultation Response:

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

- enough development already
- infrastructure concerns
- concerns about capacity of doctors and school, both full
- concerns about noise from A1

Conclusion

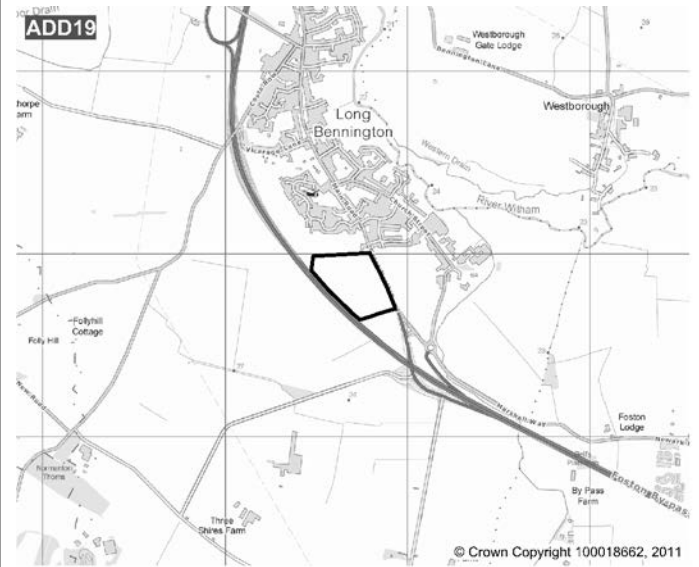
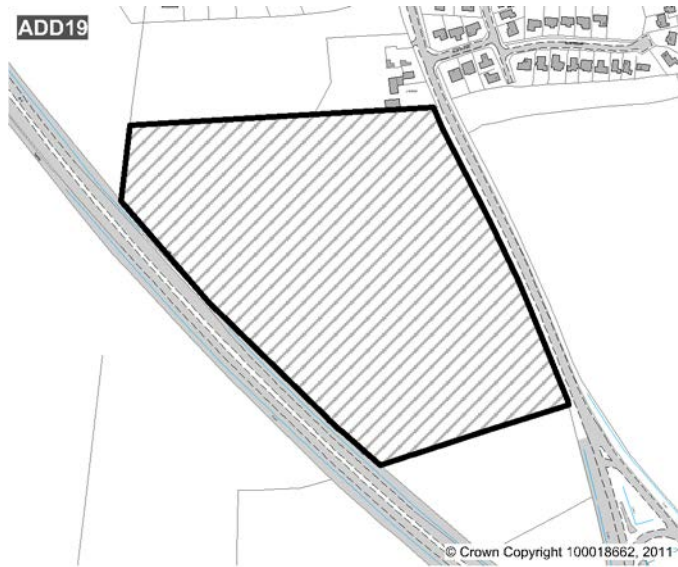
Not considered to be suitable for allocation:

Highway Authority objection and potential noise impact from A1 render site unsuitable. Site cannot be accessed.

Site Reference: **ADD19** (10.56 ha)

REJECTED

Location: **land south of village between Main Road and the A1**



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: concerns over access locations - to be from Main road only. Highway improvements will be required, speed limit to be extended through the TRO process. Transport Assessment required. Would need to consult Highways Agency due to proximity to their land. NB: junction offsets from Elm Close. Concerns regarding flooding issues and ground conditions.

Public footpath crosses site.

Sewer crosses site.

Network capacity issues.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

Edge of settlement site which is located in open countryside, beyond the confines of the village. The site lies adjacent to the A1 trunk road, and there are concerns about the impact of noise from this busy highway. The site occupies a prominent position at the southern approach to the village. Development in this location would encroach on open countryside and have a significant impact on landscape character (medium) of the open countryside and the visual character of the village.

Consultation Response:

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

- enough development already
- infrastructure concerns
- concerns about capacity of doctors and school, both full
- concerns about noise from A1
- site is beyond the village curtilage

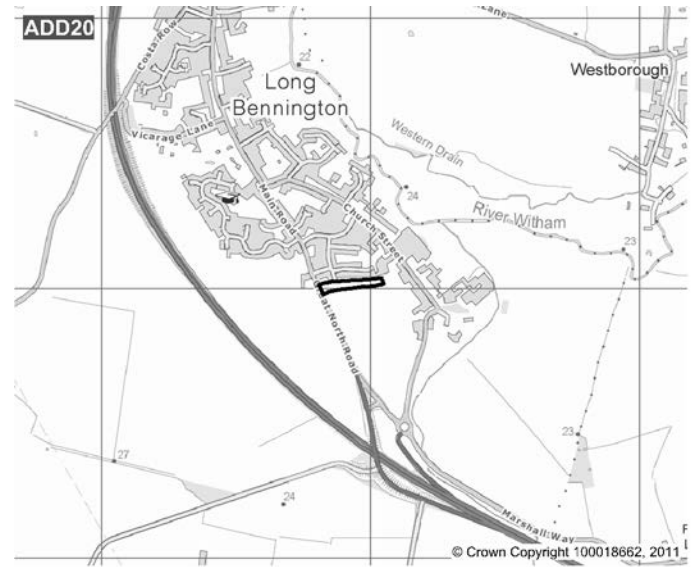
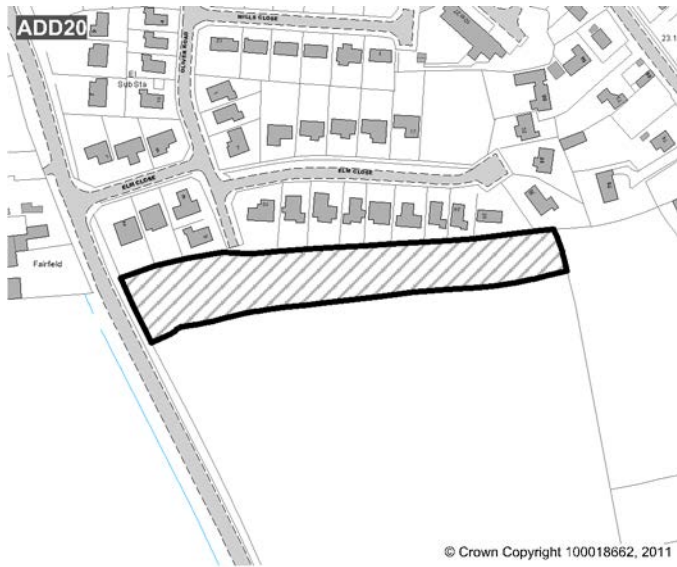
Conclusion

Not considered to be suitable for allocation:

Development on this large site would extend the village. There are foul sewage network capacity issues and Highway Authority concerns which render site unsuitable.

Site Reference: **ADD20** (0.68 ha)
Location: **land south of Elm Close**

REJECTED



Site Description

Site located at the southern edge of the village. Comprises an area of grassland, hedged to the southern boundary.

Summary of Assessment

Constraints:

Highway Authority: Access from Elm Close only. No access off Main Street. Concerns regarding flooding issues and ground conditions.

Site does not fall within the identified floodzone but there is stated to be localised flooding near the road.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site lies adjacent to existing estate type housing development on the edge of the village. The adjacent properties are single storey. The site is reasonably well related to the existing built form and the topography of the site means that there should be limited impact on the open countryside.

Consultation Response:

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

- too close to bungalows in Elm Close
- concerns about access
- enough development already
- concerns about loss of habitats (hedgerows)
- infrastructure concerns
- concerns about capacity of doctors and school, both full
- site gets waterlogged

Conclusion

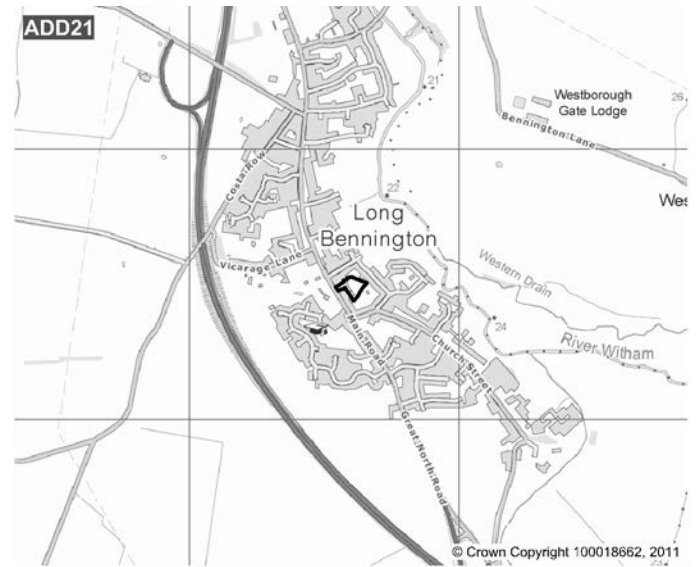
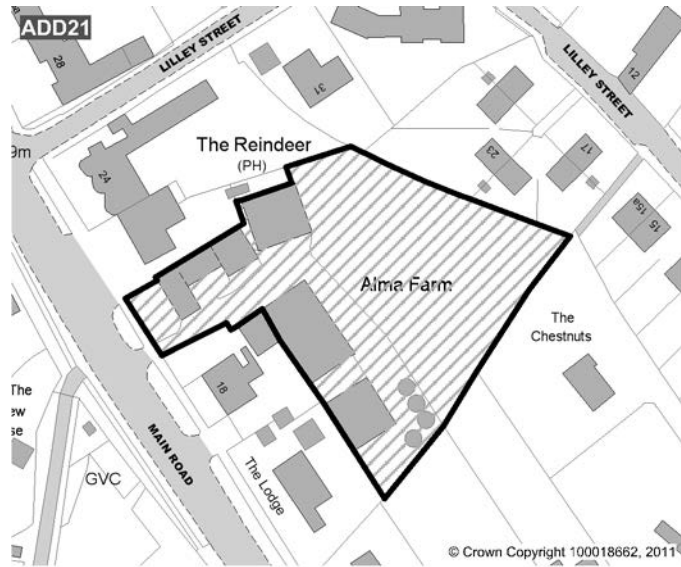
Not considered to be suitable for allocation:

Access constraints and concerns about localised flooding could restrict development. Adjacent properties are single storey, which could limit development potential. Other less constrained and better located sites are available.

Site Reference: **ADD21** (0.47 ha)

Location: **land at Alma Farm, 18 Main Road**

REJECTED



Site Description

Small site within the built up part of the village. Comprises a farmyard and orchard.

Summary of Assessment

Constraints:

Highway Authority: Access from existing access however possible highway improvements required. NB: possible conflict with parking at the Public House particularly due to the numbers proposed.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site lies adjacent to existing development within the built up part of the village. It is well related to the existing built form and development here will have limited impact.

Consultation Response:

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

- in centre of village and more acceptable
- concerned about water & sewage infrastructure
- traffic concerns
- enough development already

Conclusion

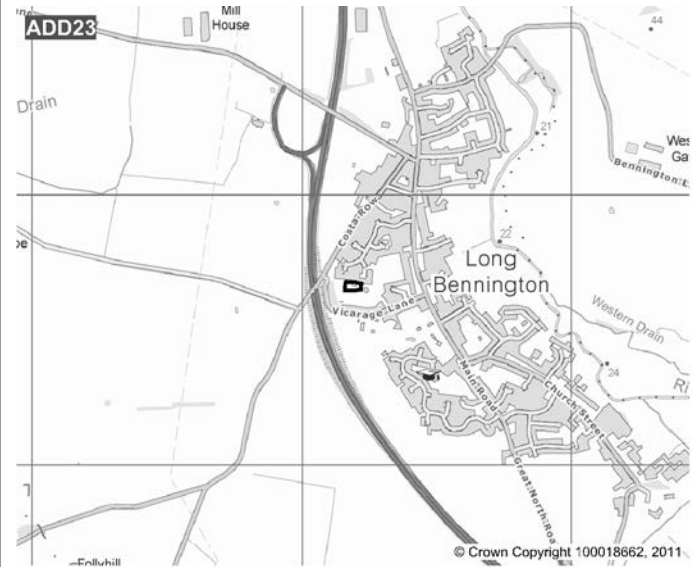
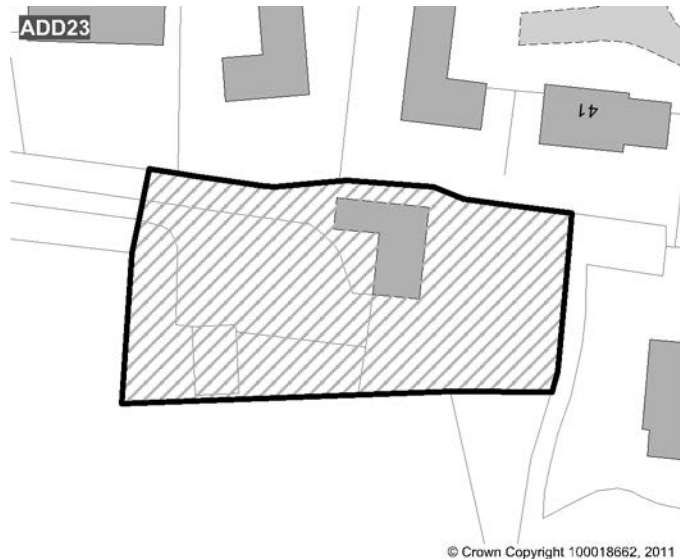
Not considered to be suitable for allocation:

Site is too small to allocate

Site Reference: **ADD23** (0.17 ha)

Location: **60 Vicarage Lane**

REJECTED



Site Description

Small site comprising the domestic garden of a property on the edge of the village.

Summary of Assessment

Constraints:

Highway Authority: unlikely to support development in this location.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site is the domestic garden of a residential property, on the edge of the village. It is reasonably well related to the nearby built form, although it is a "backland" site, and development here will have a limited impact.

Consultation Response:

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

- enough development already
- concerned about traffic issues
- concerns about infrastructure
- concerns about surgery and school capacity
- support - small scale

Conclusion

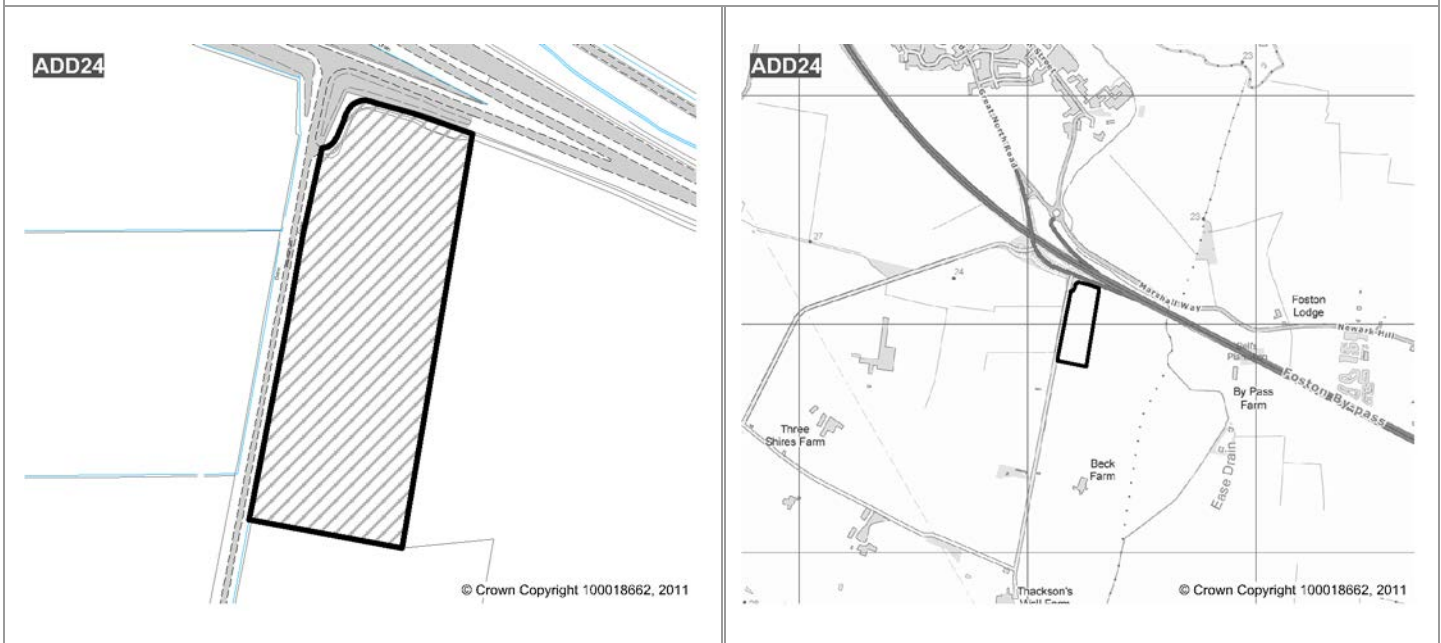
Not considered to be suitable for allocation:

Site can only be accessed with adjacent site (LB14).

Site Reference: **ADD24** (4.30 ha)

REJECTED

Location: **land south of Sewston Lane and west of A1**



Site Description

Large site located outside the village. Comprises a field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: concerns with proximity to the A1. Discuss with Highways Agency. No direct access onto the slip road. Highway improvements and a comprehensive drainage proposal required.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

Impact:

The site is located in the open countryside outside the village, and separated from it by the A1 trunk road. Development in this location would encroach on open countryside and have a significant impact on landscape character (medium) of the open countryside.

Consultation Response:

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

- sufficient employment land at Roseland
- highway/access concerns, direct access from Roseland to A1 required before more development takes place

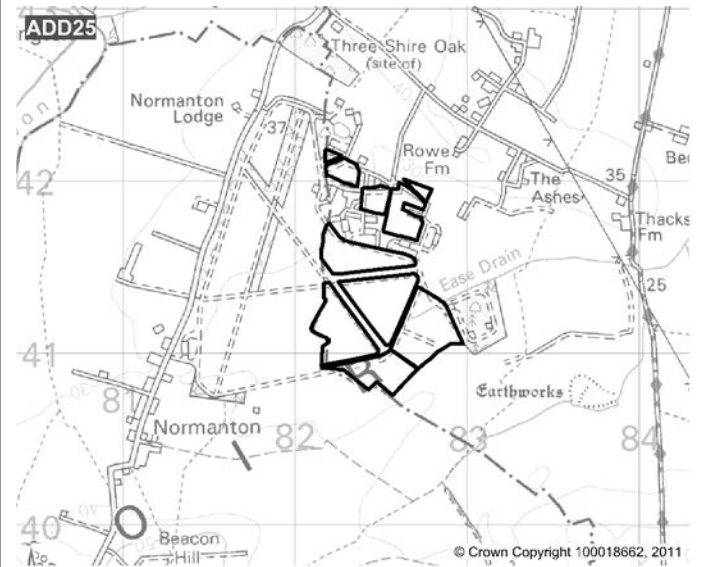
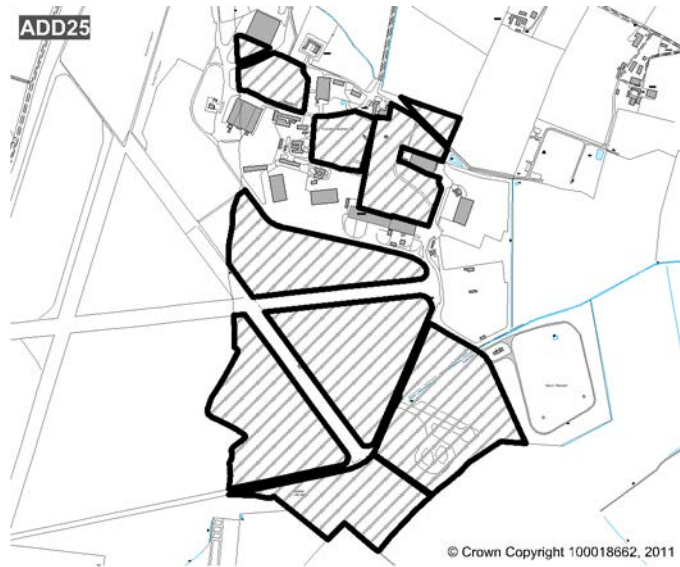
Conclusion

Not considered to be suitable for allocation:

Site is remote from the village. The Highways Authority will not allow access from A1 slip road.

Site Reference: **ADD25** (55.15 ha)

Location: **10 parcels of land at Roseland Business Park**



Site Description

Large site located outside the village. Comprises agricultural land and buildings and former airfield.

Summary of Assessment

Constraints:

Highway Authority: Not all of this area is within the remit of Lincolnshire County Council. Access via a new link road. Highway Agency to be consulted and depending on proposals a new Transport Assessment will be required.

Comprehensive drainage proposals required. NB: Link road already provided will support some development, although development of the whole site may negate the benefits that the link road currently provides. Highways Agency and adjoining Authority will need to be consulted.

Highways Agency: there could be more pressure on A1 junctions to north and south.

Possible contamination for previous use as military land.

IDB: flow regulation of the surface water discharge will be a minimum for the site.

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:

This site is located in open countryside, some distance outside the village. The NLP employment land study assessed the site as a good location for employment uses. It is likely to be suited to B8 industrial uses reflective of the current adjoining uses on the Park and the size of the land potentially available.

Consultation Response:

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

- concerns about impact on landscape
- support - good opportunity for increased employment BUT must have road junction and access to A1 before permission is granted
- concerns about traffic impacts on Long Bennington

Conclusion

The allocation of this site would accord with policy E1 of the Core Strategy. However, policy E1 makes allowance for only 8ha of land for B1, B2 and B8 uses in the Roseland Business Park. Preference should be given to those areas which are adjacent to those which have already developed.