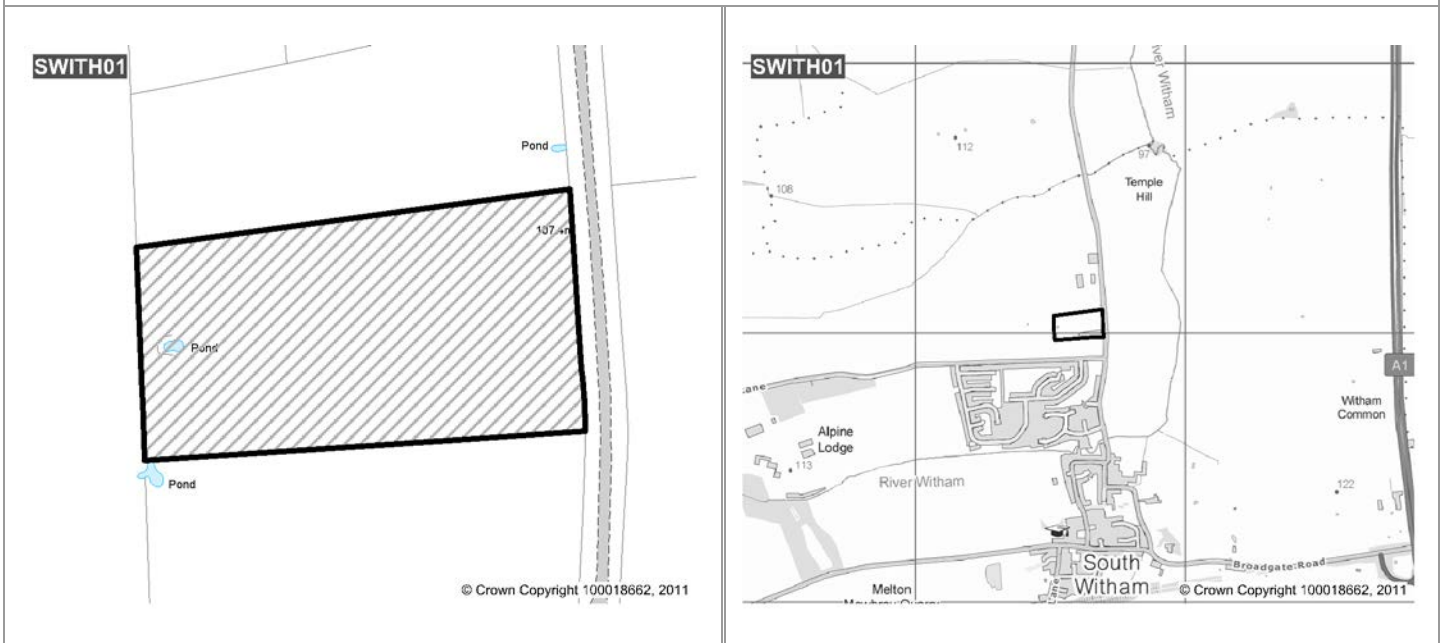


Site Reference: **SWITH01** (1.73 ha)  
Location: **Land off North Witham Road**

**REJECTED**



### **Site Description**

Site located to the north of the village. Comprises site in employment use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: speed limit extension along with carriageway widening and footway links. Transport Assessment required. Development may not be supported at this location.

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

IDB: surface water discharge must be regulated to greenfield run-off rates.

#### **Impact:**

Site located outside in open countryside, outside the confines of the village. The site is in employment use. 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:**

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

- concerns about the proximity of a Scheduled Ancient Monument site to the north

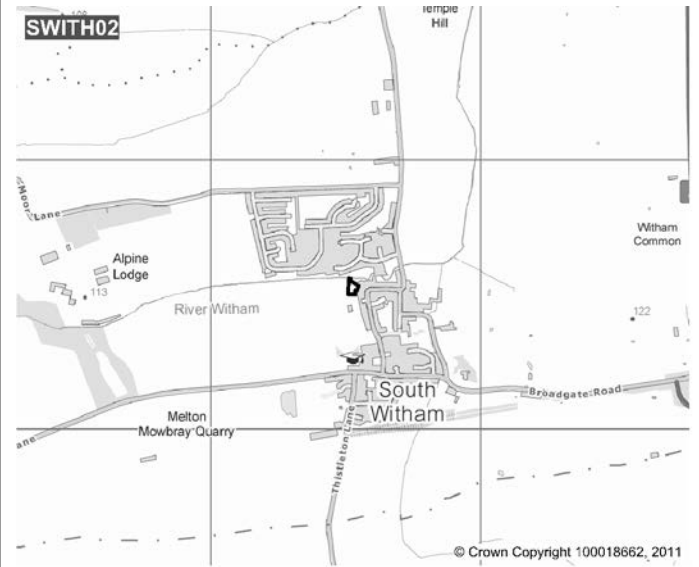
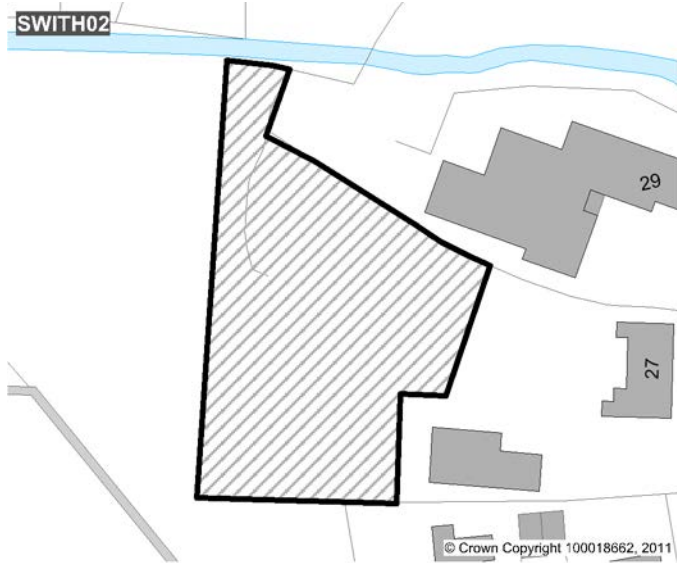
### **Conclusion**

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

Cordon sanitaire, therefore AW objection rules site out. Site is not suitable because it is outside of village, and has a poor relationship to existing built form.

Site Reference: **SWITH02** (0.15 ha)  
Location: **Land R/O 27 Water Lane**

**REJECTED**



### **Site Description**

Site located on the western edge of the village. comprises the garden of a domestic property.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. No public highway serving proposed development for an access point and visibility concerns. Development undesirable.

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

Part of the site falls within the identified floodzone.

Footpath to boundary.

IDB: surface water discharge must be regulated to greenfield run-off rates.

#### **Impact:**

Part of the garden of a domestic property with no independent access to the highway. Site not assessed.

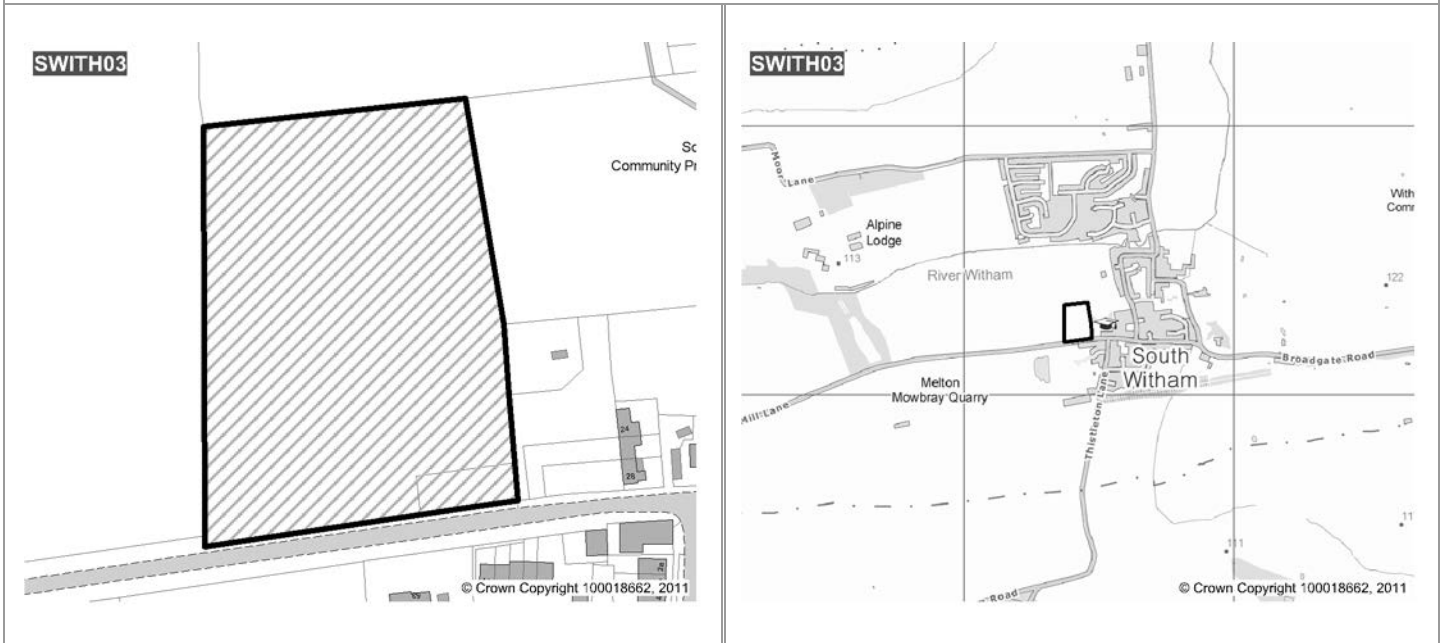
#### **Consultation Response:**

### **Conclusion**

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

Cordon sanitaire, therefore AW objection rules site out. Site has no means of access. Flood risk and small site render this site unsuitable for allocation.

Site Reference: **SWITH03** (1.34 ha)  
Location: **Land North of Mill Lane**



### **Site Description**

Site on the western edge of the village. Comprises an enclosed field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: carriageway widening and footway links required as part of development along with transport statement. Speed limit will require extension.

IDB: surface water discharge must be regulated to greenfield run-off rates.

#### **Impact:**

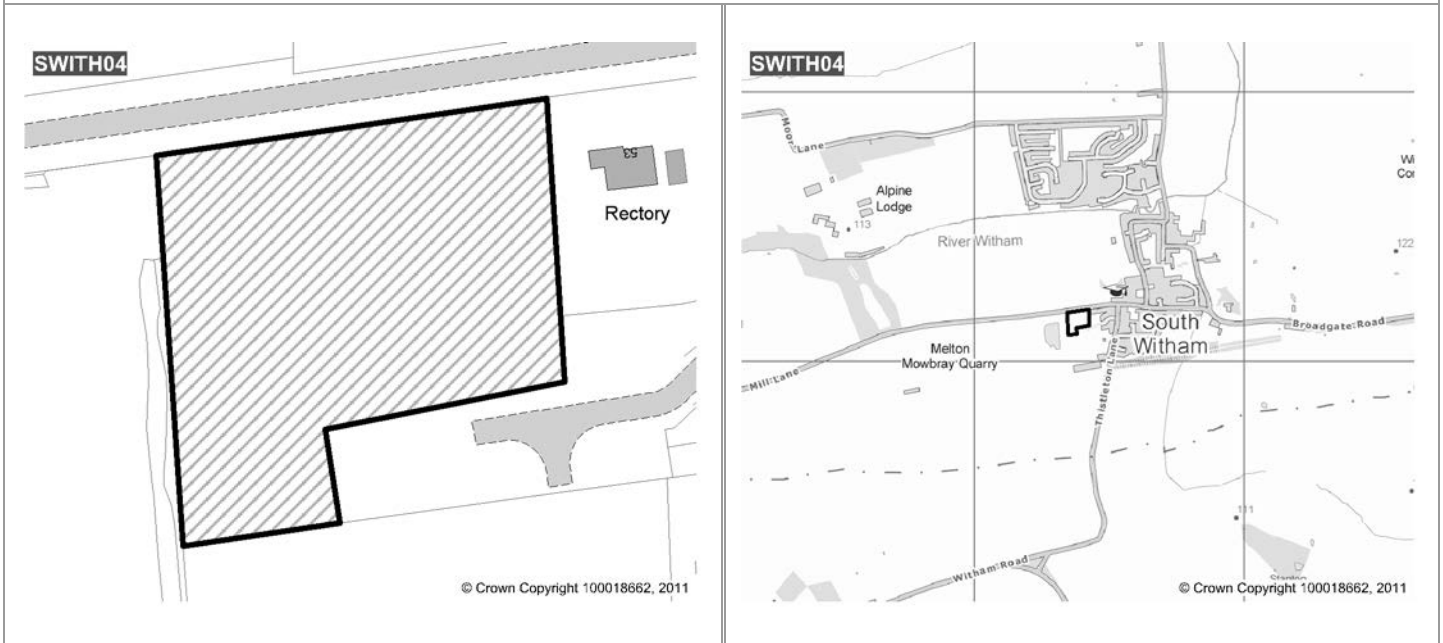
This site is in open countryside on the edge of the settlement. The site is adjacent to existing residential development on the edge of the village. Development in this location would encroach on open countryside and have an impact on landscape character (medium-high) of the open countryside and the visual character of the village.

#### **Consultation Response:**

### **Conclusion**

May be suitable for residential use, however regard should be given to impact of quarrying in near vicinity of the site.

Site Reference: **SWITH04** (0.56 ha)  
Location: **Land South of Mill Lane**



### **Site Description**

Site on the southern edge of the village. Comprises paddock.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: carriageway widening and footway links required as part of development along with transport statement. Speed limit will require extension.

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

IDB: surface water discharge must be regulated to greenfield run-off rates.

#### **Impact:**

The site is adjacent to existing residential development on the edge of the village. It relates well to the existing built form and the secluded nature of the site means that development here would have a limited impact on the open countryside.

#### **Consultation Response:**

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

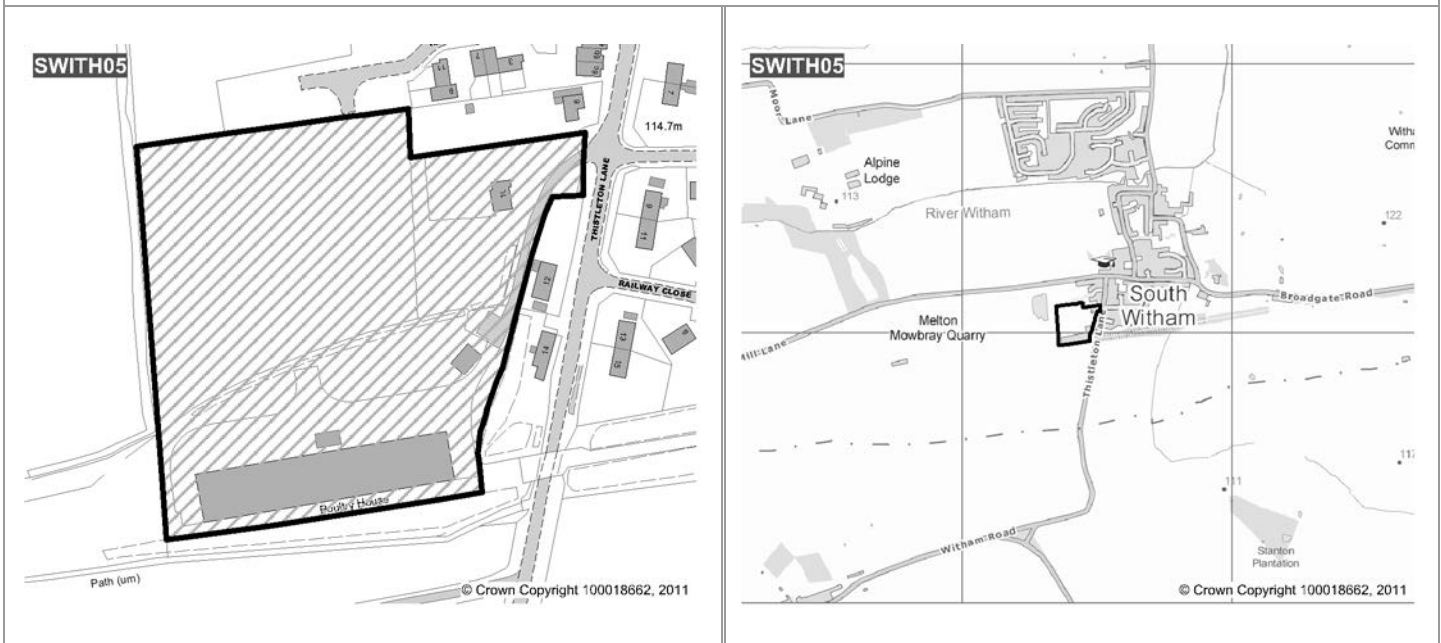
- support - best site as there are no constraints

### **Conclusion**

May be suitable for residential use, however regard should be given to impact of quarrying in near vicinity of the site.

Site Reference: **SWITH05** (1.94 ha)  
Location: **Land West of Thistleton Lane**

**REJECTED**



### **Site Description**

Large site located on the southern edge of the village. Comprises poultry house, dwelling and associated land. Has previously had an application for housing development refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Visibility not achieved due to road levels and bridge. Development not supported.  
Part of this site is a Site of Wildlife Interest.  
IDB: surface water discharge must be regulated to greenfield run-off rates.

#### **Impact:**

Secluded site on the edge of the settlement, adjacent to existing 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:**

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

- concerned to ensure wildlife is not affected

### **Conclusion**

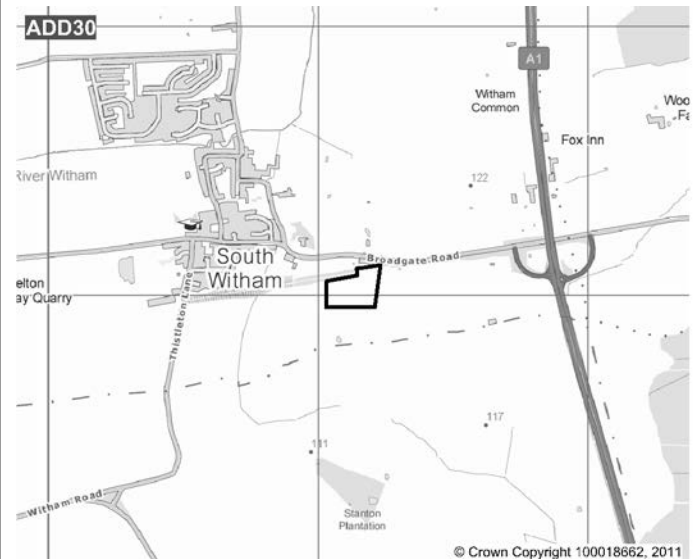
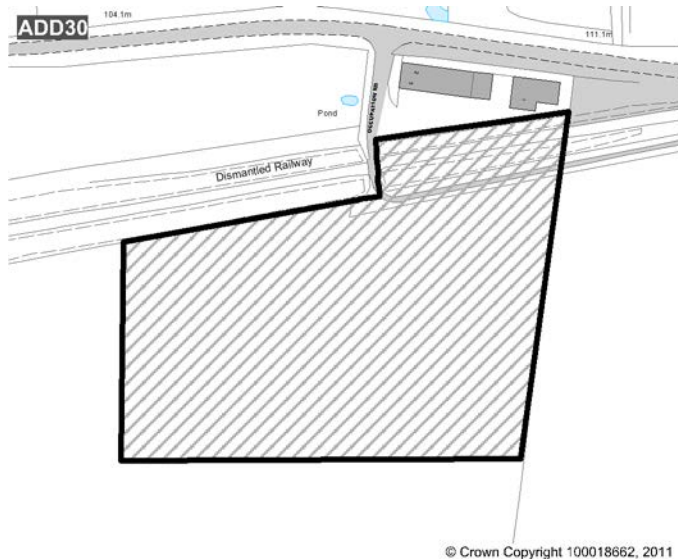
#### **Not considered to be suitable for allocation:**

Highway Authority objection to development on this site, and current use, make it unsuitable for development.

Site Reference: **ADD30** (2.36 ha)

**REJECTED**

Location: **south of Occupation Road & disused railway lane**



### **Site Description**

Large site located southeast of the village. Comprises part of a field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: This site is not supported but there is planning permission which can be implemented. Concerns with connecting to the maintainable highway and accessing via narrow point through railway bridge. The site is outside the village speed limit, and visibility could be an issue. The site currently serves a factory with good infrastructure in place. Concerns with the area size, a Transport Assessment will be required.

Lincolnshire Heritage: flint axe found within site, evaluation may be required.

Site is adjacent to a Site of Wildlife Interest.

There may be contamination from previous use of adjacent land as railway line.

IDB: surface water discharge must be regulated to greenfield run-off rates.

#### **Impact:**

The site lies in open countryside, outside the village and is accessed via a narrow track through a disused (and part dismantled) railway bridge. Development here would encroach on open countryside and have a significant impact on landscape character (medium-high) of the open countryside.

#### **Consultation Response:**

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

- adj South Witham Verges - concerned about impact
- near Rutland border, wish to ensure no adverse impact on Rutland traffic
- reject use for intensive farming
- support for other employment use
- site already "zoned" for employment use
- concern about "downstream" flooding if developed

### **Conclusion**

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

Site remote from village. Extant planning permission could be implemented BUT not suitable for re-allocation due to Highway Authority concerns. An employment allocation in this location will also be contrary to Core Strategy policy E1.