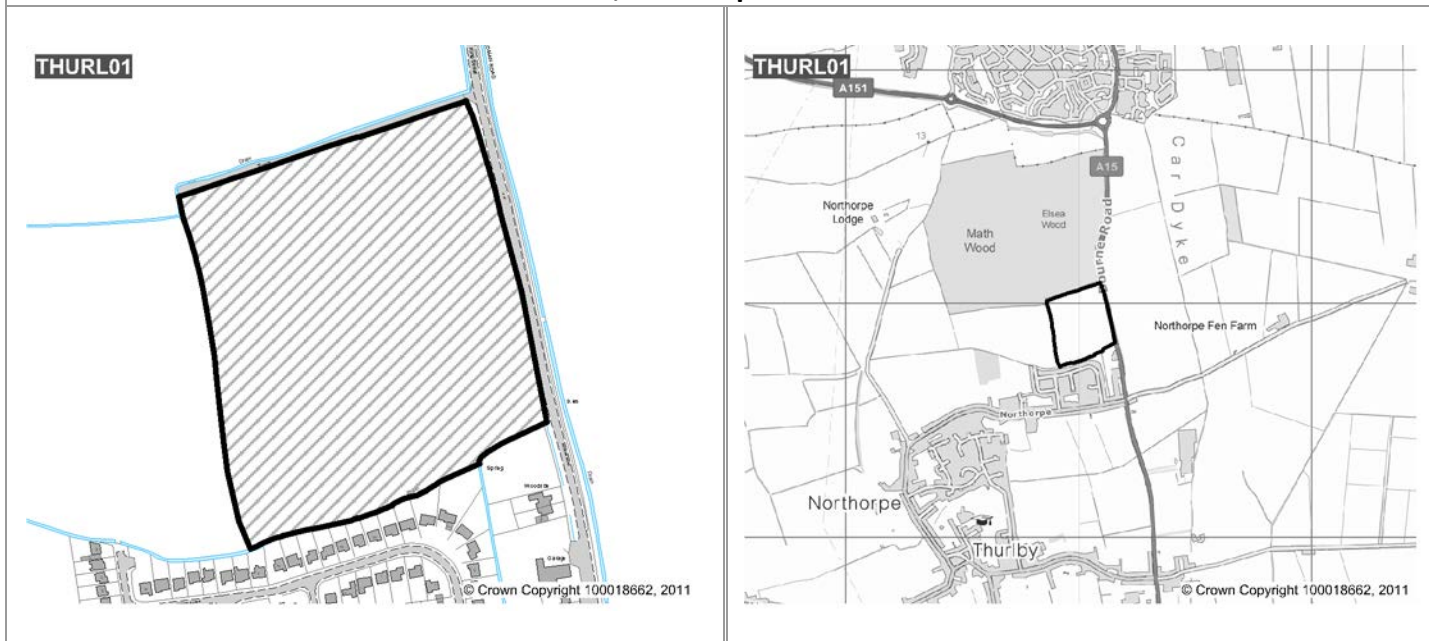


Site Reference: **THURL01** (7.18 ha)

**REJECTED**

Location: **Land West of Bourne Road, Northorpe**



### **Site Description**

Large site located on the northern edge of the village, adjacent to the A15. Comprises a large field in agricultural production.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Access issues onto the A15. Development not supported at this location.  
Adjacent SSSI.  
Public footpath crosses the site.  
Water Main crosses site.

#### **Impact:**

This is a large, edge of settlement site, which has no direct access to, and consequently a poor relationship with, the village. It lies outside the main confines of the village and immediately adjacent to Math and Elsea Wood (an Ancient Woodland and SSSI). Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside.

#### **Consultation Response:**

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

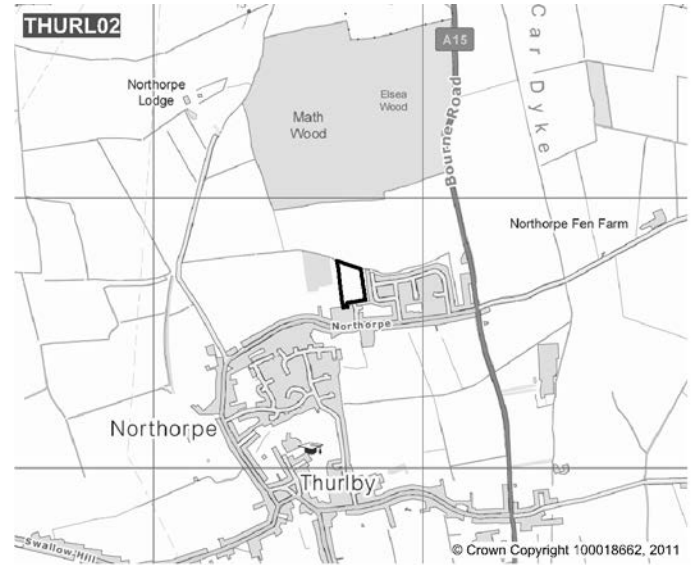
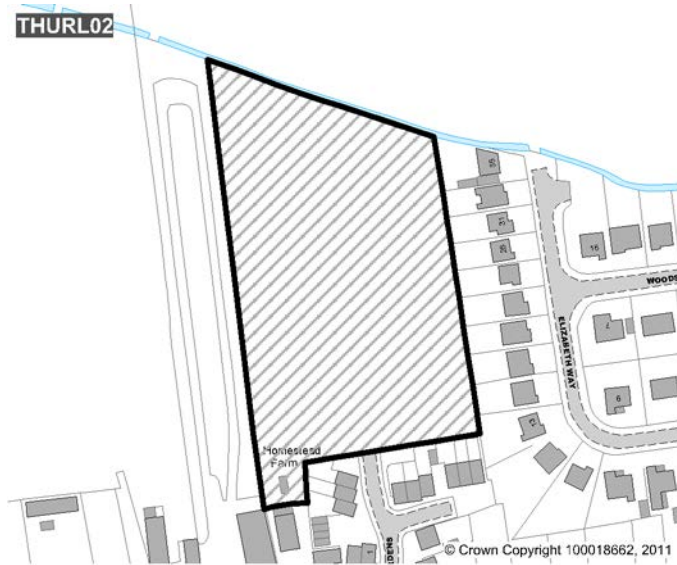
- concerns that the site is outside the envelope of the village, would reduce the gap between Thulby and Bourne, and that there would be more connection to Bourne and development would be of little benefit to the local community
- flooding issues (on the site and elsewhere resulting from development)
- concerns about impact on adjacent SSSI
- highway concerns as access could only be to A15, although this was stated to be a reason why it was the least objectionable site.
- stated to have been a prior refusal because of access (at Public Enquiry)

### **Conclusion**

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

Development would encroach into open countryside, and would impact on adjacent SSSI. Site is poorly related to settlement. Development is unlikely to be supported by Highways Authority because of access to A15.

Site Reference: **THURL02** (1.21 ha)  
Location: **North of Homestead Gardens**



### **Site Description**

Paddock to the northwest of the village.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Site location may restrict number to be supported due to network constraints.  
Sewer crosses site.

#### **Impact:**

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

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

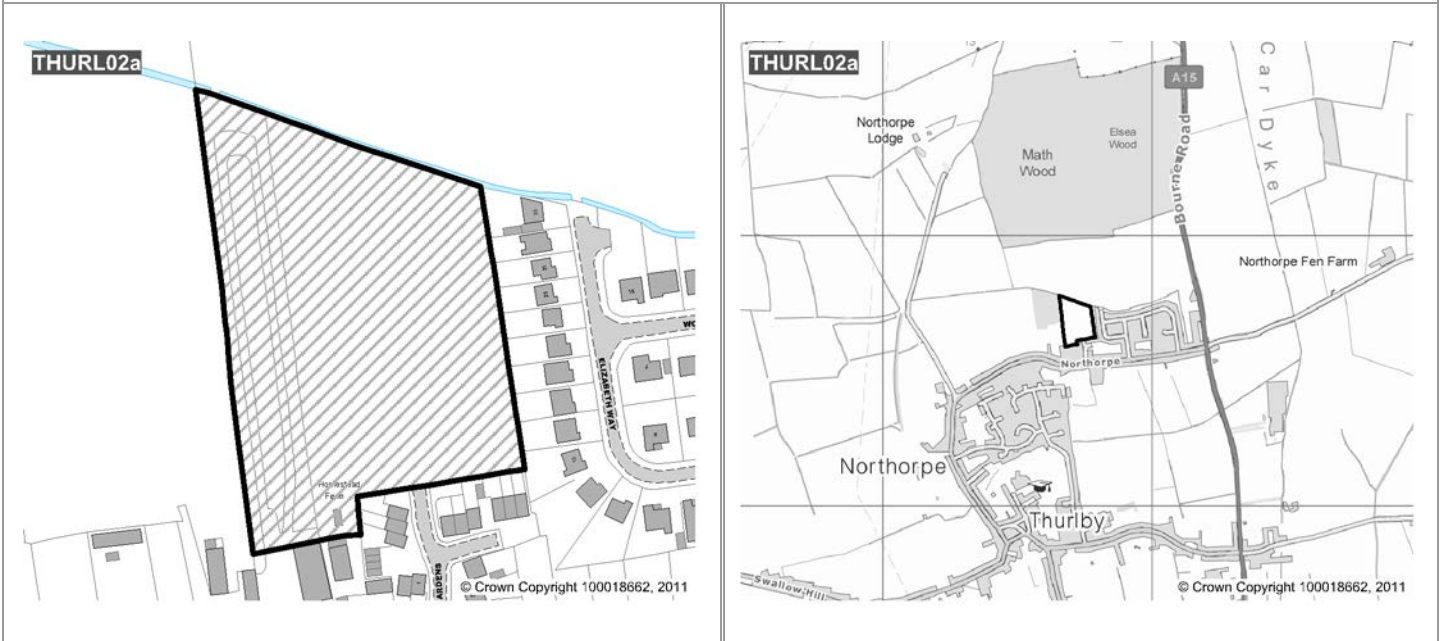
- concerns about access to site - access off narrow road
- some support as the site is a small site, which is a natural extension of existing development, and development would not detract from or put pressure on the village
- concerns about surface water disposal
- site is suitable for allotments

### **Conclusion**

The site is suitable for residential development and is considered along with site ADD31, as site THURL02a.

Site Reference: **THURL02a (ha)**

Location: **North of Homestead Gardens**



### **Site Description**

Paddock to the northwest of the village, adjoining a farm yard.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Site location may restrict number to be supported due to network constraints.

Sewer crosses site.

#### **Impact:**

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

Representations received as a result of the consultations in October 2009 and August 2010 are reported as under references THURL02 and ADD31 respectively.

### **Conclusion**

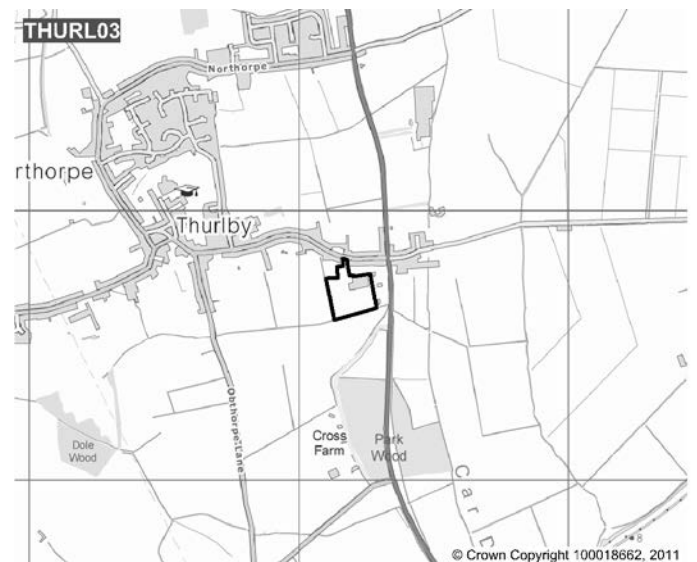
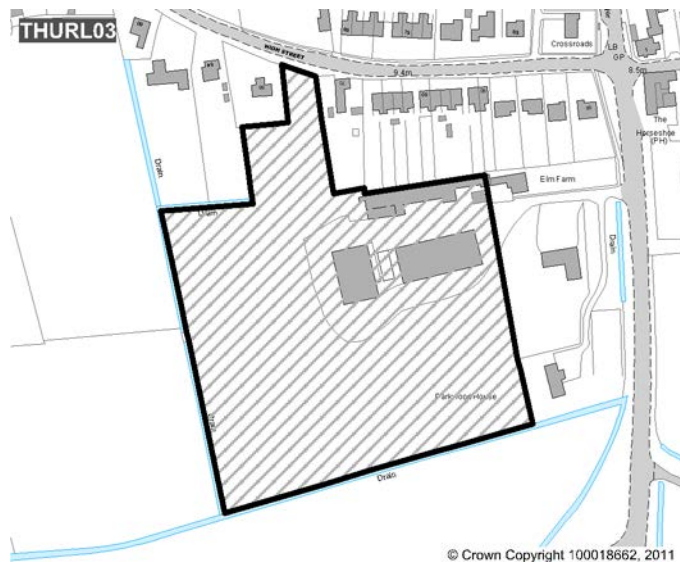
#### **This site is considered for allocation:**

Both sites THURL02 and ADD31 are considered to be suitable for residential development. It is considered that the western strip of land {ADD31} is **only** suitable for development in conjunction with THURL02.

Site Reference: **THURL03** (2.55 ha)

**REJECTED**

Location: **Part of Elm Farmyard, High Street**



### **Site Description**

Farmyard and agricultural field located on the southern edge of the village.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Access and visibility concerns with High Street. No access to A15. Already issues in this area with on street parking.

#### **Impact:**

This site is located to the rear of properties on High Street. Part of the site contains farm buildings. The Highway Authority will not permit additional access to the A15.

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.

#### **Consultation Response:**

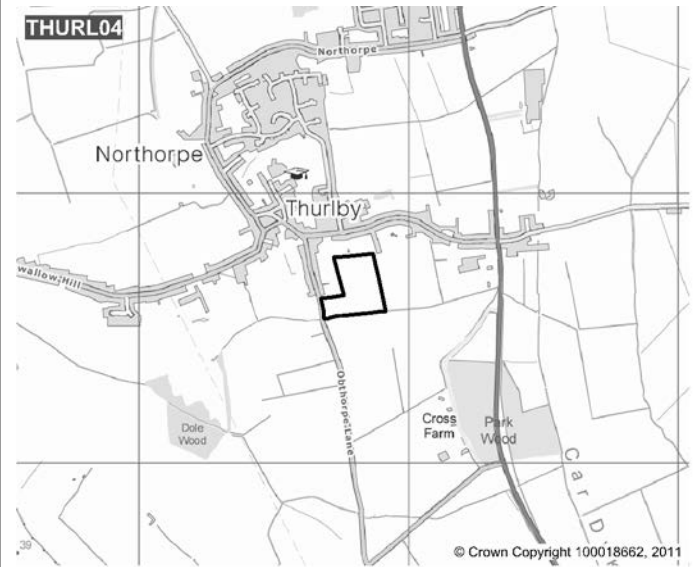
76 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns about access to site - especially visibility at High St junction
- flooding after heavy rainfall
- concerns about the possible loss of farmland
- site should be retained for employment use (part is occupied by engineering business)
- support for site as it is well located for bus stop (nearest to A15)

### **Conclusion**

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

Highways concerns about access will limit development. Part of site, accessed from High Street, may be suitable, but highway concerns re: parking may still be an issue.



### **Site Description**

Large site located to the south of the village. Comprises an open field in agricultural production. The site slopes down to Obthorpe Lane.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Major carriageway improvements required, including footway links and extension of speed limit.

Public footpath to boundary.

TPOs to western boundary of site.

Power lines cross site.

Site beyond 30mph speed limit.

#### **Impact:**

The site occupies an elevated position on the edge of the village. Development in this location would encroach on open countryside and have a significant impact on landscape character and the visual character of the village.

#### **Consultation Response:**

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

- development on this site would cause most damage to wildlife and the unspoilt nature of Obthorpe Lane - open farmland beyond the confines of the village
- highway issues - access to site unsuitable, Obthorpe Lane is narrow, single track road
- concerns about the proximity of site to Dole Wood SSSI
- support expressed because it would provide an opportunity to improve the road infrastructure and reduce traffic problems in the village

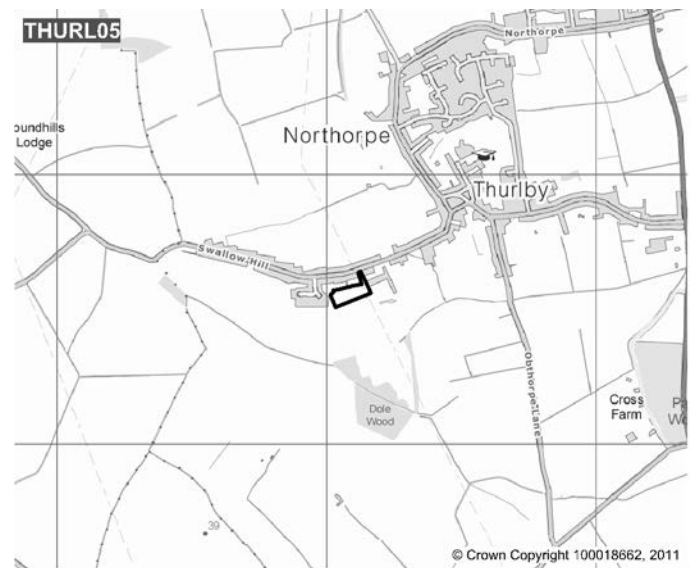
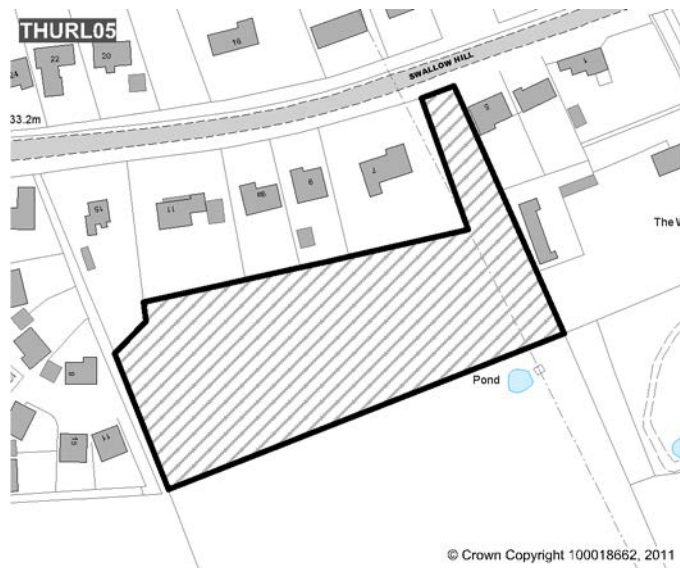
### **Conclusion**

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

Access is not available. This site is not suitable for allocation as development would extend the village into open countryside.

Site Reference: **THURL05** (0.77 ha)  
Location: **Land South of Swallow Hill**

**REJECTED**



### **Site Description**

Grass field to the rear of properties facing Swallow Hill. Has previously had a planning application for housing development refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: drainage and general improvement required.  
Overhead lines on site.  
Reports of localised flooding due to the geology of the site.

#### **Impact:**

The site lies adjacent to existing residential properties on the edge of the village. There is limited access to the site.

#### **Consultation Response:**

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

- concerns about drainage and flooding problems resulting from the presence of "Swallows" on the land
- concerns about the proximity of the site to Dole Wood SSSI
- some support for development of low-rise properties

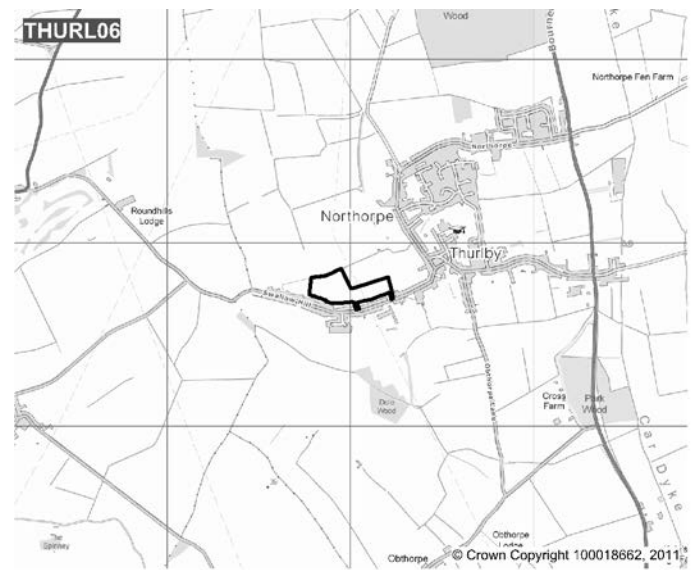
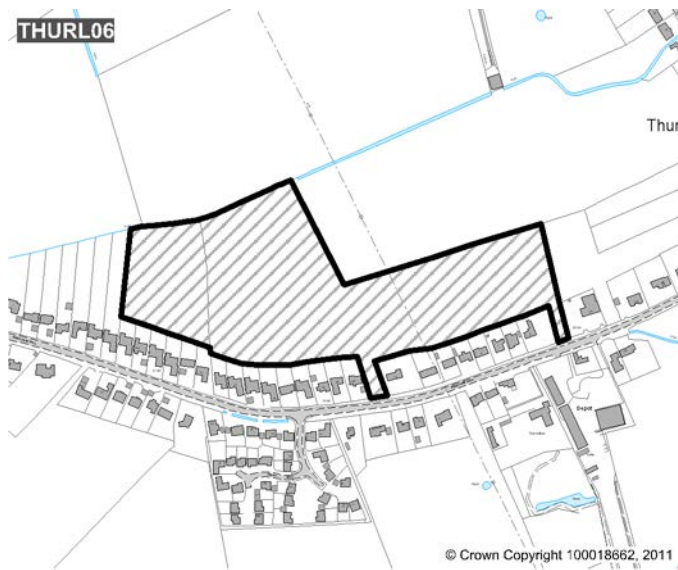
### **Conclusion**

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

There are localized flooding issues due to geology. Access concerns. Not suitable for development.

Site Reference: **THURL06** (5.06 ha)  
Location: **R/o 20-50 Swallow Hill**

**REJECTED**



### **Site Description**

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

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: capacity concerns and drainage issues on site.

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

Overhead lines cross the site.

Localised flooding due to geology of the site.

#### **Impact:**

The site lies to the rear of properties fronting the north side of Swallow Hill. There are limited access points.

Development in this location would encroach on open countryside and have a significant impact on landscape character of the open countryside.

#### **Consultation Response:**

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

- major concerns were drainage/flooding and highway issues: unsuitability of Swallow Hill for more traffic and unstable geology resulting in sink holes
- concerns at the possible loss of important farmland
- concerns about the effect on the landscape because of the open aspect of the site (which can be viewed from the Fens) and on wildlife
- the land to the rear of Nos 40-50 Swallow Hill has been purchased by the owners of those properties and is, therefore, not available for development

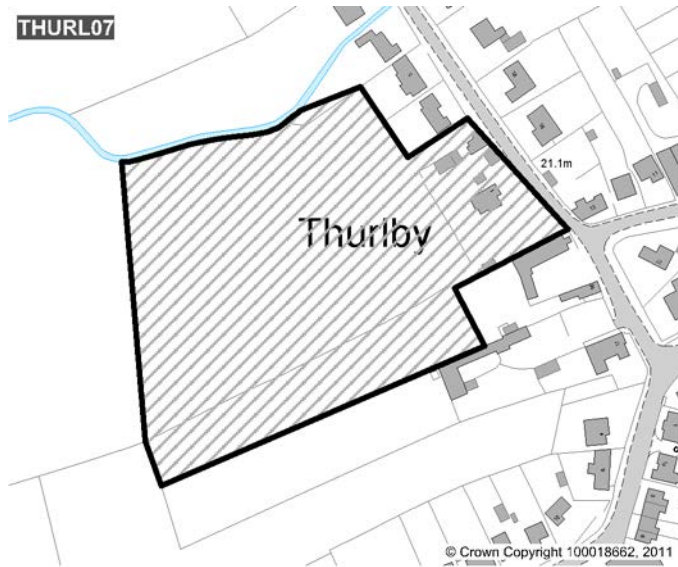
### **Conclusion**

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

Large site which would encroach on open countryside, poorly related to existing built form. There are localised flooding issues due to geology, and eastern edge is site of former railway and is a source of contamination. Parts of the site are not available. Not suitable for development.

Site Reference: **THURL07** (1.85 ha)  
Location: **Land West of Northorpe Lane**

**REJECTED**



### **Site Description**

Large site located on the western edge of the village. Comprises a field in agricultural use to the rear of properties fronting Northorpe Lane. The field can only be accessed through the domestic garden of the property fronting Northorpe Lane. Has previously had planning applications for residential development refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. This section of Northorpe Lane is very narrow to accommodate development, with little scope for widening, and visibility is limited. Potential conflict with the junction opposite.  
Lincolnshire Heritage: Ridge and furrow. Archaeological evaluation prior to determination of a planning application may be required.  
Public footpath crosses site.  
Localised flooding due to geology of site.

#### **Impact:**

The site lies to the rear of properties fronting Northorpe Lane, on the edge of the settlement. Development in this location would encroach on the open countryside and have a significant impact on landscape character of the open countryside.

#### **Consultation Response:**

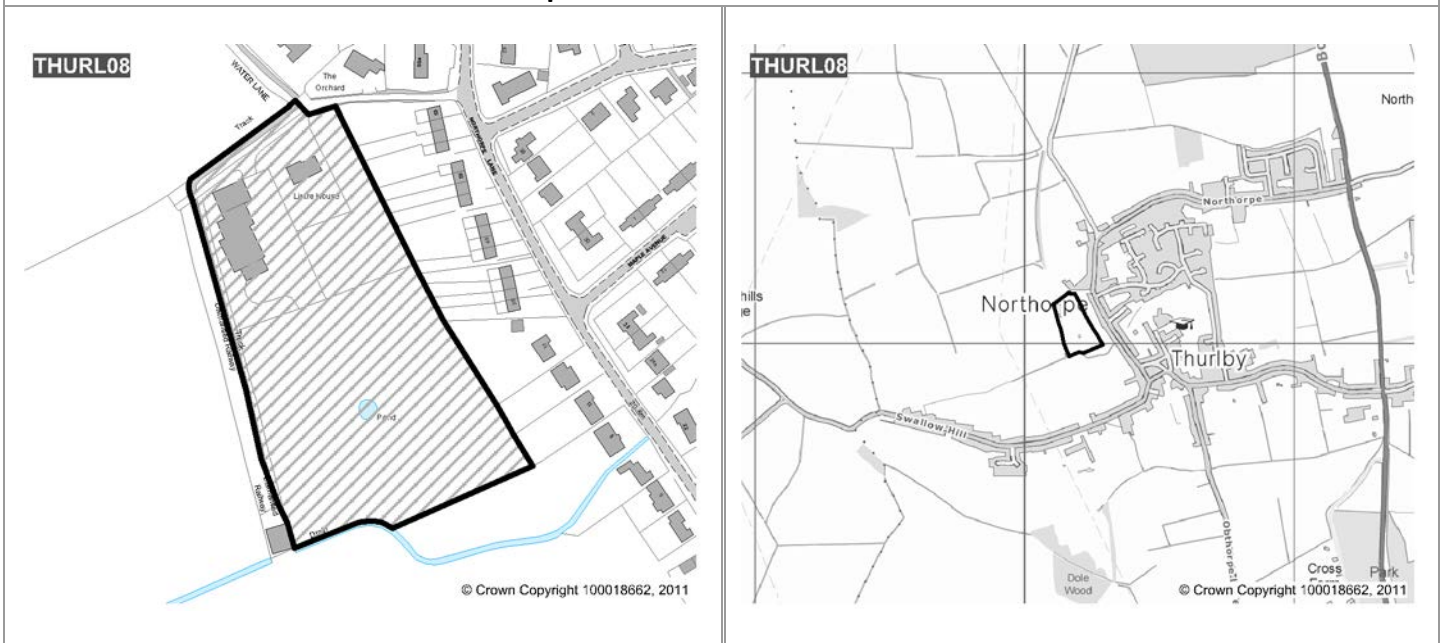
79 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns expressed about flood risks - the site is stated to be waterlogged and there are drainage issues
- concerns about the access which would be at the narrow point of Northorpe Lane
- support expressed as the site is small
- site considered to be acceptable if the density is reduced by 50%

### **Conclusion**

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

Highway Authority objection, localized flooding and poor relationship of this site to the built form render site unsuitable for development.



### **Site Description**

The site is located to the western edge of the village. It comprises a house, farm building and field in agricultural use, and there is a small pond on the site. Has previously had applications for residential development refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. Access to Water Lane insufficient to accommodate development, with little scope for improvements.

Localised flooding due to geology of site.

#### **Impact:**

The site lies to the rear of properties fronting Northorpe Lane and can be accessed only via Water Lane, a narrow road serving a small number of dwellings. Development in this location would encroach on the open countryside and have a significant impact on landscape character of the open countryside.

#### **Consultation Response:**

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

- concerns about flooding and drainage from the site - area prone to flooding which persists despite extra drainage installed about 2006
- access onto dangerous bend, not suitable for suggested number of houses
- concerns about the potential loss of agricultural land

### **Conclusion**

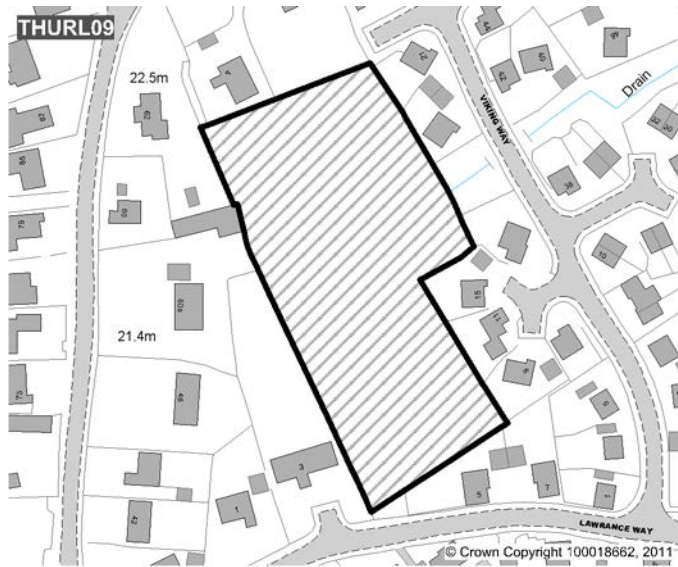
#### **Not considered to be suitable for allocation:**

Highway Authority objections to development on this site, which is poorly related to existing built form, and localised flooding concerns make it not suitable for development.

Site Reference: **THURL09** (0.75 ha)

Location: **R/o 6 Northorpe**

**REJECTED**



### **Site Description**

Small site located to the rear of properties fronting Lawrence Way, Viking Way, Northorpe and Northorpe Lane. It comprises an area of mowed grass.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: object. Concerns with access arrangement for this site.

Public footpath to boundary.

#### **Impact:**

This is an open area within a residential development which can only be accessed via a public footpath adjacent to No 3 Lawrence Way. Development in this location would impact on the amenity of the nearby residential development.

#### **Consultation Response:**

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

- concerns expressed about flooding as a dyke passes through the centre of the site
- concerns about effects on biodiversity - a good wildlife sanctuary
- there is no obvious means of access to the site
- site is important as a "green area" and suggested best uses are recreational or allotments
- support expressed because site is small and will have little impact on village

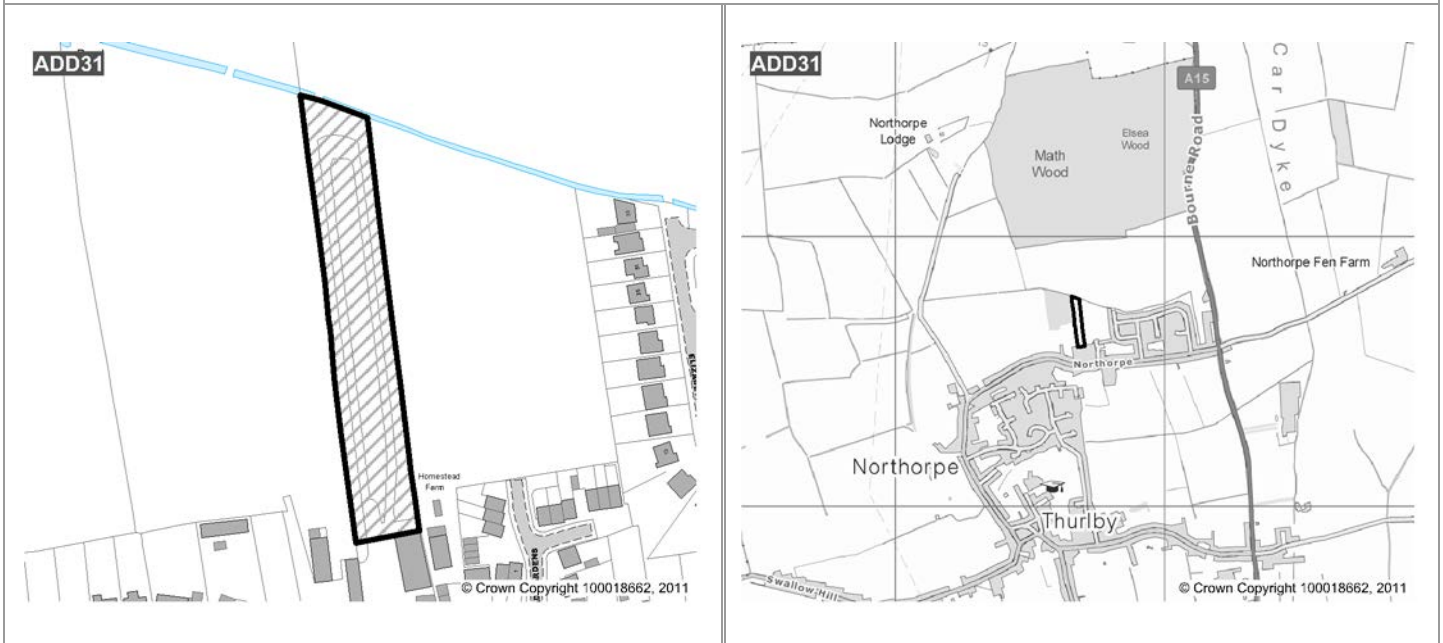
### **Conclusion**

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

Highway Authority objection - no access, therefore site is not suitable for development.

Site Reference: **ADD31** (0.49 ha)

Location: **land north of Earl House Farm, Northorpe**



### **Site Description**

Small site located on the northern edge of the village. Comprises a small strip of grassland, adjoining a farm yard.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: object. Development of this site is only possible in conjunction with site THURL02.

#### **Impact:**

Small edge of settlement site which can only be accessed via a farmyard. This site does not relate well to the existing built form of the village. However, if the adjacent site (THURL02) were developed, this site would relate well to that development.

#### **Consultation Response:**

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

- Lincolnshire Heritage reported site not of interest - no recorded finds
- Parish Council states the site is not contentious but have concerns about the access
- concerns about traffic impact as the site is close to pre-school and on a narrow road

### **Conclusion**

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

The site is only suitable for residential development in conjunction with adjacent site THURL02, as there is no suitable access on its own. It is considered together with site THURL02, as a separate site THURL02a.