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

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

SA/SEA summary:
Greenfield site on the edge of the village. Although there is existing development on two sides of the site, development would encroach into open countryside and have an effect on the conservation area and views into and out of Harlaxton Manor Historic Park and Garden. Development would, therefore, have a significant adverse effect on the landscape. No other constraints to development identified and the site is within 400 m of school, GP and shop and within 800m of a bus stop for an hourly service to Grantham.

Highway comments:
Access for smaller site might be OK subject to capacity of village network. Max 40 homes but would not want this and HARL06 together. Improvements to pedestrian links and parking facilities for school.

Conclusion
Large site which will have a significant impact on the setting of the conservation area and Harlaxton Manor and the landscape. It is well located for village facilities, and access for a max of 40 dwellings could be achieved.
Site Reference: **LANG01** (7.55 ha)

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

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**Site Description**

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

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**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

---

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Large site with gravel pits has little relationship to existing settlement.
Site Reference: **LANG01a (1.7ha)**  
Location: **Land at Old Langtoft Gravel Pit**

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**Site Description**  
Site on edge south-western edge of the village. Comprises part of former gravel pit, situated to the rear of properties along Stowe Road.

**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

**SA/SEA summary:**  
Brownfield site, part of former gravel pit, on the edge of the village. Relates reasonably well to nearby residential development; however it will change the pattern and form of development of this part of the village. Site is not subject to any site constraints [possible crop marks nearby]. It is, however, located some distance from village facilities which are within 800m (school and playing field) or further than 800m (shop and bus stop) away.

**Highway comments:**  
No obvious means of access other than through narrow farm access, other than with LANG01 or with LAN09. Accessibility is an issue - landowner needs to demonstrate an access is achievable.

**Conclusion**  
Site is part of former gravel pit works and located behind existing development so will have a minimal impact on the landscape and setting of the village, although it will change the linear form of development in this location. It is some distance from village facilities and there is concern about achieving access. If this is resolved, site might be suitable.
**Site Reference:** LANG02 (18.54 ha)

**Location:** Land off West End

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

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site little relationship to existing settlement.
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.

**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

**SA/SEA summary:**
Large greenfield site, Grade 2 agricultural land. Would have significant effect on landscape, is subject to heritage [cropmarks] and localised flooding constraints. Is located within 800m of school, shop and playing field and within 400m of a bus stop on an hourly service to Market Deeping.

**Highway comments:**
No direct access to A15 in this location. No other means of access.

**Conclusion**
Not suitable. Grade 2 agricultural land, significant effect on landscape and flood issues. No Access
Site Reference: LANG04 (7.78 ha)
Location: Land off New Road

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

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site, little relationship to existing settlement.
Site Reference: **LANG05** (3.50 ha)

Location: **Land South of Main Street**

---

**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.

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

- concerns about public footpath

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Protected Heritage assets on site.
Site Reference: **LANG06** (0.86 ha)
Location: **Land South of Main Street**

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

**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

**SA/SEA summary:**
Small paddock within the built-up part of the village, which relates reasonably well to the adjacent residential development. Site is Grade 2 agricultural land, and is subject to some localised surface water flooding constraint, otherwise no site constraints. Site is within 800m of all village facilities and within 400m of a bus stop on an hourly service to Market Deeping.

**Highway comments:**
No obvious means of access to site.

**Conclusion**
Not suitable. Grade 2 agricultural land. Flood issues. No Access
Site Reference: **LANG07** (0.31 ha)  
Location: **R/o 2 New Road**

---

**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.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate. Site has planning permission.
Site Reference: **LANG08** (10.15 ha)
Location: **Land off New Road**

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

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site, little relationship to existing settlement.
Site Reference: **LANG09a (1.54 ha)**
Location: **Land off Bourne Road**

**Site Description**
Large site located to the north of the village. Comprises a parcel of land which adjoins the A15.

**SA/SEA summary:**
Greenfield site in prominent position at entrance to village, where development will have an impact on local landscape. Site is also Grade 2 agricultural land so should be avoided unless no other more suitable land available. However, the site is well related to the existing settlement and development could enhance the gateway to the village. Site subject to heritage [Anglo-Saxon and Romano-British finds] and flood risk constraints, and is within 400m of all village facilities.

**Highway comments:**
No direct access to A15 and no other obvious means of access.

**Conclusion**
Not suitable. Grade 2 agricultural land. Significant effect on landscape and flood issues. No Access
Site Reference: LANG09b (6 ha)
Location: Land off Bourne Road

Site Description
Large site located to the north of the village. Comprises a large agricultural field in open countryside.

SA/SEA summary:
Large greenfield site, Grade 2 agricultural land. Development would have significant effect on landscape. It is subject to heritage [Anglo-Saxon and Romano-British finds] and localised flooding constraints. It is located within 400m of village facilities.

Highway comments:
No means of access.

Conclusion
Not suitable. Grade 2 agricultural land. Significant effect on landscape and flood issues. No Access
Site Reference: **LANG10** (2.27 ha)
Location: **Land R/O Dickens Close**

**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.

**SA/SEA summary:**
Greenfield site, Grade 2 agricultural land. Development would have significant effect on landscape. It is subject to localised flooding constraints. It is located more than 800m from village facilities including the bus stop.

**Highway comments:**
Third party land ownership may be required to secure an access - potential ransom issues: estate road does not extend to the boundary.

**Conclusion**
Not suitable. Grade 2 agricultural land. Significant effect on landscape and flood issues.
<table>
<thead>
<tr>
<th>Site Reference:</th>
<th>SK/LAN/09 (0.55 ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>adj 63 Stowe Road</td>
</tr>
</tbody>
</table>

**Site Description**
Disused and overgrown land to the south of Stowe Road on the outskirts of the village.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site has planning permission for residential development.
Site Reference:  **LB01** (6.50 ha)  
Location:  **Land East of Main Road**

**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.

**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

**First Sift:**  This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:  
No direct relationship with existing built form.
Site Reference: **LB02** (2.88 ha)
Location: **Land at Main Road**

**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.

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:
Very large site with poor relationship to existing built form. Smaller site assessed.
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.

**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

**SA/SEA summary:**
Greenfield site on northern edge of the village, immediately adjacent to existing housing development, will have limited impact on landscape. Site not constrained by any site designations or WCS constraints. It is within 400m of playing field, GP surgery and some shops, the bus stop is within 800m and the school is located more than 800m away towards the south of the village. Site size would meet affordable housing need.

**Highway comments:**
Access can be achieved directly off Main Road.

**Conclusion**
Site will have a limited effect on landscape of village as it is an extension site, but well located to village facilities, can be accessed and is not subject to sewerage constraint. Site suitable. (Planning permission granted for residential development on part of site, subject to S106).
Site Reference: LB03 (0.45 ha)
Location: Land off Westborough Lane

**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).

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Protected heritage asset on site.
Site Reference: **LB04** (1.42 ha)
Location: **Land South of Winters Lane**

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

**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

**SA/SEA summary:**
Greenfield site within the village, located between residential properties and the river, so would have an impact on landscape. Site is within Cordon Sanitaire and constrained by Anglian Water network issues. Area identified as an open area which is important to the character of the settlement in the Parish Plan. Shop, GP and bus stop within 400m, whilst school and playing field are within 800m of the site. Site area would deliver some affordable housing.

**Highway comments:**
Access may be acceptable subject to road widening and provision of footways. Limit site area to western half away from the river to reduce capacity. Lead Local Flood Authority may have concerns about drainage and surface water discharge.

**Conclusion**
Development would have significant impact on landscape and open area identified in Parish Plan. Is in Cordon Sanitaire and subject to Anglian Water sewerage network limits. Not suitable.
Site Reference: LB05 (0.83 ha)
Location: Land R/O Royal Oak, Main Road

Site Description
Grass paddock to the east of the village.

SA/SEA summary:
Small greenfield site on the edge of the village which is part of an area identified as an open area which is important to the character of the settlement in the Parish Plan. Site may be constrained by Anglian Water network issues. Shop, GP and bus stop within 400m whilst school and playing field are within 800m of the site. Site too small to make significant contribution to affordable housing need.

Highway comments:
Access can be achieved directly off Main Road.

Conclusion
Development would have significant impact on landscape and open area identified in Parish Plan and is subject to Anglian Water sewerage network limits. Not suitable.
Site Reference: **LB06** (0.21 ha)
Location: **R/O 9, Sparrow Lane, Long Bennington**

### Site Description

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Completed.
Site Reference: **LB07** (3.28 ha)
Location: **Dysart Farm**

**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.

**SA/SEA summary:**
Large greenfield site within the village, located between the built form and the river. Site is part of an open area which is considered important to the character of the settlement in the Parish Plan. Site is significantly constrained by Anglian Water network limits, and a small area of flood zone. It is within 400m the school, shops and bus stop, but is 800m or more from GP and playing field.

**Highway comments:**
No access off Sparrow Lane. Access of Dysart Grange would accommodate very small no. (max 10) additional units.

**Conclusion**
Large site where development would have significant impact on landscape and open area identified in Parish Plan. Is also subject to Anglian Water sewerage network limits. Not suitable.
Site Reference: **LB08** (1.01 ha)

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.

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Under construction, 7 units not started.
Site Reference: **LB09** (4.46 ha)
Location: **Land at Church Street**

**Site Description**
Large site located to the south-eastern edge of the village. Comprises a farmhouse, agricultural buildings and land. Has previously had a planning application for housing development refused.

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Flood zone 3 and Listed Building on site.
**Site Description**
Large site located on the southern edge of the village. Comprises field in agricultural use.

**Consultation Response:**
7 representations were received as a result of the consultation in October 2009 covering the following points:
- concerns about impact on setting of Church, possible archaeology
- concerns about impact on biodiversity
- support as natural extension to village

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Flood zone 3 and Listed Building on site.
Site Reference: **LB11 (10.48 ha)**
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.

### 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

### First Sift:
This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site with poor relationship to existing built form and in Flood Zone 3.
Site Reference: **LB12 (2.30 ha)**
Location: **adj Main Road, south of The Pastures**

![Site Map](image)

### Site Description
Grass paddock on the south-western edge of the village.

### SA/SEA summary:
Very large greenfield site on the edge of the village, would impact on local landscape. Site is significantly constrained by Anglian Water network issues and potential heritage assets [historic settlement]. The site is within 400m of the school but the GP surgery, local shop and playing field are more than 800m away. Bus stop within 800m.

### Highway comments:
Access could be achieved, but may need infrastructure works to footways etc.

### Conclusion
Site will have an effect on landscape and setting of village, has potential heritage constraint and is some distance from the centre of the village. Site also constrained by sewerage network limit.
Site Reference: **LB13** (0.62 ha)
Location: **South of Vicarage Lane**

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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Poor relationship to existing built form.
Site Reference: **LB14** (0.51 ha)  
Location: **Land off Vicarage Lane**

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

**SA/SEA summary:**  
Small greenfield site within established residential area on the edge of the village. May be constrained by Anglian Water network issues. School, shop and GP within 800m of the site, whilst bus stop is within 400m and the playing field is more than 800m. Site too small to make a contribution to meeting affordable housing need.

**Highway comments:**  
Accessibility issues including visibility concerns - may be acceptable if can prove meets Manual for Streets. Access width may limit number of homes.

**Conclusion**  
Small site but may be suitable for development if Anglian Water sewerage network constraint can be overcome. Could get consent under current policies anyway. Won’t deliver enough affordable housing to meet need.
Site Reference: **LB15** (0.34 ha)

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

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**Site Description**

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

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

**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.

**SA/SEA summary:**
Large greenfield site on the edge of the village, located between the residential part of the village and the A1 trunk road. Significantly constrained by Anglian Water network issues and may be constrained by heritage assets [ridge and furrow]. Development would encroach into open countryside and have a significant effect on the landscape. GP surgery, local shop and bus stop are with 400m of the site, but school and playing field are within 800m. Site area would deliver more than 27 affordable homes needed.

**Highway comments:**
Far too large, no capacity in existing network for such a large development.

**Conclusion**
Large site will impact on landscape and setting of village. Site constrained by access and sewerage network limits. Not suitable
Site Reference: LB16a (6.07 ha)
Location: Land East of A1

Site Description
Site located on the western edge of the village. Comprises part of a large agricultural field. Has previously had an application for residential development refused, [site is land at the northern edge of LB15].

SA/SEA summary:
Greenfield site comprising the northern part of site LB16. Site extends into open countryside beyond the built confines of the village. Site is significantly constrained by Anglian Water network issues and potential heritage assets [ridge and furrow]. Site is within 400m of GP surgery, shops, playing field and bus stop, but 800m from school which is at other end of the village.

Highway comments:
Access could be achieved but would be restricted to max of 10.

Conclusion
Site constrained by access and sewerage network limits. Not suitable
<table>
<thead>
<tr>
<th>Site Reference:</th>
<th><strong>LB17</strong> (1.33 ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td><strong>Land East of A1, North of Valley Lane</strong></td>
</tr>
</tbody>
</table>

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

**SA/SEA summary:**
Greenfield site on the edge of, and outside the confines of, the village. Site may be affected by AW network constraints and surface water flooding issues. Site is within 400m of the GP surgery and playing field and a bus stop. The local shop is within 800m but the school is more than 800m away.

**Highway comments:**
No obvious access: shared with medical centre unacceptable & further west constrained by A1 slip road. Access through LB18 problematic and would exacerbate concerns with access to that site.

**Conclusion**
No relationship to built form. No access and sewerage network limits. May also be noise impacts from A1. Not suitable.
Site Description
Site located on the north-western edge of the village. Comprises an agricultural field.

SA/SEA summary:
Greenfield site on northern edge of the village, immediately adjacent to existing housing development. Development would have little impact on local landscape. Site may have heritage constraint [historic settlement] but otherwise no site constraints, in particular is one of only two sites not affected by Anglian Water network limitations. Site is within 400m of playing field, GP surgery and some shops. Bus stop is within 800m, although the school is located more than 800m away towards the south of the village.

Highway comments:
Access concerns in respect of proximity to existing junction. Would need to be demonstrated that access could be achieved safely.

Conclusion
Site will have a limited effect on landscape and is well located in village. Not constrained by sewerage network limits, but access may be constrained because of proximity to existing junctions. Site may be suitable subject to access.
Site Reference: **ADD18 (5.93 ha)**
Location: **land between The Pastures & A1**

---

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

**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

**SA/SEA summary:**
Very large greenfield site on the edge of the village which, whilst immediately adjacent to existing housing development, would have a significant effect on the landscape. Site is significantly constrained by Anglian Water network limits, but no other site constraints identified. School is within 400m of the site. Shop and bus stop are within 800m, and the GP surgery is more than 800m away at the northern end of the village. Site could provide all affordable housing needed as part of a mixed tenure scheme.

**Highway comments:**
On its own no access point. Too large for network capacity.

**Conclusion**
Large sites which is constrained by access and sewerage network limits. Site will have a significant impact on landscape.
Site Reference: ADD19 (10.56 ha)
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.

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site with little relationship to existing built form of village.
Site Reference: **ADD20 (0.68 ha)**
Location: **land south of Elm Close**

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

**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

**SA/SEA summary:**
Small greenfield site on the edge of the village which, although immediately adjacent to existing residential development, would have some limited impact on the landscape. Surface water flooding issues have been identified which affect most of the site, however, it is not significantly constrained by Anglian Water network limits. Site is located within 800m of school, shops and bus stop, but is more than 800m from GPs and playing field. Site is too small to make a significant contribution to level of affordable housing needed in the village.

**Highway comments:**
Access ok but shape of site would constrain capacity.

**Conclusion**
Site will have impact on landscape and setting of village. Shape makes it awkward to develop and unlikely to deliver many houses and not enough affordable.
Site Reference: ADD21 (0.47 ha)
Location: land at Alma Farm, 18 Main Road

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

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

SA/SEA summary:
Small greenfield site, comprising farmyard and small orchard, within the centre of the village where it would have little impact on the landscape. The site is significantly constrained by the Anglian Water network limits, but otherwise is free from site constraints. The site relates well to the surrounding residential area and is within 400m of the school and a bus stop. It is, however, some 800m or more from the shop, GPs and playing field which are located to the north of the village. Site is too small to make a significant affordable housing contribution.

Highway comments:
Existing buildings would have to be demolished to achieve access - OK subject to achieving width and visibility.

Conclusion
Small site may be suitable for redevelopment if Anglian Water constraint overcome. Could get consent under current policies anyway. Won't deliver enough affordable housing to meet need.
Site Reference: ADD23 (0.17 ha)
Location: 60 Vicarage Lane

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

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

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:
Site cannot be accessed.
Site Reference: **ADD24** (4.30 ha)
Location: **land south of Sewston Lane and west of A1**

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

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No employment allocation required - contrary to policy.
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.

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

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No employment allocation required.
Site Reference: **SK/LON/12** (0.56ha)
Location: **29 Main Road**

**Site Description**

**SA/SEA summary:**
Small greenfield site within the village. No site constraints identified. Site is within 400m of the shop and bus stop and within 800m of school and GP. It is however more than 800m from the playing field. Site is too small to make a significant contribution to affordable housing need in the village.

**Highway comments:**
Access to site can be achieved but surface water discharge may be a problem.

**Conclusion**
Small site but may be suitable for development if Anglian Water constraint overcome. Could get consent under current policies anyway. Won't deliver enough affordable housing to meet need.
Site Reference: SK/LON/13 (0.49ha)  
Location: Dysart Farm, Great North Road

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Completed.
Site Reference:  **SK/LON/16** (0.31ha)
Location:  Parklands, Vicarage Lane

**Site Description**

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Planning consent granted.
Site Reference: **SK/LON/18** (0.19ha)
Location: **17 Main Road**

**Site Description**

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Completed.
Site Reference:  **SK/LON/19 (0.21ha)**
Location:  **4 Sparrow Lane**

**Site Description**

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

2 units completed, 2 units under construction.
Site Reference: SK/LON/20 (0.64ha)
Location: Senaca House, Vicarage Lane

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Planning consent granted.
Site Reference: **MORT01** (13.14 ha)
Location: **Land North West of Hacconby Lane**

**Site Description**
Large site on the northern edge of the village. Comprises a large field in agricultural use.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site, little relationship to existing settlement.
**Site Reference:** MORT02 (11.67 ha)  
**Location:** Land North East of Hacconby Lane

### Site Description

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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site, little relationship to existing settlement - small part under construction.
Site Reference: **MORT03** (0.49 ha)

Location: **Part OS 1037, East Lane, Morton**

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**Site Description**

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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Under construction.
Site Reference: **MORT04** (1.73 ha)
Location: **North of Piccadilly Way**

**Site Description**
Site located on the northern edge of the village. Comprises a field in agricultural use.

**SA/SEA summary:**
Greenfield site, adjacent to existing residential development, on the edge of the village. It does not relate well to the existing built form of the village and development would encroach into open countryside. Site is Grade 2 agricultural land which should only be considered if there are no other more suitable sites of lower grade land. No constraints identified. Site within 400m of school and playing field but within 800m of local shop and bus stop.

**Highway comments:**
Only access would be via Waterloo Drive. Site capacity would be limited to existing number of units and capacity of junction.

**Conclusion**
Not suitable poor relationship to existing village and will have a significant effect on landscape. Grade 2 land should not be development unless no other available. Access is constrained. Not suitable.
Site Reference: **MORT05** (9.02 ha)  
Location: **Land South of Station Road, Morton Fen**

**Site Description**

Large site located on the eastern edge of the village. Comprises an area of scrub, separated from a large agricultural field by a line of mature trees.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site, little relationship to existing settlement.
Site Reference: MORT06 (1.61 ha)
Location: South of Station Road, Morton

Site Description
Large site located to the south of the village. Comprises a field in agricultural use. Has previously had a planning application for housing development refused.

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site has no relationship to existing settlement.
Site Reference:  MORT07 (5.35 ha)
Location:  South of Bakers Way

Site Description
Large site located on the southern edge of the village. Comprises a large field in agricultural use. Previous applications for housing development have been refused.

Consultation Response:
3 representations were received as a result of the consultation in October 2009 covering the following points:
● concerns about problems of access through adjoining estate roads

SA/SEA summary:
Large greenfield site, adjacent to existing residential development, on the edge of the village. It does not relate well to the existing built form of the village and development would encroach into open countryside. Site is Grade 2 agricultural land which should only be considered if there are no other more suitable sites of lower grade land. No constraints identified. Site is within 400m of school and playing field but within 800m of local shop and bus stop.

Highway comments:
Access off Bakers Way. Site too large to be served by this single point cul de sac would need to assess the junction capacity and suitability of the estate road to accommodate additional traffic. Smaller site might be better.

Conclusion
Large site which would have a significant effect on landscape, poor relationship to existing built form and is Grade 2 agricultural land. Access restrictions. Not suitable.
**Site Reference:** MORT08 (0.99 ha)
**Location:** Land at The Cedars, Station Road

**Site Description**
Dwelling, garden and paddock area to the south of Station Road. Has previously had a planning application for housing development refused.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Protected historic assets at frontage, no means of access without causing harm.
Site Reference: MORT09 (2.12 ha)
Location: Land R/O 44A High Street

Site Description
Residential dwelling, agricultural yard and grazing land located on the southern edge of the village.

SA/SEA summary:
Large greenfield site comprising part domestic garden and part grazing land. Part of the site lies within the Conservation Area and part in open countryside on the edge of the village. Development would encroach into the open countryside and may have a significant impact on the visual character of the village. Site is Grade 3 agricultural land and only has heritage constraints [CA and adj LB]. Site within 400m of school, shop, playing field and bus stop.

Highway comments:
Poor access onto the High Street which will struggle to achieve visibility and road widths.

Conclusion
Site will have a significant impact on the landscape and the setting of conservation area and listed buildings. Access unlikely to be acceptable. Not suitable.
**Site Reference:** MORT10 (69.28 ha)

**Location:** Land West of Bourne Road

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**Site Description**
Large site located on the southwest of the village. Comprises large fields in agricultural use.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site, little relationship to existing settlement.
Site Reference: **MORT11** (3.94 ha)
Location: **Land North of Laburnum Drive**

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**Site Description**
Large site located to the north of the village. Comprises a field in agricultural use.

**SA/SEA summary:**
Large greenfield site which acts as a buffer between the villages of Morton and Hanthorpe. Development would encroach into open countryside and would also result in the coalescence of the two settlements, which is contrary to Core Strategy Policy SP2. Heritage asset [windmill] on site which is a constraint to development. School and playing field are more than 800m away whilst shop and bus stop are within 800m.

**Highway comments:**
Access could be achieved: would mean loss of green wedge between Morton & Hanthorpe. Some road widening required for access and turning. Potential for footway widening for shared cycleway. Concern at increased movements at junction with A15 [history of collision]. May be an issue with site drainage that could impact on nearby land.

**Conclusion**
Not suitable. Significant effect on landscape and separation between Morton and Hanthorpe.
Site Reference: **MORT12** (5.66 ha)
Location: **Land North of Larks Rise**

**Site Description**
Large site located on the northern edge of the village. Comprises a large field in agricultural use.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Large site, little relationship to existing settlement.
Site Reference: **MORT13 (8.49 ha)**
Location: **Land North of High Street/East of Folkingham Road**

**Site Description**
Large site located to the north of the village. Comprises fields in agricultural use and allotments.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Large site, little relationship to existing settlement.
**Site Reference:** ADD26 (0.93 ha)

**Location:** Least of A15 and south of Hill View Gardens

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**Site Description**
A scheme of affordable housing has been completed on part of the site. The assessment relates to the southern part of the site only.

**Consultation Response:**
7 representations were received as a result of the consultation in August 2010 covering the following points:
- must consider impact on CA
- infrastructure capacity concerns
- unacceptable increase in traffic,
- loss of prime ag land
- development too large for size of village
- support BUT concerns about traffic access to A15 & school places

**SA/SEA summary:**
The site lies outside the confines of the village and would have a significant adverse effect on the landscape, extending the village into open countryside. Site is constrained by localised surface water flooding and heritage [archaeological earthworks] constraints. It is within 400m of all local facilities and services, however, they are only available by crossing the A15.

**Highway comments:**
Updated TA would be required to prove that the existing access could accommodate more. Potential issues with drainage from Lead Local Flood Authority

**Conclusion**
Site would impact on landscape and setting and approaches to village. Potential access limits. Not suitable.
Site Reference: **ADD27** (0.90 ha)  
Location: **Hanthorpe Farm, Hanthorpe**

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**Site Description**  
Site located within Hanthorpe. Comprises agricultural buildings and land (including farmhouse).

**Consultation Response:**  
6 representations were received as a result of the consultation in August 2010 covering the following points:  
- road infrastructure not adequate  
- development too large for size of village  
- school across busy A15

**SA/SEA summary:**  
Site comprises farmyard and associated buildings. Located within the built-up part of Hanthorpe and development would be unlikely to have significant impact on the landscape. The site is located more than 800m from all local services and facilities, which are located in the village of Morton and can only be accessed by crossing the A15. It is within 800m of a bus stop on the hourly service to Bourne. Site has heritage constraints [historic settlement].

**Highway comments:**  
Potential requirement for carriageway and footway widening. Concern about increasing traffic in Hanthorpe and at the A15 crossroad. All facilities are to east of A15

**Conclusion**  
Small infill site would have some impact on landscape. Is some distance from village facilities and would have to make footway/cycle way improvements.
Site Reference: ADD28 (0.20 ha)
Location: Pt OS 4205 Stainfield Road, Hanthorpe

Site Description
Site located within Hanthorpe. Comprises grass paddock.

Consultation Response:
4 representations were received as a result of the consultation in August 2010 covering the following points:
- road infrastructure not adequate
- development too large for size of village
- school across busy A15

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: ADD29 (0.62 ha)
Location: Brackens Farm, Edenham Road, Hanthorpe

**Site Description**
Site located in Hanthorpe. Comprises farm yard and corrugated barns.

**Consultation Response:**
4 representations were received as a result of the consultation in August 2010 covering the following points:
- road infrastructure not adequate
- development too large for size of village
- school across busy A15

**SA/SEA summary:**
Site comprises farmyard and associated buildings. Located within the built-up part of Hanthorpe. Development would be unlikely to have significant impact on the landscape. The site is located more than 800m from all local services and facilities, which are located in the village of Morton and can only be accessed by crossing the A15. It is within 800m of a bus stop on the hourly service to Bourne. Site has heritage constraints [historic settlement].

**Highway comments:**
Potential requirement for carriageway and footway widening. Concern about increasing traffic in Hanthorpe and at the A15 crossroad. All facilities are to east of A15.

**Conclusion**
Small infill site would have little impact on landscape, but some distance from village facilities and would have to make footway/cycle way improvements.
### Site Description

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Residential development approved.
Site Reference: SK/MOR/06 (0.31 ha)
Location: R/o 16, 18 & 20, Station Road

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Development complete.
Site Reference: **SK/MOR/10 (2.32 ha)**
Location: **Hanthorpe House Saw Mill, Stainfield Road, Hanthorpe**

**Site Description**
Site located in Hanthorpe. Comprises Saw Mill premises.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Remote from village centre with little relationship to existing built form.
Site Reference: **SWITH01** (1.73 ha)  
Location: **Land off North Witham Road**

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**Site Description**

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

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site has no direct relationship to existing pattern of development.
Site Reference: **SWITH02** (0.15 ha)
Location: **Land R/O 27 Water Lane**

**Site Description**
Site located on the western edge of the village. Comprises the garden of a domestic property.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
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.

**SA/SEA summary:**
Site has no constraints but will have a significant adverse effect on the landscape. Within 400m of school, shop, playing field and bus stop.

**Highway comments:**
Access point would be ok but would require a footway link to village core. May need to extend speed limit. Number subject to a TA.

**Conclusion**
Open field with little relationship to existing pattern of development. Site will have a greater impact on landscape and approaches than other sites in the village. Not suitable.
Site Reference:  **SWITH04** (0.56 ha)  
Location:  **Land South of Mill Lane**

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**Site Description**
Site on the southern edge of the village. Comprises paddock. Agricultural classification is Grade 3.

**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

**SA/SEA summary:**
Site may have heritage constraints [windmill] but no wildlife constraint and limited impact on landscape. Within 400m of school, shop, playing field and bus stop.

**Highway comments:**
Access point would be OK but would require a footway link to village core. May need to extend speed limit. Number subject to a TA.

**Conclusion**
Site will have a limited impact on landscape. Suitable if required.
Site Reference: **SWITH05** (1.94 ha)
Location: **Land West of Thistleton Lane**

**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.

**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

**SA/SEA summary:**
Site may have wildlife constraint, but no heritage constraint. Will have limited impact on landscape. Within 400m of school, shop, playing field and bus stop.

**Highway comments:**
Visibility at junction of High Street with Thistleton Lane is an issue. There are constraints to access: new access would be directly opposite Station Avenue forming a cross roads.

**Conclusion**
Site will have minimal impact on landscape, however, it is a sloping site and is adjacent to a local wildlife site. Potential access constraint should need to be resolved if the site were to be considered suitable for allocation.
Site Reference: **ADD30** (2.36 ha)
Location: **south of Occupation Road & disused railway lane**

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

**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

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No employment allocation required - contrary to policy.
Site Reference: THURL01 (7.18 ha)
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.

**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 Thurlby 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)

**First Sift: Site not considered suitable for allocation because:**
Very large site, little relationship to existing settlement.
Site Reference: THURL02 + ADD31 (1.74ha)
Location: North of Homestead Gardens

Site Description
Paddock to the northwest of the village, adjoining a farm yard. [composite of sites THURL02 and ADD31]

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.

69 representations were received as a result of the consultation in October 2009 [THURL02] 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 the development would not detract from or put pressure on the village
- concerns about surface water disposal
- site is suitable for allotments

3 representations were received as a result of the consultation in August 2010 [ADD31] 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

SA/SEA summary:
Farmyard area and adjacent field located to the north of the village. Grade 2 land, which should not be considered unless there is no other suitable site on lower grade land. Development here would have some impact on the landscape. Localised surface water flooding constraint, but no other constraints identified. The site is within 800m of the school, shop and playing field but more than 800m from the bus stop for the hourly service to Bourne.

Highway comments:
Potential ransom strip. The estate road, Homestead Gardens, is not yet adopted but it appears that estate boundary does not extend to change in land ownership.

Conclusion
Grade 2 land should not be developed. Site would have limited impact on landscape. Might be suitable if no other lower grade land available
Site Reference:  THURL03 (2.55 ha)  
Location:  Part of Elm Farmyard, High Street

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

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)

SA/SEA summary:
Farmyard area and adjacent field located to the south of the village. Grade 2 land so should not be considered unless there is no other suitable site on lower grade land. Development here would have significant impact on the landscape. Localised surface water flooding constraint, but no other constraints identified. The site is within 800m of the school, shop and playing field but more than 800m from the bus stop for the hourly service to Bourne.

Highway comments:
Access to site can be achieved and site already in commercial use. Issues with existing parking and impact on A15 junction will determine viability and capacity.

Conclusion
Significant impact on landscape and village. Grade 2 agricultural land. Not suitable.
Site Reference: THURL04 (3.75 ha)
Location: Land East of Obthorpe Lane

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.

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

First Sift: Site not considered suitable for allocation because:

Large site, little relationship to existing settlement.
Site Reference: **THURL05** (0.77 ha)
Location: **Land South of Swallow Hill**

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

**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

**SA/SEA summary:**
Small greenfield site (Grade 3) located to south of the village. Development here would have an impact on the landscape. Localised surface water flooding constraint, but no other constraints identified. The site is within 800m of the school, shop and playing field but more than 800m from the bus stop for the hourly service to Bourne. Site area too small to deliver full affordable housing required as part of a mixed tenure scheme.

**Highway comments:**
May only be acceptable for very small number if visibility and access to site can be achieved. Development at this end of Thurlby is at its limit because of the nature of the existing road network in the village.

**Conclusion**
Grade 3 site, localized flooding concerns. Access for very small number of units, not suitable for allocation.
Site Reference:  THURL06  (5.06 ha)
Location:  R/o 20-50 Swallow Hill

Site Description
Large site located on the north-eastern edge of the village. Comprises a large agricultural field.

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

First Sift: Site not considered suitable for allocation because:
Large site, little relationship to existing settlement.
Site Reference: **THURL07** (1.85 ha)
Location: **Land West of Northorpe Lane**

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**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.

**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%

**SA/SEA summary:**
Site comprises Grade 3 agricultural land in productive use on the edge of the village, and immediately adjacent to existing housing. The site does not relate well to the surrounding area, and development in this location would encroach into open countryside. Localised surface water flooding issues have been identified which affect the whole of this site. The site is also identified as having potential heritage constraint [ridge and furrow]. Site within 400m of school, shop and playing field, but more than 800m from the bus stop for the hourly service to Bourne.

**Highway comments:**
Proximity to junction and carriageway width access would need to be away from the junction - may need to demolish existing house. Development at this end of Thurlby is at its limit because of the nature of the existing road network in the village.

**Conclusion**
Large site which would have a significant effect on landscape. Localised flooding identified and access constrained. Not suitable.
Site Reference: THURL08 (2.35 ha)
Location: Land West of Northorpe Lane

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.

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

SA/SEA summary:
Large greenfield site comprises farmhouse and field in agricultural use (Grade 3) on the edge of the village, immediately adjacent to existing housing. The site does not relate well to the surrounding area and development here would have an impact on the landscape and encroach into open countryside. Localised surface water flooding issues have been identified for this site, but no other constraints. Site within 400m of all local facilities, apart from the bus stop which is more than 400m away.

Highway comments:
No apparent means of access to the site within landownership. May need to demolish existing block of houses. Development at this end of Thurlby is at its limit because of the nature of the existing road network in the village.

Conclusion
Large site which would have a significant effect on landscape. Localised flooding identified and access constrained. Not suitable.
Site Reference: **THURL09** (0.75 ha)
Location: **R/o 6 Northorpe**

**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.

**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

**SA/SEA summary:**
Small area of open space within a recent residential estate-type development. Grade 2 agricultural land, which should not be considered unless no other suitable site on lower grade land. Development would have limited impact on landscape and site is unconstrained. It is also well located, being within 400m of all local facilities, except the bus stop which is more than 800m away. Site is, however, too small to deliver the full number of affordable homes required in Thurlby.

**Highway comments:**
No apparent means of access to the site - existing narrow farm access with poor visibility onto Northorpe Lane. Access would be subject to being able to show appropriate standard can be met.

**Conclusion**
Grade 2 agricultural land - should not be developed unless no other more suitable site. Existing access for tractor but no scope to make this suitable for development. Not suitable.
Site Reference: **STAM01 + STAM02** (28.73 ha)
Location: **Land South of Empingham Road**

### Site Description
Large site located on the western edge of the town. Comprises a large agricultural field, which slopes southwards to Tinwell Road. [composite of sites STAM01 and STAM02]

### Consultation Response:
20 representations were received as a result of the consultation in October 2009 in respect of STAM01 covering the following points:
- retain as agricultural/green space/allotments
- should be designated for special protection
- need for residential use not established
- concerns about loss of agricultural land
- support - good infill for residential
- support - good site for football club

22 representations were received as a result of the consultation in October 2009 in respect of STAM02 covering the following points:
- retain as agricultural/green space/allotments
- should be designated for special protection
- need for residential use not established
- concerns about loss of agricultural land
- support - good location for mixed use/football club

### SA/SEA summary:
Large greenfield site (Grade 3) on the edge of Stamford which is located immediately south and west of modern residential development. Site is considered to have medium-high capacity for development. The site is some 2000m from the town centre and is within 400m of a school and playing field and within 800m of a local shop. The GP surgeries are available within the town centre which is accessible by an hourly bus service, bus stop within 400m. Surface water flood risk issues have been identified which may reduce the developable area, and the site does have some heritage interest but not significant. Proximity to the A1 makes the site attractive to the employment market. Site area large enough to meet market and affordable housing needs and provide for employment development.

### Highway comments:
Access is agreed in principle.

### Conclusion
Site is an extension into countryside so will have an impact on landscape however the local topography, presence of A1 and existing pattern of development means this will be a minor impact rather than significant. Close proximity to school and shops and on a frequent bus service into town. Site suitable for allocation. (O/L planning permission granted and S106 issued 30/5/13)
Site Reference: STAM03 (0.30 ha)
Location: Jacksons Building Centre, Radcliffe Road

Site Description
Small, slightly sloping site within the built-up part of the town. Comprises a builder’s merchants premises.

Consultation Response:
8 representations were received as a result of the consultation in October 2009 covering the following points:
- support for Affordable Housing only
- support - present use is incompatible with surrounding area
- needs careful design because of proximity to CA
- support - BUT lower density to reflect surrounding area

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: STAM04  (0.36 ha)  
Location: North St car park

Site Description
Small site adjacent to the town centre of Stamford. Comprises a public pay and display car park a retail unit.

Consultation Response:
11 representations were received as a result of the consultation in October 2009 covering the following points:
- shortage of car parks - more required
- should be developed as a multi-storey car park
- careful design because of proximity to CA

SA/SEA summary:
Small parcel of land currently in use as town centre car park. Re-development of this site would impact on the economic well-being of the town through loss of car parking. Site is within 400m of the town centre so has excellent access to all services and facilities, but is constrained by potential heritage and TPO issues. Site probably too small to deliver affordable housing on site.

Highway comments:
Must be retained for car parking. Loss of valuable parking asset in a location where on street parking is a premium. Loss of car park will exacerbate this. Site perfect for town centre with crossing point.

Conclusion
Should be retained as town centre car park
Site Description
Football stadium, located on the southern edge of Stamford.

Consultation Response:
5 representations were received as a result of the consultation in October 2009 covering the following points:
- should be retained for football club
- support provided includes disabled access to train station and town centre

SA/SEA summary:
Mixed brownfield and greenfield site located on the southern edge of Stamford, within the built-up part of the town. Development would have limited impact on the local landscape. The site is within 400m of primary school, local shop and within 800m of a GP surgery. It is also within walking distance of the town centre (approx 500m) where all services and facilities are available. It is subject to heritage constraints [nearby finds] including its proximity to the conservation area.

Highway comments:
Access is agreed in principle.

Conclusion
Redevelopment site within the existing built up part of the town. Close to all town facilities. Site suitable for allocation. (Planning permission granted for residential development, subject to the provision of a new football ground prior to redevelopment)
**Site Reference:**  STAM06 (0.32 ha)
**Location:**  Sharmans Depot, Barnack Road

**Site Description**
Site located to the south eastern edge of Stamford. Comprises an agricultural engineering depot.

**Consultation Response:**
7 representations were received as a result of the consultation in October 2009 covering the following points:
- Support
- Careful design to avoid negative impacts on Burghley Park and CA

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: **STAM07** (11.65 ha)
Location: **Welland Quarter, Stamford**

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**Site Description**
Large site located on the edge of the town centre and north of the River Welland. Comprises areas of industrial use, scrublands and allotments.

**Consultation Response:**
7 representations were received as a result of the consultation in October 2009 covering the following points:
- too many constraints - smaller site put forward
- concerns relating to Priory site
- should be allocated for waterside/leisure/commercial use
- flooding problems

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Land to the east and west of Cherry Holt Road - site affected by Flood Zone 3, heritage constraint and allotment use.

Land South of Priory Road - site affected by Flood Zone 3, heritage constraint and allotment use.

Belton Street/Gas Street – development completed.
Site Reference: **STAM08** (7.78 ha)
Location: **Off Barnack Road, Stamford**

**Site Description**
Large site located to the east of Stamford. Comprises an open grassed area adjacent to existing employment site. There have been previous planning approvals for B1 uses.

**Consultation Response:**
5 representations were received as a result of the consultation in October 2009 covering the following points:
- support industrial/employment use
- concerns about possible impact on the setting of Burghley Estate

**SA/SEA summary:**
Greenfield site (Grade 2) on the edge of Stamford and immediately adjacent to existing employment development. The site has potential heritage constraints [ridge & furrow, linear feature, ring ditches]. The site has extant planning permission for industrial/commercial uses which has been implemented. The site has been identified as being suitable for a range of commercial uses, although access through the historic town centre makes it less attractive to the market than sites on the west of the town.

**Highway comments:**
Highway access has been approved and implemented via planning consent for business uses.

**Conclusion**
Site has extant planning permission for employment use. Should be allocated for employment development.
Site Description
Large site on the southern edge of Stamford. Comprises a former sewage works and highways depot.

Consultation Response:
7 representations were received as a result of the consultation in October 2009 covering the following points:
- suitable for light industrial/employment use
- concerns about possible impact on the setting of Burghley Estate
- support - for residential but should be masterplanned with STAM10 & 11

SA/SEA summary:
Brownfield site on the edge of Stamford and immediately adjacent to existing development, including employment uses. Development will have little or no impact on the local landscape. Site is constrained by its proximity to the Hudds Mill pumping station, contamination from previous uses and surface water flood risk. It is some 1300m from the town centre and within 800m of primary school, GPs and playing field and within 400m of a shop and the bus stop for a regular service. The site is in an area of existing employment uses but the distance from the strategic highway network reduces the site's attractiveness to the employment market.

Highway comments:
Improvements to existing access. Number of units to be determined by a robust TA. Network issues within the town centre will determine housing number.

Conclusion
Brownfield site, will have no adverse impact on landscape and setting of the town. Listed Hudds Mill - impact on the setting should be considered and smell nuisance issues may affect design and layout. Site suitable for housing or employment use.
Site Description
Small site located on the southern edge of the town. Comprises small industrial units.

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

- not suitable for residential - contaminated and difficult access
- retain for industrial use

SA/SEA summary:
Small site currently in employment use, on the edge of Stamford. Contamination from employment uses has been identified, and location away from strategic highway network makes the site less attractive to the employment market. Redevelopment of the site would have little impact on the landscape and setting of the town and there are no known constraints to the sites development. Site is within 800m of primary school, playing field and GPs and within 400m of a local shop and bus stop for a regular service into town. It is 1300m from the town centre. Site is too small on its own to deliver affordable housing.

Highway comments:
Might be acceptable for small scheme.

Conclusion
Site in use for employment. Is suitable for redevelopment but existing employment uses should be retained if possible.
Site Reference: **STAM11** (0.44 ha)

Location: **Land East of Meadow View, Uffington Road**

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**Site Description**
Small site located on the southern edge of the town. Comprises motor vehicle service and repair depot.

**Consultation Response:**
5 representations were received as a result of the consultation in October 2009 covering the following points:
- not suitable for residential - contaminated and difficult access
- retain for industrial use

**SA/SEA summary:**
Small site currently in employment use, on the edge of Stamford. Contamination from employment uses has been identified, and location away from strategic highway network makes the site less attractive to the employment market. Redevelopment of the site would have little impact on the landscape and setting of the town. There may be heritage constraints to development [Anglo-Saxon cemetery] but otherwise no known constraints. Site is approximately 1300m from the town centre, more than 800m from the primary school, but is within 800m of playing field and GPs and within 400m of a local shop and bus stop for a regular service into town. Site too small on its own to deliver affordable housing as part of a mixed scheme.

**Highway comments:**
Brownfield access should be OK (small site).

**Conclusion**
Site in use for employment. Is suitable for redevelopment but existing employment uses should be retained if possible.
Site Reference: STAM12 (1.30 ha)
Location: Land North of Uffington Road

Site Description
Large site on the eastern edge of the town. Comprises commercial/industrial uses.

Consultation Response:
4 representations were received as a result of the consultation in October 2009 covering the following points:
- not suitable for residential - contaminated and difficult access
- retain for industrial use

SA/SEA summary:
Large commercial site, largely in employment use, on the edge of Stamford. Redevelopment would have little adverse effect on the landscape and setting of the town. No known constraints to development, other than potential contamination from employment uses. Site is 1300m from the town centre, within 800m of primary school, GP and playing field and within 400m of the nearest shop and a bus stop for a regular bus service into town. Site is poorly located to strategic highway network so may be less attractive to employment market. However, it is in active use and provides important local employment.

Highway comments:
Existing junction on Uffington Road is unsuitable for large number of units, but small scheme can be accommodated within existing junction arrangement. Proximity to approved Morrison’s roundabout would restrict the type of junction improvements which could be achieved. Network capacity within Stamford from this side of town is also a constraint on numbers.

Conclusion
Site in active employment use which should be retained - SAP employment site ExE S3 (Policy SAP5)
Site Reference: **STAM13** (0.77 ha)
Location: **Adj Tollbar House, Uffington Road, Stamford**

**Site Description**
Site located on the eastern edge of Stamford. Comprises the garden to a domestic property bounded by the river to the north and the main A16 to the south.

**Consultation Response:**
6 representations were received as a result of the consultation in October 2009 covering the following points:
- prominent site, will be adverse effect
- not suitable for employment, should be residential
- retain as open space

**SA/SEA summary:**
Small site which comprises the garden area to a domestic property, bounded by the river to the north and the A16 Uffington Road, on the extreme eastern edge of Stamford. Archaeological evaluation may be required because of the proximity of Newstead Priory. The site is also constrained by surface water flooding issues and part of the site falls within flood zone 3, which should be avoided. The site is 1700m from the town centre and more than 800m from school and GP, although shops are within 800m and a bus stop for a regular service to the town centre is within 400m. The site is poorly located to strategic highway network so is less attractive to the employment market.

**Highway comments:**
Some distance from town centre, and access would be onto fast and free-flowing length of highway subject only to National Speed Limit. The offset to the junction opposite serving playing field opposite and centre would be concern, as would drainage of site. Junction arrangements required would mean loss of land (and tree line) and Traffic Regulation Orders to impose speed limit. May not be sustainable.

**Conclusion**
Not suitable: away from main part of settlement, access and flood risk constraints.
Site Reference: **STAM14 (13.62 ha)**  
Location: **East of Ryhall Road, Stamford**

### Site Description

Large site located on the eastern edge of Stamford. Comprises grassland which slopes towards the River Gwash.

### Consultation Response:

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

- retain for employment/light industry (Currently local plan allocation)

the following comments refer to sites STAM14, 15, 16 & 17 together:

- linked sites too large
- bypass will be no more than access road and will just add to congestion
- flood implications, especially to Newstead Mill
- concerns about impact on setting of Burghley Estate and Stamford CA
- most of area in Uffington parish - concerns include traffic issues and school catchment (effect on present school)
- impact on nearby small villages

### SA/SEA summary:

Large mixed brownfield and greenfield site, on the edge of Stamford. Part of the site (brownfield) which adjoins existing employment and commercial uses will have a limited effect on the landscape and setting of the town whilst the eastern side will have a more significant effect on the landscape. Central part of the site falls within the identified flood zones 2 and 3, which should be avoided. Localised surface water flooding issues have been identified. Lincolnshire Heritage requires further work due to Romano-British activity on the site. The site is 1400m from the town centre and more than 800m from the primary school. It is within 800m from the shop, GP and playing field, and bus stop for the regular service into town. The site is not well located in relation to the strategic highway network and might be unattractive to the employment investment market.

### Highway comments:

Existing junction on Uffington Road is unsuitable for large number of units, proximity to approved Morrison's roundabout would restrict the type of junction improvements which could be achieved. Network capacity within Stamford from this side of town is also a constraint on numbers. Lead Local Flood Authority concerns re flood zone.

### Conclusion

Large site with significant area of flood zones 2 and 3 at the centre. Flood zone 3 areas are not suitable for housing development. Part of site to the east of River Gwash would have a significant impact on the landscape and setting of the town. Site is located away from any public access road and without a link through to Ryhall Road would be unsuitable for large scale development. Site is remote from town centre and town facilities and bus service is regular rather than frequent only service. Not suitable.
**Site Reference:**  STAM14a (4.18 ha)

**Location:**  East of Ryhall Road, Stamford

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**Site Description**
Site located on the eastern edge of Stamford. Comprises previously developed part of site STAM14 which abuts commercial/industrial land to the west.

**Consultation Response:**
21 representations were received as a result of the consultation in October 2009 in respect of the larger site STAM14 covering the following points:
- retain for employment/light industry (Currently local plan allocation)

**SA/SEA summary:**
Site comprises the previously developed part of site STAM14. The site is located to the east of Stamford and adjoins existing employment and commercial uses. Development here will have limited impact on the setting of Stamford. The site area has been drawn to exclude the identified flood zone, although some surface water flooding issues have been identified. Lincolnshire Heritage requires further work due to Romano-British activity on the site. The site is not well located in relation to the strategic highway network. Access to the local highway network would have to be through the adjoining employment / commercial developments.

**Highway comments:**
Some development in this area may be acceptable subject to suitable access arrangements and importantly a Transport Assessment to determine the impacts on traffic on Uffington Road at proposed junction – and equally the impact on movements across the town and specific junctions where there may be capacity issues, particularly where there is no suggested link to Ryhall Road. A single junction in this location would be more desirable, as increasing movements through existing and committed accesses in relative close proximity without looking at their arrangement and capacity will potentially affect the free flow of movement along Uffington Road. Proposed service road for proposed retail units may be more ideally suited.

**Conclusion**
Site includes brownfield land, appears to be underused. Is different in character than the countryside to east of River Gwash so site will have limited impact on the landscape and setting of the town. It is adjacent to existing employment areas and offers a logical extension to these uses. Access may restrict the capacity of the site. Flood zone to the eastern boundary should be avoided by any site allocation. Presence of flood zone and neighbouring employment uses make site suitable for employment development only.
Site Reference: STAM15, 16 & 17 (85.76 ha)
Location: Land at Newstead

Site Description
Large site located on the eastern edge, and outside the confines of, Stamford. Comprises agricultural land which slopes down towards the Gwash valley and grassland, some of which is in equine usage. [composite of sites STAM15, STAM16 and STAM17]

Consultation Response:
21 representations were received as a result of the consultation in October 2009 in respect of STAM15 covering the following points:
- retain as light industry
- concerns about possible road congestion
- suggested use - recycling centre
25 representations were received as a result of the consultation in October 2009 in respect of STAM16 covering the following points:
- intrusion into open countryside
- concerns about possible road congestion
- reallocate existing employment allocation
- retain as open space (including cemetery)
20 representations were received as a result of the consultation in October 2009 in respect of STAM17 covering the following points:
- should be protected by redesignation
- number would exceed LDF requirement
- concerns about traffic impacts - especially creation of "rat-run"
- concerns about possible flooding
the following comments refer to sites STAM14, 15, 16 & 17 together:
- linked sites too large
- bypass will be no more than access road and will just add to congestion
- concerns about impact on setting of Burghley Estate and Stamford CA
- most of area in Uffington parish - concerns include traffic issues and school catchment (effect on present school)
- impact on nearby small villages

SA/SEA summary:
Very large greenfield site, located in the open countryside to the east of Stamford. Development would have a significant effect on the landscape and setting of the town and will impact upon views to and from Burghley House. Areas of flood zone and surface water flooding have been identified to the south of the site. Lincolnshire Heritage requires further work on part of the site. Northern parts of site are Grade 2 agricultural land which should be protected. Most of the site has been assessed as being highly sensitive to development, and English Heritage has expressed serious concerns about the impact on the setting of Burghley House [Grade II* on register of Historic Parks]...
and Gardens] which would result from development on the north and northeast of the site. The site is some distance from the town centre (between 1500m and 2500m at its furthest point), with the school, local shop, bus stop and GPs all being more than 800m away. A playing field is within 800m of the site. The site currently has no access to the highway network and would be less attractive to employment investment. Site area large enough to meet market and affordable housing needs and provide for employment development.

Highway comments:
Access is a major issue, connectivity from Ryhall Road to A16 may make it developable but access to A16 appears unattainable, so site would be limited to Ryhall Road access with a consequential limit on number. Consider provision of roundabout jointly with football club. Number would be dependent upon junction and access arrangement. Whole site would require through route.

Conclusion
Very large site will have significant impact on landscape and setting of town and on views into and out of Burghley Park. Significant constraints on access and connectivity. Parts of site are Grade 2 agricultural land and should be avoided. Not suitable
Site Reference: **ADD39** (0.74 ha)
Location: land r/o Belvoir Close

**Site Description**
Grass paddock on the northern edge of Stamford, to the rear of residential properties. Subject of previous planning applications for housing development which were refused.

**SA/SEA summary:**
Small greenfield site [paddock] on the northwest edge of Stamford. The site relates well to the nearby residential estate-type development and development would have little or no effect on the landscape. Potential heritage constraints [short stretch of Roman Ermine Street] have been identified but otherwise the site is unconstrained. It is located within 800m of a primary school, shop and bus stop but is more than 800m from the GPs and a playing field. It is some distance from the town centre (approx 2000m), but within 400m of a bus stop on a frequent bus service to the town centre.

**Highway comments:**
Access accepted in principle.

**Conclusion**
Site would have some limited impact on landscape but is well related to existing development, and on a frequent bus route. Suitable for small scheme. (Planning permission granted for residential development on part of site, subject to S106).
Site Reference: **ADD40** (0.87 ha)
Location: **Land off Cherry Holt Rod**

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**Site Description**
Site located on the edge of the town centre and north of the River Welland. Comprises an area of scrubland to the rear of properties along Priory Road, which can be accessed only by means of a footpath.

**Consultation Response:**
2 representations were received as a result of the consultation in August 2010 covering the following points:
- concerns about surface water runoff and flooding issues

**SA/SEA summary:**
Greenfield site, scrubland, to the rear of properties on the edge of the built-up part of Stamford. An area of flood zone 3 [which should be avoided] and localised surface water flooding have been identified to the south of the site. The site lies close to a Scheduled Monument [St Leonard's Priory] and Lincolnshire Heritage require evaluation prior to development. Site within 800m of the town centre, shops, GP and playing field and within 400m of primary school and bus stop.

**Highway comments:**
No direct access from Wharf Road. No apparent means of suitable access. Recently completed development at Bowman's site was acceptable only because of contributions which led to nil detriment to traffic capacity and movement.

**Conclusion**
Site has no direct access, is in area of flood zone 3 and is close to a Scheduled Monument so setting should be considered. Not suitable.
Site Reference: ADD41 (1.16 ha)
Location: land off Priory Road

Site Description
Site located to the edge of the town centre adjacent and north of the River Welland. Comprises scrubland which can be accessed from Priory Road.

Consultation Response:
3 representations were received as a result of the consultation in August 2010 covering the following points:
- concerns about impact on scheduled site
- support - but development must be sympathetic to Priory

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Scheduled Monument and setting of Scheduled Monument on site.
Site Reference: **ADD42** (0.87 ha)
Location: **Land Adjacent to Kettering Road, Stamford**

**Site Description**
Site located on the southern edge of Stamford. Comprises a grass field which is elevated above the road.

**Consultation Response:**
3 representations were received as a result of the consultation in August 2010 covering the following points:
- concerns about impact on site of archaeological interest
- support

**SA/SEA summary:**
Greenfield site, adjacent to existing residential development, on the southern edge of Stamford. Comprises open grass area, leading to open countryside. Grade 3 agricultural land. Development will have an effect on the landscape and approach to Stamford but this is not considered to be significant. Adjacent Saxon smelting site means that archaeological evaluation is required before development. The site relates well to the adjacent residential area and is within 400m of primary school and within 800m of the town centre, shops, GP and open space. It is also within 400m of a bus stop on a regular service into the town centre.

**Highway comments:**
Site should come together with STA/31 to share the costs for highway improvements for the traffic control at junction with St Martins. On its own access would be constrained.

**Conclusion**
Site would have some impact on landscape as it is an extension site, however, it relates well to existing pattern of development along Kettering Road. Suitable for allocation, but needs to be developed with ADD42(a) to achieve satisfactory access.
Site Reference: **ADD42a (0.87 ha)**

Location: **Land Adjacent to Kettering Road, Stamford**

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**Site Description**

Site located on the southern edge of Stamford. Comprises a grass field which is elevated above the road. Site is an extension of ADD42.

**SA/SEA summary:**

Greenfield site on the southern edge of Stamford, includes adjacent site ADD42. Comprises open grass area, leading to open countryside. Development will affect the landscape and approach to Stamford but this is not considered to be an adverse effect. Adjacent Saxon smelting site means that archaeological evaluation is required before development. The site relates well to the adjacent residential area and is within 400m of primary school and within 800m of shops, GP and open space. It is also well located for access to the town centre (within 800m) and within 400m of a bus stop for a regular service into town.

**Highway comments:**

Site should come together with ADD42 to share the costs for highway improvements at the traffic control on junction with St Martins. On its own access would be constrained.

**Conclusion**

Site would have some impact on landscape as it is an extension site, however it relates well to existing pattern of development along Kettering Road. Suitable for allocation, but needs to be developed with ADD42 to achieve satisfactory access.
Site Reference: **ADD43** (25.99 ha)
Location: **Land West of Ryhall Road**

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**Site Description**

Large site located on the northern edge of the town. Comprises a large agricultural field.

**Consultation Response:**

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

- not the best site for football ground
- concerns about traffic issues
- not suitable location for waste recycling centre
- concerns about loss of agricultural land
- concerns about loss of open aspect
- site within a water protection zone
- too near to Blackstone football club site

**SA/SEA summary:**

Very large greenfield site, located in open countryside on the northern edge of Stamford. Localised surface water flooding has been identified on part of the site. The site has been assessed as having a medium capacity for development. An archaeological evaluation has been conducted on the site but Lincolnshire Heritage requires further work. The site is not well located for access to the strategic highway network. Site is at least 1600m from the town centre and within 800m of primary school, local shop, GP, playing field and a bus stop (on Ryhall Road) on a regular service to Bourne. Site area large enough to meet market and affordable housing needs and provide for employment development.

**Conclusion**

Very large site which would have a significant impact on the landscape and setting of the town with little relationship to existing development. Access to the whole site from Ryhall Road is constrained by planning permission granted for a new football stadium. Not suitable for allocation.
Site Reference: SK/STA/06 (0.16 ha)
Location: Land to the North of Cherry Holt Lane

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: SK/STA/11 (0.54ha)
Location: Roman Mill, Little Casterton Road

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Under construction
Site Reference: SK/STA/13 (0.09ha)
Location: Builders Yard, Corner Orchard & Radcliffe Rd

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: SK/STA/14 (0.18ha)
Location: Garage Court, Kesteven Road

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
**Site Reference:**  SK/STA/15  (0.11ha)  
**Location:**  Garage Court, Glen Crescent

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<tr>
<th>Site Description</th>
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<tr>
<td><strong>First Sift:</strong> This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:</td>
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<td>Too small to allocate.</td>
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</tbody>
</table>
**Site Reference:** SK/STA/16 (0.15ha)  
**Location:** Garage Court, Lincoln Road

### Site Description

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: SK/STA/18 (0.27ha)
Location: Land South of Ryhall Road

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: **SK/STA/21 (3.11ha)**
Location: **Land North of Chatsworth Road**

**Site Description**

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Under construction.
Site Reference: SK/STA/22 (0.06ha)
Location: 28a Scotgate

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Completed.
Site Reference: SK/STA/23 (0.07ha)
Location: R/O 52-58 Scotgate

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: SK/STA/24 (0.11ha)
Location: R/O 43-46 St Paul’s Street

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: SK/STA/29 (0.16ha)
Location: Marshalls Yard, 36 St Paul's Street

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: SK/STA/30 (0.87ha)
Location: R/O Coronation Villas, Barnack Road

Site Description
Land to the rear of properties facing Barnack Road.

SA/SEA summary:
Small greenfield site (former private allotments) immediately adjacent to existing residential development on the southern edge of Stamford. No flood risk issues or other constraints have been identified in respect of the site. The site relates well to the adjacent residential development and would have no effect on the landscape. Site is well located for the town centre (850m) and within 400m of the bus stop for a regular service. It is also within 800m of primary school and GPs, but is more than 800m from a local shop and playing field.

Highway comments:
Access agreed in principle.

Conclusion
Planning permission granted.
Site Description
Large site located on the northern edge of Stamford outside the district. Comprises part open countryside and part agricultural field.

Consultation Response:
10 representations were received as a result of the consultation in October 2009 covering the following points:
- should be left as open space OR allocated for sports and leisure facilities including new football stadium
- support - no impact on surrounding area
- area granted Higher Stewardship status by Natural England (environmental protection)
- concerns about impact on adjacent scheduled section of Ermine Street

SA/SEA summary:
Very large greenfield site in open countryside on the edge of Stamford. Grade 3 agricultural land. The site is considered to have medium-high capacity for development, but does not relate well to existing development and will have a significant impact on the landscape. The site lies adjacent to existing estate type housing. English Heritage has expressed concerns that development of this site may impact on the adjacent scheduled section of the Roman Ermine Street. Site is at least 2000m, at its nearest point from the town centre and only the Great North Road frontage is within 400m of the bus stop for a frequent service to the town centre. Much of the site is more than 800m from the school, shops, GPs and playing field. Site area large enough to meet market and affordable housing needs and provide for employment development.

Highway comments:
Rutland CC assessed access to site as RED. Transport infrastructure to accommodate type and level of traffic resulting from the proposal will require further assessment in conjunction with South Kesteven BC and other stakeholders. LCC concerned about impact of increased traffic from Casterton Road onto the highway network in Stamford. Access to the A1 would be via a tortuous route either through the town centre or northwards through Great Casterton or beyond. Major highway infrastructure improvements will be required that needs the input from Rutland CC.

Conclusion
Large site which will have a significant impact on the landscape and pattern of development. Has little relationship with existing development and little or no connection to the town centre. Access and impact on town centre highways is a concern. Not suitable for allocation
Site Reference: **BOUR01** (40.10 ha)
Location: **Land West of Meadow Drove**

**Site Description**

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

- No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR02** (15.67 ha)
Location: **Land North of Stephenson Way**

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**Site Description**

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR03** (2.91 ha)
Location: **Land to the East of North Road**

**Site Description**

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR04 - 08 + ADD34** (106.97 ha)  
Location: **Land to the North-West of Bourne between A151 & A1**

### Site Description

#### Consultation Response:
74 representations were received as a result of the consultation in August 2010 in respect of site ADD34 covering the following points:
- area suitable for recreational/leisure use, needs facilities for young people, not to include many buildings
- use inappropriate in this location, would impinge on amenity value of Woods
- concerns about impact on Bourne Woods
- suggestion that best use of land would be as a bypass from A151 to A15
- leisure park not needed [facilities exist at Tallington & Ferry Meadows]
- concerns about loss of ag land
- not object to use as quiet park but fear leisure use could include lots of buildings and roads
- use for football, rugby or cricket pitches supported
- development should not compromise building of relief road
- support for leisure use only
- impact on village of Cawthorpe
- noise pollution
- landowner not make site available for leisure use

#### First Sift:
This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR09** (0.97 ha)
Location: **Commercial Premises, South Street (W)**

### Site Description

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR10** (0.51 ha)
Location: **Land at Southfield Business Park**

**Site Description**

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR11** (15.89 ha)
Location: **S/E of former hospital, Bourne**

**Site Description**
Large site located to the southeast of Bourne. Comprises a large field in agricultural use.

**Consultation Response:**
6 representations were received as a result of the consultation in October 2009 covering the following points:
- historically important Carr Dyke
- important to preserve open space between Bourne & Thurlby
- environmental impact - important wildlife corridor
- support for employment use

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

High grade agricultural land. Large open fields dissected by drainage ditches, no direct access to highway network. Site has little relationship to existing built form and would encroach into open countryside. (Site is located in parish of Thurlby).
Site Reference: **BOUR12 [+ part BOUR11]** (21 ha)
Location: **South of Tunnel Bank, Bourne**

**Site Description**
Large site located on the south-east edge of the town. Comprises factory premises and associated infrastructure, including areas of undeveloped land.

**Consultation Response:**
5 representations were received as a result of the consultation in October 2009 covering the following points:
- loss agricultural land
- environmental impact - important wildlife corridor
- important to preserve open space between Bourne & Thurlby

**SA/SEA summary:**
Very large site on edge of settlement which comprises factory unit, associated infrastructure and an undeveloped area. Some surface water flooding has been identified which affects the site. Sewers and water mains cross the site, which may limit developable area. Archaeological evaluation may be required because of previous finds. Site largely within and immediately adjacent to existing employment areas, within 800m of bus stop for Peterborough to Bourne service. There should be few adverse effects on the landscape from intensification of employment uses in this location. Not scored highly in Employment study (17) due to combination of existing uses on site and limited access and road frontage.

**Highway comments:**
Access to these sites are limited by the status and nature of the existing highway infrastructure either geometrically or structurally. Existing highways will need upgrading, and serious consideration needs to be given to linking up to the south (west) to the A15 roundabout on South Road and with a new direct connection northwards to A151 Spalding Road. This could have the potential benefit of opening up sites BOUR 13, 15, 19 and 20.

**Conclusion**
Part of site in existing employment related uses. Large open area of land is related to the food preparation industry. Site relate well to existing built form, in an area dominated by employment uses. Currently has a single point of access but an additional access onto South Road could be achieved by including a small section of land from adjacent BOUR11. Provision of this access would make the site more attractive to the investment market and increase the development potential of the site.
Site Reference: BOUR13 (9.56 ha)
Location: Between the Slipe and Tunnel Bank, Bourne

Site Description
Large site located to the east of Bourne. Comprises agricultural fields, allotments, dwellings and a nursery.

SA/SEA summary:
Large greenfield site in open countryside to the east of the town. The site comprises agricultural fields, allotments and a nursery (Grade 2). Archaeological evaluation would be required because of the dismantled railway line on the northern edge of the site and there may be contamination from this previous use. Some localised flooding issues have been identified and a water main crosses the site. Development in this location would have a significant impact on the open countryside. Site is a long way from the town centre and has poor connectivity to it. It also has poor connection to the highway network and no visibility from the highway so would be unattractive to the investment market.

Highway comments:
Access to these sites are limited by the status and nature of the existing highway infrastructure either geometrically or structurally. Existing highways will need upgrading, and serious consideration needs to be given to linking up to the south(west) to the A15 roundabout on South Road and with a new direct connection northwards to A151 Spalding Road.

Conclusion
High quality agricultural land which would result in further extension of existing employment areas into low lying fen. Development would have a significant impact on the open countryside. Very poor access with no visibility to highway network. Not attractive to investment market.
Site Reference: **BOUR14** (1.77 ha)
Location: **South Fen Road, Bourne**

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**Site Description**
Large site located to the east of Bourne. Comprises farm yard.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site separate from existing built form. Should only be considered as an extension if adjacent site (BOUR13) were to be developed.
Site Reference: **BOUR15** (7.49 ha)
Location: **Spalding Road, Bourne**

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**Site Description**
Large site located to the east of Bourne. Comprises field in agricultural use.

**SA/SEA summary:**
Large greenfield site in open countryside to the east of the town. The site comprises agricultural fields (Grade 2) and is situated immediately east of an area of industrial and commercial uses. Archaeological evaluation would be required because of previous finds and a dismantled railway line on the southern edge of the site. A water main crosses the site which falls within the identified cordon sanitaire. Site would extend into open countryside and have an adverse effect on the local landscape. Site is a long way from the town centre and has poor connectivity to it. It also has poor connection to the highway network and no visibility from the highway so would be unattractive to the investment market.

**Highway comments:**
Access to these sites are limited by the status and nature of the existing highway infrastructure either geometrically or structurally. Existing highways will need upgrading, and serious consideration needs to be given to linking up to the south(west) to the A15 roundabout on South Road and with a new direct connection northwards to A151 Spalding Road.

**Conclusion**
High quality agricultural land which would result in further extension of existing employment areas into low lying fen, where development would have an adverse effect on the local landscape. Site includes area of allotments which is in active use and should be retained. Very poor access with no visibility to highway network. Not attractive to investment market.
Site Reference: **BOUR16** (0.57 ha)

Location: **Land adjacent Drummond Road**

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**Site Description**

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
**Site Description**

Site located to the east of Bourne. Comprises the site of a former Bone Mill. Has previously had planning approvals for change of use to general industrial use.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site has planning consent for commercial units as a redevelopment site.
Site Reference: **BOUR18** (1.06 ha)
Location: **Car Auction Site, Cherry Holt Road**

**Site Description**
Site on the east edge of Bourne. Comprises buildings used as a Car Auction Centre and associated land, and a number of residential properties. Has previously had an application for residential development refused.

**Consultation Response:**
4 representations were received as a result of the consultation in October 2009 covering the following points:
- retain for employment use

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR19** (3.62 ha)
Location: **North of Bourne Eau, east of Car Dyke, Bourne**

**Site Description**
Large site on the eastern edge of Bourne. Comprises land in agricultural use.

**SA/SEA summary:**
Greenfield site which lies to the east of Cherry Holt Road, an area of largely industrial uses, immediately south of Bakkavour Bourne Salads. The site relates well to the nearby industrial / commercial development and would have no impact on the landscape. Sewers and water mains cross the site, which falls within Anglian Water's defined cordon sanitaire. There may be contamination issues resulting from the adjacent sewage treatment works. No other site constraints but can only be considered as an extension site for existing food preparation premises.

**Highway comments:**
Access to these sites are limited by the status and nature of the existing highway infrastructure either geometrically or structurally. Existing highways will need upgrading, and serious consideration needs to be given to linking up to the south(west) to the A15 roundabout on South Road and with a new direct connection northwards to A151 Spalding Road.

**Conclusion**
Suitable as an extension to Bakkavor Food site - if extension land needed. Site is landlocked so could only be developed with or for the Bakkavor Food site.
Site Description
Large site located to the east of Bourne. Comprises a large field in agricultural use.

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

- retain for employment use

SA/SEA summary:
Greenfield site (Grade 2) in open countryside on the edge of Bourne. Site located immediately adjacent to existing industrial unit, but within the open countryside and will have an affect on the countryside and landscape. Site falls within area identified as cordon sanitaire and surface water flooding has been identified on this site. There may be contamination issues resulting from the nearby sewage treatment works. The site is outside the confines of the town and there are no public footpaths to it. Site is a long way from the town centre and has poor connectivity to it. It has good connection to the highway network and good visibility from the highway, however only scored 17 in Employment study.

Highway comments:
Access to these sites are limited by the status and nature of the existing highway infrastructure either geometrically or structurally. Existing highways will need upgrading, and serious consideration needs to be given to linking up to the south(west) to the A15 roundabout on South Road and with a new direct connection northwards to A151 Spalding Road.

Conclusion
High quality agricultural land which would result in further extension of existing employment areas into low lying fen. Has potential highway access to Spalding Road, and some limited highway frontage. Site would represent an extension of existing built up area rather than a stand-alone development. However, employment study considered the site would not be attractive to investment market.
Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR22** (1.83 ha)
Location: **Bourne Core Area**

**Site Description**
Large site within the town centre of Bourne. Comprises retail units, warehousing, car park, housing and other town centre uses.

**Consultation Response:**
4 representations were received as a result of the consultation in October 2009 covering the following points:
- care needed to preserve and enhance the setting of the Conservation Area

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR23** (4.58 ha)
Location: **Land North of Manning Road**

**Site Description**
Large site on the east of Bourne. Comprises a large paddock. Has previously had an application for residential development refused.

**Consultation Response:**
6 representations were received as a result of the consultation in October 2009 covering the following points:
- retain for employment use
- support - residential would not prejudice Bourne’s growth
- should be allocated for combination affordable housing & housing for the elderly

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR23 - 27** (16 ha)
Location: north of Manning Road and West of Meadow Drove, Bourne

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**Site Description**

**SA/SEA summary:**
Large greenfield site on the edge of Bourne (Grade 2), immediately adjacent to industrial estate and separated from the residential development to the west by the Carr Dyke. No Water Cycle Study constraint but some surface water flooding issues has been identified and sewers and water mains cross the site, and it may have some heritage asset [Carr Dyke] constraints. Site relates well to the existing built form and intensification of use should have limited impact on landscape. Scores 20 in Employment land study with good highway access and frontage.

**Highway comments:**
Access via residential roads to the west for medium and HGV commercial traffic generated by these sites would be undesirable. Access is likely therefore to be limited to such traffic to using Meadow Drove and/or a new access onto Manning Road, both leading to A151. Meadow Drove and Manning Road will likely require upgrading/strengthening as will access improvements at the junctions with A151 (suggest traffic lights Manning Road/A51/Cherry Holt Road).

**Conclusion**
Large site which will extend existing commercial area into open countryside. However, site is contained on two sides by existing development and has potential access to two highways and significant visibility to both highway frontages. Scored second highest in Bourne in Employment land study.
Site Reference: BOUR25 + 26 (7.15 ha)
Location: Land West of Meadow Drove

**Site Description**
Large site located to the east of Bourne. Comprises a field in agricultural use.

**Consultation Response:**
5 representations were received as a result of the consultation in October 2009 covering the following points:
- retain for employment use

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: **BOUR28** (5.69 ha)
Location: **Land West of Meadow Drove**

**Site Description**
Large site located to the east of Bourne. Comprises a field in agricultural use.

**Consultation Response:**
4 representations were received as a result of the consultation in October 2009 covering the following points:
- support as employment site

**SA/SEA summary:**
Large greenfield site (Grade 2) in the open countryside on the eastern side of Bourne. The site lies north of existing industrial estate, but separated from it by open fields. Development in this location would have a significant impact on the character of the open countryside. Site is some way from the town centre and has poor connectivity to it. Site scored well in Employment study (20) and has good road frontage. No Water Cycle Study constraint but some risk of surface water flooding. No other site constraints.

**Highway comments:**
On its own, access should be via Meadow Drove for medium and HGV commercial vehicles. Some improvement to Meadow Drove is likely to be necessary including its junction with A151. Mill Drove is narrow and already is served by passing places and showing signs of stress, particularly at the edges. Further west, speed reduction measures have been introduced. Some widening and strengthening of Mill Drove is likely to be a requirement.

**Conclusion**
Large site which would extend commercial development into open countryside. Should land to the south or north of the site be developed this site might form a logical extension, however, on its own it would encroach into open countryside.
Site Reference: **BOUR29** (6.47 ha)
Location: **Land South of Mill Drove/East of Arnhem Way**

### Site Description
Large site located on the eastern edge of the town. Comprises a large field in agricultural use.

### Consultation Response:
4 representations were received as a result of the consultation in October 2009 covering the following points:
- not required before 2026

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference:  **BOUR30**  (2.38 ha)

Location:  **The Croft, North Road, Bourne**

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**Site Description**

First Sift:  This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Housing scheme is under construction.
**Site Reference:** BOUR31 (15.17 ha)

**Location:** Land North of Mill Drove

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**Site Description**

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No housing sites required by Policy H1 in Bourne. Not policy compliant.
Site Reference: BOUR32 (3 ha)
Location: Land South of West Road - Part of Elsea Park

**Site Description**
Large site located on the western edge of Bourne. Comprises a large field in agricultural use.

**Consultation Response:**
4 representations were received as a result of the consultation in October 2009 covering the following points:
- support - ideal site for service station & roadside services (motel, fast food, convenience store)
- support employment use
- loss of agricultural land

**SA/SEA summary:**
Edge of settlement site which forms part of the Elsea Park urban extension to Bourne. The site has been identified in the Elsea Park masterplan for employment use and therefore has outline consent. As part of the Elsea Park development it will relate well to the nearby residential development and will have a limited effect on the landscape. The site has already been evaluated for its archaeological heritage and no further work is required. Site scored highest in Bourne in Employment land study (22).

**Highway comments:**
Good access to the site is available via the existing roundabout on A151 West Road. Transport Assessment will be required to determine impacts on Bourne central core.

**Conclusion**
Site forms part of the Elsea Park masterplan. As such the outline planning consent for the site refers to the use of this site for employment uses. Would have good visibility to the highway network and good connectivity to the A1 to the west.
Site Reference: **MDEEPO1 (11.16 ha)**

**Location:** Land West of Millfield Road

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**Site Description**
Large site located on the western edge of Market Deeping. Comprises a large grass field, bounded by the A16 trunk road to the west.

**Consultation Response:**
4 representations were received as a result of the consultation in October 2009 covering the following points:
- too far from facilities
- localised flooding issues
- should remain in use as showground

The Town Council is concerned about development on this site.

**SA/SEA summary:**
Large greenfield site on edge of settlement. The site is adjacent to existing residential development and lies between the housing and the bypass [A16]. Site has moderate sensitivity to development, will therefore have a limited effect on the local landscape. Site is constrained by potential surface water flooding, and Flood Zone 3 (which should be avoided), and is crossed by water main and sewers, but has no heritage or wildlife constraints. Site is located more than 800m from town centre on a less than frequent bus route, and more than 800m from a primary school, shop, GPs and the bus stop. The site is well located for the employment investment market.

**Highway comments:**
Junction improvement and major infrastructure works required but the junctions to site should be kept to southern end of site. Would require at least two access points off Millfield Lane.

**Conclusion**
Landscape Sensitivity & Capacity assessment is Moderate, therefore some limited impact on the landscape. Major infrastructure work at junctions. Good visibility from highway network might be attractive to employment investment market.
Site Reference: MDEEP02 (10.60 ha)
Location: Land between A16 and B1524 (Peterborough Road)

Site Description
Large site located on the northern edge of Market Deeping. Comprises a large agricultural field bounded by the A16 trunk road to the north and west, and the A15 to the east.

Consultation Response:
3 representations were received as a result of the consultation in October 2009 covering the following points:
- residential inappropriate because of noise and access problems
  The Town Council is concerned about development on this site.

SA/SEA summary:
Large greenfield site on edge of settlement. The site is adjacent to existing residential development and lies between the housing and the bypass [A16]. Site has moderate sensitivity to development, will therefore have a limited effect on the local landscape. Site is constrained by potential surface water flooding and is crossed by a sewer. Site forms setting of group of listed buildings adjacent but has no wildlife constraints. Site is located more than 800m from town centre but on a frequent bus route. It is more than 800m from a primary school and shop, but within 800m of the GPs and 400m of the bus stop. The site is well located for the employment investment market.

Highway comments:
Only realistic access point is off Peterborough Road. Need to consider cumulative impact of this and ADD44 - both sites together would not be supported because of capacity of roundabout and existing junctions. ADD44 would be preference of the two sites as it would relieve Towngate East junction by providing new link road.

Conclusion
Landscape Sensitivity & Capacity assessment is Moderate but also concern about impact of development on setting of listed buildings which would be significant. Access concerns if additional to ADD44, but without ADD44 might be ok. Attractive to commercial market
Site Reference: **MDEEP03** (1.52 ha)

**Location:** R/o 5, Towngate East, Market Deeping/East of B1524

**Site Description**

Site located on the east of the northern approach to Market Deeping. Comprises an agricultural field with a line of trees to its eastern boundary.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site considered jointly as ADD44.
Site Reference: MDEEP04 (0.33 ha)
Location: Land at 5 Towngate

Site Description
Small site on the northern edge of the town. Comprises dwellings and haulage yard.

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site considered jointly as ADD44.
**Site Reference:** MDEEP05  (0.33 ha)

**Location:** Land rear of 17-27 Towngate East

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**Site Description**

Landlocked site to the rear of properties on the northern edge of the town.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site considered jointly as ADD44.
Site Reference: **MDEEP06** (2.72 ha)
Location: **South of Northfields Road, Market Deeping**

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<tr>
<th>Site Description</th>
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<tr>
<td>Large site located on the northern edge of Market Deeping. Comprises a large agricultural field.</td>
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**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site considered jointly as ADD44.
Site Reference: **MDEEP07** (1.63 ha)
Location: **Land at Towngate East**

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**Site Description**

Large site located on the northern edge of Market Deeping. Comprises a grass paddock.

**Consultation Response:**

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

- support - as part of mixed use development with nearby sites

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site considered jointly as ADD44.
**Site Reference:** MDEEP08 (2.92 ha)

**Location:** Land East of Peterborough Road and South of Northf

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**Site Description**

Large site located on the northern edge of Market Deeping. Comprises a large agricultural field.

**Consultation Response:**

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

- would not wish to see substantial eastward extension of West Deeping into open countryside

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site considered jointly as ADD44.
Site Reference: MDEEP09 (5.75 ha)
Location: Land between Towngate East and North Field Road

Site Description
Large site located on the northern edge of Market Deeping. Comprises a large agricultural field.

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

- would not wish to see substantial eastward extension of West Deeping into open countryside

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site considered jointly as ADD44.
Site Reference: **MDEEP10** (2.88 ha)
Location: **Land at Godsey Lane**

**Site Description**

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Under construction.
Site Reference: MDEEP11 (8.07 ha)
Location: Land at Godsey Lane

Site Description
Large site located on eastern edge of Market Deeping. Comprises a large agricultural field.

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site separated into two parcels and consulted on as ADD37 and ADD38. ADD37 (northern part of the site) has planning consent and conditions have been discharged. Development is expected to commence shortly. Site ADD37 has not therefore been considered further. ADD38 (southern half of MDEEP11) is assessed separately below.
Site Reference: **MDEEP12** (0.31 ha)
Location: **Land off Wellington Way**

### Site Description
Landlocked site within an industrial area to the north of Market Deeping. Planning approved for use as car park.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

No access.
Site Reference: **MDEEP13** (2.63 ha)
Location: **Land to North of Towngate East**

### Site Description
Site on the northern edge of Market Deeping. Comprises football pitches.

### Consultation Response:
3 representations were received as a result of the consultation in October 2009 covering the following points:
- too far from facilities, therefore suitable only for employment uses
The Town Council is concerned about development on this site.

### SA/SEA summary:
Existing sports pitches on edge of settlement, and immediately adjacent to industrial estate. Site relates well to the existing commercial uses but has little or no connectivity and no relationship with the residential part of the settlement. Site has moderate sensitivity to development, will therefore have a limited effect on the local landscape. Site is constrained by potential surface water flooding and may have heritage constraints [previous finds]. Site is located more than 800m from town centre and on a less than frequent bus route. It is more than 800m from a primary school, shop and bus stop, but within 800m of the GPs. The site is well located for the employment investment market.

### Highway comments:
Has potential access point to north this should be only vehicular access - but provide pedestrian and cycle way link to south of site from the town.

### Conclusion
Existing football pitches should be retained or a replacement facility provided in place of that which would be lost.
Site Reference: **MDEEP14** (14.11 ha)
Location: **East of Northfields Industrial Estate, Market Deep**

**Site Description**
Large site located on the eastern edge of Market Deeping. Comprises large fields in agriculture use. Part of the site has already had highway infrastructure constructed (roundabout and road stubs). Previous applications have been approved for commercial development.

**Consultation Response:**
3 representations were received as a result of the consultation in October 2009 covering the following points:
- if allocated for employment use then MDEEP13 inappropriate for residential use

**SA/SEA summary:**
Greenfield site outside the settlement, immediately adjacent to existing industrial and commercial development. Industrial Estate road infrastructure would allow for access to the site and makes site very attractive to employment investment market. Site would have a minor effect on the landscape as an extension to existing development. Site has some surface water flood risk and potential heritage constraint [previous finds] and is crossed by a sewer. It is located some distance from town centre, school, shops and GPs. The site should be considered for employment uses only.

**Highway comments:**
Access off existing mini roundabout ok.

**Conclusion**
Site makes logical extension to existing commercial area and would utilise existing access and services. Suitable for employment use only.
**Site Reference:** ADD37 (5.18 ha)

**Location:** land to East of Godsey Lane, MD

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**Site Description**

Large site located on eastern edge of Market Deeping. Comprises a large agricultural field.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site has planning consent and conditions have been discharged. Development is expected to commence shortly.
Site Reference: ADD38 (2.86 ha)
Location: land to East of Tesco Superstore, Godsey Lane, MD

Site Description
Site on eastern edge of Market Deeping. Comprises a field in agricultural use.

Consultation Response:
4 representations were received as a result of the consultation in August 2010 covering the following points:
- site not deliverable because no access to highway

SA/SEA summary:
Greenfield site (Grade 3) on the edge of the town, and immediately adjacent to exiting estate type residential development. Local shop, school and GP surgery are within 800m and the town centre is within 1km of the site. There is no direct access to the site from the public highway: site can only be developed as an extension to the residential scheme proposed on land to the north. Lincolnshire Heritage requires evaluation of the site because of the extent of finds on land to the north and east. Some surface water flood risk has been identified. The site has been assessed as having low landscape sensitivity and a high capacity for development.

Highway comments:
Access resolved through planning consent

Conclusion
Site is phase 3 of a residential development scheme, when phase 2 is complete the site would have little or no impact on the landscape and excellent relationship with existing pattern of development. Site has outline planning consent.
Site Reference: **ADD44** (16.22 ha)

Location: **Land North of Towngate East**

### Site Description

Large site located on the northern edge of Market Deeping. Comprises large fields in agricultural use and a small industrial development.

### Consultation Response:

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

- site within 2km of SSSI, potential concerns about industrial run-off
- support

### SA/SEA summary:

Large mixed brownfield and greenfield site on northern edge of town, and immediately adjacent to existing residential and employment areas. Comprises fields which are Grade 2 agricultural land and an area of industrial uses. Part of the site is identified as having a significant adverse effect on the local landscape whilst the majority of the site will have minor effect. The site has a number of TPO trees on it which would need to be protected, and has been identified as having some surface water flood risk, potential heritage constraints [previous finds] and is crossed by water main and sewer. The site is within 800m of primary school, local shop and within 400m of the GPs, playing field and bus stop. The western edge of the site is on a frequent bus route (1/2 hourly service). The site is well located to strategic highway network and would be attractive to the employment investment market.

### Highway comments:

Some development would be acceptable subject to rigorous TA of Towngate East, Peterborough Road and A15 roundabout and agreement over route of new road through site. No access off Northfields Road to A16/A15.

### Conclusion

Landscape Sensitivity & Capacity assessment is part High, part Low so mixed impact on landscape. Part of site is in use. Highway requirements for new access and junction improvements. Part of site high grade agricultural land. Site is available with developer involvement and demonstration that development is deliverable.
Site Reference: SK/DEE/20 (0.22ha)
Location: Land at the end of Thyme Avenue

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: SK/DEE/26 (0.20ha)
Location: Land adjacent Towngate Inn, Towngate East

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Too small to allocate.
Site Reference: **DEEP01** (33.62 ha)
Location: **Land West of Linchfield Road**

**Site Description**
Large site located to the north of Deeping St James. Comprises agricultural land.

**Consultation Response:**
2 representations were received as a result of the consultation in October 2009 covering the following points:
- support - with DEEP02 will be sufficient to meet needs

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site no longer available - land owner confirmed.


**Site Reference:** DEEP02 (5.16 ha)  
**Location:** Land West of Linchfield Road

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**Site Description**
Large site located on the northern edge of Deeping St James. Comprises a large agricultural field with a dyke to its northern boundary.

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**Consultation Response:**
3 representations were received as a result of the consultation in October 2009 covering the following points:
- support - with DEEP01 will be sufficient to meet needs

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**SA/SEA summary:**
Greenfield site (Grade 2) on the edge of the town, immediately adjacent to existing estate type residential development. Local shop, school and GP surgery are within 800m and the town centre within 1km of the site. Site has good connectivity to town centre and is within 400m of a bus stop. Lincolnshire Heritage requires evaluation because of previous finds, and some surface water flood risk has been identified. Site is not suitable for employment investment because it is away from the strategic highway network and within a primarily residential area.

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**Highway comments:**
Access off Cowslip Road, and Linchfield Road, some improvement of Linchfield Road would be required. Otherwise no real concern.

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**Conclusion**
Landscape Sensitivity & Capacity assessment is Low so little or no impact on landscape. High quality agricultural land but would be suitable for residential development if additional land is required.
Site Reference: **DEEP03, DEEP04, DEEP05, DEEP06, DEEP08, DEEP09 + ADD36 (22.99 ha)**

Location: **Land South Towngate East, and East of Linchfield R**

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**Site Description**

Large site located on the north-eastern edge of Deeping St James. Comprises a large agricultural field and allotment gardens.

**Consultation Response:**

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

- retain site as open space (including woodland and lake)
- concerns that site size is too great
- contains allotments created 5 years ago and has waiting list

2 representations were received as a result of the consultation in August 2010 in respect of site ADD36 covering the following points:

- should be preserved as public open space incorporating lake and woodland
- support use, might be opportunities to link with nearby SSSI and increase biodiversity of area

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Very large site little relationship to existing settlement.
Site Reference: **DEEP07** (0.62 ha)
Location: **Land at Spalding Road/Broadgate Lane**

### Site Description
Site located within the settlement.

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site has been built out.
**Site Reference:** DEEP09 (2.52 ha)

**Location:** Land off Hall Meadow Road

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**Site Description**
Site located to the east of Deeping St James. Comprises an agricultural field to the rear of properties on the outskirts of the settlement.

**Consultation Response:**
4 representations were received as a result of the consultation in October 2009 covering the following points:
- concerns that site size is too great

**SA/SEA summary:**
Greenfield site, immediately adjacent to new residential development, but outside the confines of the town. Development would encroach into open countryside, which has been assessed as having a high sensitivity to development. Some surface water flood risk and potential heritage constraints have been identified. The site is more than 800m from the town centre, school and GPs although there is a local shop within 800m. The nearest bus stop is more than 800m away and the bus service supporting it is less than frequent.

**Highway comments:**
Development would be remote from town centre. Point of access not apparent, achieving compliant access may not be possible.

**Conclusion**
Landscape Sensitivity & Capacity assessment is High - so would have a significant impact on the landscape. Site would encroach into open countryside and is poorly located in terms of the town centre and facilities.
Site Description
Site located on the outskirts of Deeping St James. Comprises offices/commercial units and associated land.

Consultation Response:
3 representations were received as a result of the consultation in October 2009 covering the following points:
- support for extension to nearby industrial area

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site has planning consent and is in active employment use.
Site Reference: **DEEP11** (3.52 ha)
Location: **Land at Spalding Road/Hall Meadow Road**

### Site Description
Large site located to the east of Deeping St James, in open countryside. Comprises an agricultural field.

### Consultation Response:
5 representations were received as a result of the consultation in October 2009 covering the following points:
- unacceptable extension into open countryside
- concerns about loss of valuable agricultural land

### First Sift:
This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site remote from town with little relationship to existing built form.
Site Reference: **DEEP12** (2.56 ha)
Location: **Frognall Livery**

### Site Description
Site located on the edge of Frognall, away from the main settlement of Deeping St James. Comprises paddock and livery yard.

### Consultation Response:
4 representations were received as a result of the consultation in October 2009 covering the following points:
- unacceptable extension into open countryside
- concerns about loss of valuable agricultural land

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site remote from town with little relationship to existing built form.
**Site Reference:** DEEP13 (2.30 ha)

**Location:** Hards Lane, Frognall

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**Site Description**

Site located on the edge of Frognall, away from the main settlement of Deeping St James. Comprises field in agricultural use.

**Consultation Response:**

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

- unacceptable extension into open countryside
- concerns about loss of valuable agricultural land

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Site remote from town with little relationship to existing built form.
Site Reference: DEEP14 (0.59 ha)
Location: Land R/O 10 Bridge Street

Site Description
Grass paddock within the built-up part of Deeping St James. Has had previous applications for residential development refused.

Consultation Response:
7 representations were received as a result of the consultation in October 2009 covering the following points:
- development would not affect CA
- development would ruin street scene

SA/SEA summary:
Small paddock within the built-up part of the town. The site is entirely surrounded by residential properties. Surface water flood risk and site is within the CA. The site is within 800m of school, shops and playing field but is more than 800m from GPs. It does have a good level of connectivity to the town centre and is on the route of a frequent bus service. The site could provide a small development of either residential or commercial uses.

Highway comments:
Subject to a point of access being available could be acceptable for courtyard development.

Conclusion
Site well located within the town and would be an infill. However the potential impact on conservation area makes site less suitable for development.
Site Description
Large site on the eastern edge of Deeping St James. Comprises a large field in agricultural use.

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

- support BUT SAPDPD overstates capacity
- site already identified as location for extension to burial ground
- concerns site would extend development into open countryside

The Parish Council is concerned about development on this site.

SA/SEA summary:
Large greenfield site, immediately adjacent to existing residential development, on the edge of the settlement. Development in this location would encroach into open countryside and have an adverse effect on the landscape. Site constrained by surface water flood risk and potential heritage issues [Iron Age finds]. Site is more than 800m from the primary school and GPs, but is within 400m of a local shop and bus stop on a regular bus route. Location within residential area and away from strategic highway network makes it a less suitable site for employment uses.

Highway comments:
Some frontage development might be ok for front third of the site - potential access off Church Street and Broadgate Lane. TA would be required to consider the impact on existing road network.

Conclusion
Development in this location would encroach into open countryside. This impact, together with surface water flood risk and heritage constraints makes the site less suitable for development.
Site Reference: ADD35 (0.41 ha)
Location: land r/o 65/67 Eastgate, DSJ

Site Description
Small site on the outskirts of Deeping St James. Comprises a domestic garden.

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

- development unacceptable - retain pastoral nature with uninterrupted views over countryside
- object to backland development off only remaining Green Lane in DSJ

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Under construction.
Site Reference: **SK/DEE/06 (2.67 ha)**
Location: **land off Spalding Road**

**Site Description**
Former orchard between sports field and residential properties north of Spalding Road

**First Sift:** This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Under construction.
Site Reference: SK/DEE/23 (1.28 ha)
Location: land to the south of Spalding Road

Site Description
Disused industrial site.

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Developed.
Site Reference: SK/DEE/28 (0.35 ha)

Location: land to the north of Spalding Road

Site Description

First Sift: This site has not been assessed further than the first sift stage, and is not considered suitable for allocation at this time because:

Consent granted.