

# **SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – BUTTERWICK (JUNE 2016)**

## **1 BUTTERWICK'S PLACE IN THE SPATIAL STRATEGY**

- 1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Butterwick as a 'Minor Service Centre'.
- 1.2 **Comments received** - No comments were received concerning Butterwick's place in the Spatial Strategy.
- 1.3 **Conclusions on Butterwick's place in the Spatial Strategy** - Given that no challenge has been made to Butterwick's place in the Spatial Strategy, it is considered that it should remain as a 'Minor Service Centre'.

## **2 BUTTERWICK'S HOUSING REQUIREMENTS**

- 2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Butterwick to provide for 70 dwellings between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2036.
- 2.2 **Comments received** - Two comments were received concerning Butterwick's housing requirements.
  - 1. I do not see why, bearing in mind the huge need for housing, there should not be a larger number of houses built in Butterwick. The village will probably be the better for it; and
  - 2. Broadgate Builders are firmly of the view that sites in Butterwick represent sustainable development in what is a rural district and that greater weight should be given to development in the villages in which the majority of people live.
- 2.3 **Responses to the above comments:**
  - 1. The scale of growth proposed for Butterwick took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements and their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. The objection does not seek to address any of these issues, and does not set out any substantive arguments to justify an increase; and

2. The scale of growth proposed for Butterwick took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements and their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. The objection does not seek to address any of these issues, and does not set out any substantive arguments to justify an increase.

- 2.4 **Conclusions on Butterwick's housing requirements** – It is not considered that the consultees' comments justify a change to Butterwick's housing requirements. Consequently, it is considered that the Local Plan should continue to seek to identify housing allocations in Butterwick to provide for 70 dwellings between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2036.

### **3 BUTTERWICK'S RESIDUAL REQUIREMENTS**

- 3.1 **Completions** - Between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016, 4 new dwellings were built in Butterwick.
- 3.2 **Commitments** - As at 31<sup>st</sup> March 2016, planning permission was outstanding for the development of 5 dwellings in Butterwick, and there is no evidence to suggest that these permissions will not be implemented during the Plan period.
- 3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 61 dwellings is required. (70 – 4 – 5 = 61)

### **4 INFRASTRUCTURE**

- 4.1 **Education** – the County Education Department has commented that there is a lack of local capacity at primary level, but potential to expand. At secondary level, there may be some small capacity to cope with development of this scale.
- 4.2 **Flood risk** – the Environment Agency has made the following comments:
- Allocations in areas of hazard would need to ensure that finished floor levels (FFL) are raised to the appropriate level with additional flood resilient construction incorporated into proposals. Developers would need to confirm that they can achieve the required mitigation and that their proposals would still be deliverable.
  - Flood Risk Mitigation Policy to ensure 'safe' development. FFL should be informed by the predicted flood depth maps and set as required below:
    - depths of >1.6m It is unlikely that mitigation measures would prevent flood water from entering the building at ground floor level. Therefore, proposals must be a minimum 2 storey with no ground floor habitable accommodation. The first floor living accommodation shall be above the highest predicted flood depth.

- depths of 1-1.6m Proposals must be a minimum 2 storey, with FFL set a minimum of 1m above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level, demountable defences to 600mm above FFL.
  - depths 0.5–1m FFL to be set 1m above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level, (single storey proposals must consider the 0.1%+ climate change event for setting FFL).
- 4.3 Anglian Water has commented that the capacity of the surface water network has major constraints, and that all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). They indicate that surface water may not be discharged to the public foul sewerage network, and that no new surface water flow will be permitted to discharge to the combined network.
- 4.4 **Sewage Treatment** – the Environment Agency has commented that the Fishtoft Water Recycling Centre (Sewage Treatment Works) has capacity for 3,703 houses. Anglian Water has commented that both the Water Recycling Centre and foul sewerage network have capacity available to serve the proposed growth.
- 4.5 **Water Supply** – Anglian Water has commented that, whilst water resources are adequate to serve the proposed growth, upgrades to the supply network may be required to serve the majority of the sites.
- 4.6 **Health** – The CCGs have commented that currently there is some capacity at the local GP surgeries to accommodate additional patients, however County wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase.

## 5 BUTTERWICK SITE OPTIONS

- 5.1 Inset Map 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified five 'Potential Housing Sites', But002, But003, But004, But019, and But020.

- 5.2 **Comments received** - The following general comment was made:

1. Any of the five sites seem good for development and it will be a benefit to the village to have more housing. My only concern is the impact it will have on the Old Leake Medical Centre which is full to capacity now, as they cover a wide population.

- 5.3 **Response to the above comment:**

1. The support for the sites is welcomed. The need for any enhancement to the Medical Centre will be identified by the Infrastructure Delivery Plan that will accompany the Local Plan.

- 5.4 **Conclusions on general comment** – It is not considered that the comment justifies a change to the Plan's provisions.

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- 5.5 **Comments received** - The following comments were made on site ***But002 (Land to the east of Sea Lane, Butterwick)***:

1. Site But002 (together with But020, But004 and But003) is preferable for development for houses;
2. The owners of The Limes which abuts site But002 have rights of access onto site But002 in order to carry out repairs and maintenance to their property, and these rights must be maintained post-development. Secondly, surface water from site But002 currently flows into The Limes, which is considerably lower than the adjacent factory buildings, yard and road. The development of 21 properties will generate a significant volume of surface runoff water from roofs, paths, driveways, access roads and footpaths and, if all this water is to be discharged into soakaways or similar, it is highly probable that it will leach away from the site towards The Limes. Full surveys must be carried out regarding the treatment and disposal of all surface water prior to any development being approved and all recommendations pertaining to prevent water penetration and flooding to The Limes must be incorporated into any future planning and building regulation approval conditions. Lastly, whilst a footpath from the site along Sea Lane is required, it is requested that the existing grass verge along the length of The Limes should be retained; and
3. This site is on the eastern outskirts of the settlement and would lead to outward expansion of the settlement to the east. It is close to existing residential development and in a high flood risk area which would result in potential amenity issues and more prominent development when travelling into the settlement in a westerly direction. Given that this site and most of the alternatives are located in one area rather than being sensitively dispersed around the village, there will be a more obvious mark on the landscape, countryside and settlement.

- 5.6 **Responses to the above comments:**

1. The support for site But002 is welcomed;

2. Issues concerning rights of access do not affect the potential suitability of the site for allocation, but can be addressed at planning application stage, if appropriate. Similarly, the issues raised concerning surface water disposal do not affect the potential suitability of the site for allocation, although they will need to be given attention at planning application stage. Anglian Water Services has indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land. Lastly, issues concerning the detailed design of any new footway along Sea Lane do not affect the potential suitability of the site for allocation, but can be addressed at planning application stage; and
3. This site is already developed, and its redevelopment for housing will not therefore expand the settlement or produce a 'prominent' development. Flood risk is assessed as 'danger for most' and '0.5m to 1.0m' which means that, although FFLs will need to be set 1m above ground level, dwellings will not need to be three-storied. Consequently, it is not agreed that the site's development will create particular amenity issues in relation to neighbouring residential properties. Lastly, whilst several of the Potential Housing Sites may appear close together on the Inset Map, the reality is that they are significantly separated from one another and will not have a collective impact (except perhaps if viewed from Watery Lane).

5.7 **Conclusions on site But002** – it is considered that site But002 is one of the more suitable Potential Housing Sites in Butterwick, and that it should be taken forward as a Preferred Housing Site :

- although objections to the site were received, none of the matters raised affect the potential suitability of the site for allocation;
- the Sustainability Appraisal gives site But002 the best score of the Potential Housing Sites in Butterwick, with three positive (green) impacts (for sustainability objectives 1, 8 and 9), and only one negative (red) impact (for sustainability objective 5) being recorded; and
- the site is (together with sites But004 and But019) at the least severe flood risk of the Potential Housing Sites in Butterwick ('flood zone 3a', 'danger for most', and '0.5m-1.0m').

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5.8 **Comments received** - The following comments were made on site ***But003*** (***Land to the north of Watery Lane, Butterwick***):

1. Site But003 (together with But020, But004 and But002) is preferable for development for houses;
2. This site is on the eastern outskirts of the settlement and would lead to outward expansion of the settlement to the east. It is close to existing residential development and in a high flood risk area which would result in potential amenity issues and more prominent development when travelling into the settlement in a westerly direction. Given that this site and most of the alternatives are located in one area rather than being sensitively dispersed around the village, there will be a more obvious mark on the landscape, countryside and settlement.

5.9 **Responses to the above comments:**

1. The support for site But003 is welcomed; and
2. This site is not previously-developed, so its development for housing will expand the settlement's built-up area, but it is not accepted that it would produce a 'prominent' development – visual impacts would be limited (confined to impacts upon views from the east). Flood risk is assessed as 'danger for all' and '1.0m to 2.0m' which means that, although FFLs will need to be set 1m above ground level, dwellings will not need to be three-storied (although they will need to be two-storied). Consequently, it is not agreed that the site's development will create particular amenity issues in relation to neighbouring residential properties (although these issues may be greater than for other Potential Housing Sites where flood risk is less severe. Lastly, whilst several of the Potential Housing Sites may appear close together on the Inset Map, the reality is that they are significantly separated from one another and will not have a collective impact (except perhaps if viewed from Watery Lane).

5.10 **Conclusions on site But003** – it is considered that site But003 is not one of the more suitable Potential Housing Sites in Butterwick, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site But003 the third-best score of the Potential Housing Sites in Butterwick, with 2 positive (green) impacts (for sustainability objectives 1 and 8), and two negative (red) impacts (for sustainability objectives 5 and 9) being recorded; however
- the site is (together with site But020) at the most severe flood risk of the Potential Housing Sites in Butterwick ('flood zone 3a', 'danger for all', and '1.0m- 2.0m').

5.11 **Comments received** - The following comments were made on site ***But004 (Land to the east of Benington Road, Butterwick)***:

1. I support development of But004. It is only grass land for the past 10 years not used for anything. It is only 200 yards from the centre of village: shop, fish shop, pub, village hall, and close to school. Vacant for immediate development if required and if any builders are interested;
2. Site But004 (together with But020, But003 and But002) is preferable for development for houses; and
3. This site is on the eastern outskirts of the settlement and would lead to outward expansion of the settlement to the east. It is close to existing residential development and in a high flood risk area which would result in potential amenity issues and more prominent development when travelling into the settlement in a westerly direction. Given that this site and most of the alternatives are located in one area rather than being sensitively dispersed around the village, there will be a more obvious mark on the landscape, countryside and settlement.

5.12 **Responses to the above comments:**

1. The support is welcomed;
2. The support is welcomed; and
3. This site is not previously-developed, so its development for housing will expand the settlement's built-up area, but it is not accepted that it would produce a 'prominent' development – it would effectively extend the built-up area no further than on the opposite side of Benington Road, and much of the site's frontage is already developed (a dwelling at its northern end and agricultural buildings to the south). Flood risk is assessed as 'danger for most' and '0.5m to 1.0m' which means that, although FFLs will need to be set 1m above ground level, dwellings will not need to be three-storied. Consequently, it is not agreed that the site's development will create particular amenity issues in relation to neighbouring residential properties. Lastly, whilst several of the Potential Housing Sites may appear close together on the Inset Map, the reality is that they are significantly separated from one another and will not have a collective impact (except perhaps if viewed from Watery Lane).

5.13 **Conclusions on site But004** – it is considered that site But004 is one of the more suitable Potential Housing Sites in Butterwick, and that it should be taken forward as a Preferred Housing Site:

- although an objection to the site was received, none of the matters raised affect the potential suitability of the site for allocation;

- the Sustainability Appraisal gives site But004 the third-best score of the Potential Housing Sites in Butterwick, with two positive (green) impacts (for sustainability objectives 1 and 8), and two negative (red) impacts (for sustainability objectives 5 and 9) being recorded; and
- the site is (together with sites But002 and But019) at the least severe flood risk of the Potential Housing Sites in Butterwick ('flood zone 3a', 'danger for most', and '0.5m-1.0m').

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5.14 **Comments received** - The following comment was made on site ***But019*** (***Land to the north of Brand End Road, Butterwick***):

1. Site But019 has some disadvantages. The corner of Brand End Road is dangerous, particularly when cars are parked on the right hand side by customers of the village shop. Traffic has to come round the corner blind not knowing what the incoming traffic is like. If site But019 was developed it might increase the problem on that corner. However if the land to the left of But019 was developed also, there is a possibility of access to the site where there is a plot of land in Mill Lane where the foundation have been laid but not built. This site has been like it for over 8 years.

5.15 **Response to the above comment:**

1. The Highway Authority does not share the consultee's concerns, simply commenting that the site's frontage onto Brand End Road is long enough to accommodate a suitable estate road junction to serve 44 dwellings.

5.16 **Conclusions on site But019** - it is considered that site But019 is not one of the more suitable Potential Housing Sites in Butterwick, and that it should not be taken forward as a Preferred Housing Site:

- the site is (together with sites But002 and But004) at the least severe flood risk of the Potential Housing Sites in Butterwick ('flood zone 3a', 'danger for most', and '0.5m-1.0m'); however
- the Sustainability Appraisal gives site But019 the worst score of the Potential Housing Sites in Butterwick, with only one positive (green) impact (for sustainability objective 8), and two negative (red) impacts (for sustainability objectives 5 and 9) being recorded; and
- the site appears to be in at least 3 separate ownerships and, although one owner has indicated that their land is available for development, the intentions of 2 owners are unknown. In these circumstances, it cannot be considered a developable site.

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- 5.17 Comments received - The following comments were made on site **But020** (***Land to the north of Peter Paine Close, Butterwick***):
1. Broadgate Builders consider that the following site is capable of providing additional dwellings as follows: Butterwick, Bennington Road - Capacity 19 units over an area of circa 0.75 hectares located to the west of the settlement adjacent to existing development.
- 5.18 **Response to the above comment:**
1. The support is welcomed [Although the consultee does not use a reference number, it is assumed that they are referring to site But020].
- 5.19 **Conclusions on site But020** - it is considered that site But020 is one of the more suitable Potential Housing Sites in Butterwick, and that it should be taken forward as a Preferred Housing Site:
- the site is (together with site But003) at the most severe flood risk of the Potential Housing Sites in Butterwick ('flood zone 3a', 'danger for all', and '1.0m- 2.0m'); however
  - the site attracted no objections; and
  - the Sustainability Appraisal gives site But020 the second-best score of the Potential Housing Sites in Butterwick, with three positive (green) impacts (for sustainability objectives 1,3, and 8), and two negative (red) impacts (for sustainability objectives 5 and 9) being recorded.

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## **6 NEW SITES**

- 6.1 Three new sites were put forward for consideration as Potential Housing Sites:
- Site But029 - Land off Girls School Lane, Butterwick. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because it would have adverse environmental impacts.
  - But027 - Land to the west of Upsall Road, Butterwick. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because it is not in scale with the 70 dwellings that the Plan seeks to be developed in Butterwick, and because the site does not abut a public highway.

- But028 - Land to the west of Mill Lane, Butterwick. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because: it is not in scale with the 70 dwellings that the Plan seeks to be developed in Butterwick; it will have adverse environmental impacts; and it is poorly located.

## 7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following sites are taken forward as Preferred Housing Sites: But002, But004, and But020. These sites have a capacity of 57 dwellings, which is acceptably close to the residual requirement of 61 dwellings.
- 7.2 These allocations provide the following trajectory for Butterwick. [N.B. The capacity of the sites assumes that they will be developed at a density of 20 dwellings to the hectare. In practice, they may be developed at a higher density.]

|              | Years<br>1-5 | Years<br>6-10 | Years<br>11-15 | Years<br>16-20 | Years<br>21-25 | Years<br>26+ | <b>TOTAL</b> |
|--------------|--------------|---------------|----------------|----------------|----------------|--------------|--------------|
| Completions  | 4            | -             | -              | -              | -              | -            | <b>4</b>     |
| Commitments  | -            | 5             | 0              | 0              | 0              | 0            | <b>5</b>     |
| But002       | 0            | 0             | 21             | 0              | 0              | 0            | <b>21</b>    |
| But004       | 0            | 21            | 0              | 0              | 0              | 0            | <b>21</b>    |
| But020       | 0            | 12            | 3              | 0              | 0              | 0            | <b>15</b>    |
| <b>TOTAL</b> | <b>4</b>     | <b>38</b>     | <b>24</b>      | <b>0</b>       | <b>0</b>       | <b>0</b>     | <b>66</b>    |

Preferred Sites for Development

**Inset Map No 13**

**Butterwick**

**Minor Service Centre**

Scale 1:4,000 @A3



South East Lincolnshire  
Joint Strategic Planning Committee

