

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – DONINGTON (JUNE 2016)

1 DONINGTON’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 Donington as a ‘Main Service Centre’.
- 1.2 **Comments received** - No comments were received relating to Donington’s place in the Spatial Strategy.
- 1.3 Given the lack of challenge made to Donington’s place in the Spatial Strategy, it is considered that it should remain as a ‘Main Service Centre’.

2 DONINGTON’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 Donington to provide for 380 dwellings between April 2011 and 31st March 2036.
- 2.2 **Comments received** - The following comments were received concerning Donington’s housing requirements:
 - 1. 380 new houses in Donington in the plan period should allow for flexibility in the number of new housing allocations, (the 2014 SHMA had previously indicated housing numbers of 560 dpa for the South Holland area);
 - 2. because Donington has a good sustainability rating and level of facilities, it should be allocated more than 380 new homes (to accommodate current immigration increases and the need for better integration of immigrants);
 - 3. the local infrastructure (schools, doctors, hospital, dentists, local roads, shops, bus services, and sewers) cannot accommodate the demand that will be generated by an additional 380 dwellings; and
 - 4. support the allocation of 380 dwellings in the Main Service Centre of Donington – it is appropriate given the range of services and facilities that are available in the settlement.
- 2.3 **Responses to the above comments:**
 - 1. the housing figures identified are a minimum requirement – the Plan includes generous provision to ensure that the area’s housing needs will be met in a flexible way, namely:

- it assumes that sites in Donington will be developed at a density of just 20 dwellings to the hectare, whereas the reality is that most sites will be developed at a higher density;
 - it does not include a windfall allowance; and
 - it seeks to meet the Plan's requirements through allocations in settlements in the top three tiers of the Spatial Strategy – i.e. developments in the Other Service Centres and Settlements will be over and above the requirements.
2. the scale of housing growth proposed for Donington took account of the most up-to-date information on migration rates;
 3. the Local Plan will have to demonstrate how arising infrastructure needs will be met, and these matters will be dealt with in later versions of the document and the Infrastructure Delivery Plan that will accompany it; and
 4. support for 380 dwellings within Donington is welcome.
- 2.4 It is not considered that the comments made by consultees justify a change to Donington's housing requirements. But, following consideration of the potential housing sites (see Section 5) and the site specific issues, it is proposed to increase the minimum housing requirement slightly, primarily to achieve a better form of development. Consequently it is considered that a change to Donington's housing requirements should be made, and that the Local Plan should provide for 400 dwellings between 1st April 2011 and 31st March 2036.

3 DONINGTON'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 89 new dwellings were built in Donington.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 16 dwellings in Donington, 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 dwellings is required ($400 - 89 - 16 = 295$).

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has commented that there is some capacity at the primary school, and there is capacity to expand, but there is a lack of local capacity at secondary level and, at secondary level, there may be limited capacity to expand.

- 4.2 **Health** – the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County-wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase.
- 4.3 **Flood risk** – the Environment Agency has commented that all the sites in Flood Zone 3a would need to satisfy the NPPF Exceptions Test.
- 4.4 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.
- 4.5 **Sewage Treatment** – The Environment Agency has commented that the Donington Water Recycling Centre (Sewage Treatment Works) has capacity for 653 houses. Anglian Water has commented that the Water Recycling Centre can accommodate all sites except Don006, Don017 and Don033, without an upgrade being required, and that the foul sewerage network would require upgrading for all sites except Don012, Don030 and Don031. Enhancements to the capacity of the network may be necessary to accommodate the development of the other sites.
- 4.6 **Water Supply** – Anglian Water has commented that water resources are adequate to serve the proposed growth. The supply network would require upgrading for all sites.

5 DONINGTON SITE OPTIONS

- 5.1 Inset Map 4 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified twelve 'Potential Housing Sites', Don001, Don006, Don008, Don012, Don016, Don017, Don018, Don029, Don030, Don031, Don032 and Don033.

- 5.2 **Comments received** - The following comments were made on site ***Don001 (Land to the south of Town Dam Lane, Donington)***:

1. support Don001 because it is close to schools and a children's play area;
2. this site together with those on Malting Lane could be developed without appearing to stretch the town's development area.

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

1. support for the potential housing site is noted; the site is within 100m of a children's play area and primary school; and
2. the site is adjacent to the settlement boundary and the SHLAA identifies that the site will 'not have adverse impacts on natural, built or historic assets; nor upon the character and appearance of the area as it is surrounded by development and therefore does not have a countryside character.'

- 5.4 **Conclusions on site Don001** – It is considered that site Don001 is one of the most suitable Potential Housing Sites in Donington, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don001 reasonably well with three positive (green) impacts/13 being recorded relating to housing delivery, inclusive communities and landscape character;
- the site is within Flood Zone 2, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard' not one of the most, but not one of the least sequentially preferable sites in Donington;
- the Highways Authority identifies that 'services and facilities are potentially accessible on foot and bicycle. There are two road frontages that are sufficiently open to provide the required visibility for the access to the site although frontage footpaths, kerbs and drainage are required and a watercourse may need to be culverted or piped', it appears a satisfactory access could be achieved although this might be more straightforward in conjunction with the adjoining Don006;

- development of site Don001 in conjunction with the adjoining Don006 and Don030 should enable a better form of design and development to be achieved, including provision of infrastructure needed to serve the development;
- the SHLAA identifies that 'there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council's five year supply of available housing sites; and
- no objections to the site's allocation were made.

5.5 Comments received - The following comments were made on site ***Don006*** (***Land to the east of Town Dam Lane, Donington***):

1. support for this as a potential housing site;
2. the site is available now with developer interest for 100 units, open space and children's play area so should be re-classified as available within years 6-10 years, as a planning application will be submitted within the next six months;
3. support Don006 because it is within easy walking and cycling distance of schools, shops, bus stops, play area and community facilities;
4. the site is in low flood risk area;
5. the SHLAA suggests there is some filled land on the site, which is incorrect;
6. this site together with those on Malting Lane could be developed without appearing to stretch the town's development area.

5.6 Responses to the above comments:

1. support for the potential housing site is noted;
2. confirmation of the site's availability is welcome, and the developer interest is noted – the SHLAA identifies the site as being deliverable from years 6-10 which reflects the owners intentions;
3. the site has good walking/cycling access to a range of local services and is within 350m of open space, children's play area, playing fields, primary school and community centre and 1km of the town centre;
4. the site is within Flood Zone 2, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', not the most sequentially preferable site in Donington, but not the least;
5. reference in the SHLAA to the contaminated land register is incorrect; SHDC Environmental Health identify that the site is on 'a list of potentially contaminated sites requiring further investigation';

6. development of site Don006 in conjunction with the adjoining Don001 and Don030 should enable a better form of design and development to be achieved, including provision of infrastructure needed to serve the development;
7. the SHLAA identifies that the site will 'change the character and appearance of the area from the south as it will extend development further than the current glasshouses' (although impacts can be reduced by site layout, design, landscaping and the use of green infrastructure).

5.7 **Conclusions on site Don006** – It is considered that site Don006 is one of the most suitable Potential Housing Sites in Donington, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don006 as having one positive (green) impact/13 relating to housing delivery but a further eight (blue) impacts could deliver positive impacts as a result of a high quality design and the delivery of infrastructure to meet the needs of future residents such as open space and school places;
- the Highways Authority identifies that 'services and facilities are potentially accessible on foot and bicycle. A frontage footway, kerbs and drainage would be required and need to extend northwards if Don001 does not come forward first. The frontage would provide suitable junction visibility.' Therefore it appears that a satisfactory, straightforward access solution can be achieved;
- the SHLAA identifies that 'there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council's five year supply of available housing sites; and
- no objections to the site's allocation were made.

5.8 **Comments received** - The following comments were made on site ***Don008 (Land to the west of Malting Lane, Donington)***:

1. this site is available, with developer interest; a planning application for 73 dwellings is being prepared;
2. the site will be deliverable within years 6-10 rather than years 11-15;
3. the site can enhance existing infrastructure; high quality public open space, children's play area and provision of 30% affordable housing could all be provided;
4. a Phase 1 Habitat Survey confirms that only the existing ditches on the north and south west boundaries have biodiversity value. These will be retained with suitable buffer zones. Great Crested Newt and Water Vole Surveys have been undertaken - none were observed. A wildlife pond

in the Sustainable Drainage System will enhance the site's biodiversity value;

5. the site is bounded on two sides by housing, a new residential development and Turners (Soham) Haulage Business. This site is a logical location for a residential development/small urban extension.

5.9 Responses to the above comments:

1. confirmation of the site's availability is welcome, a planning application for approximately 73 dwellings is pending;
2. the SHLAA identifies the site as being deliverable from years 6-10 which reflects the owners intentions;
3. the physical and community infrastructure proposed on site is noted;
4. the outcome of the Phase 1 Habitat Survey and Protected Species Surveys are noted and the biodiversity enhancements proposed are welcome;
5. the SHLAA identifies that the site 'will not change the built up character and appearance of the area.'

5.10 Conclusions on site Don008 - It is considered that site Don008 is one of the more suitable Potential Housing Sites in Donington, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don008 as having two/13 positive (green) impacts relating to housing delivery and landscape character but a further six (blue) impacts could deliver positive impacts as a result of a high quality design and the delivery of infrastructure to meet the needs of future residents such as open space and school places;
- the site is adjacent to the settlement boundary and is well-located for easy walking/cycling access to local shops and employment;
- the SHLAA recognises that 'the site is close to a distribution site which will impact on the residential amenities of this site' (although impacts can be reduced by site layout, house design, bunding/screening and acoustic vents to bedrooms facing the site);
- the Highways Authority identifies that 'services and facilities are potentially accessible on foot and bicycle. The access would be close to the junction for the adjoining recently developed site but this is acceptable in this situation.' It appears that a suitable, straightforward access solution can be achieved;
- the SHLAA identifies that 'there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council's five year supply of available housing sites; and

- no objections to the site's allocation were made.

5.11 **Comments received** - No comments were received relating to site ***Don012*** (***Land to the north of Park Lane, Donington***).

5.12 **Conclusions on site Don012** - It is considered that site Don012 is not one of the more suitable Potential Housing Sites in Donington, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don012 with two/12 positive (green) impacts relating to housing delivery and flood risk, but three negative (orange) impacts have been recorded relating to access to community facilities, accessibility and air, water and soil quality;
- the Highway Authority identifies that 'services and facilities are potentially accessible on foot and bicycle. Park Lane would require widening and upgrading including a new footpath'. Although it appears that a satisfactory vehicular access could be provided to this site, arrangements for other, alternative sites will be more straight-forward.

5.13 **Comments received** - The following comments were made on site ***Don016*** (***Land to the south of Town Dam Lane, Donington***):

1. support development on Don016;
2. confirm availability of Don016;

5.14 **Responses to the above comments:**

1. support for site Don016 is noted; and
2. confirmation of availability is welcome.

5.15 **Conclusions on site Don016** - It is considered that site Don016 is not one of the more suitable Potential Housing Sites in Donington, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don016 with two positive (green) impacts being recorded for housing delivery and landscape character but with two negative (orange) impacts relating to accessibility and soil, air and water quality;
- the site is detached from the settlement boundary, and does not relate as well as other sites to the Donington built area;
- the Highways Authority identifies that 'services and facilities are accessible on foot and bicycle. Residential development would be likely to increase traffic eastwards on Town Dam Lane (a single track road) towards Quadring Road. This would not be suitable without extensive

highways improvements.’ Although it appears that a satisfactory vehicular access could be provided to this site, arrangements for other, alternative sites will be more straight-forward;

- the site is within Flood Zone 3a, flood hazard in 2115 is classified as ‘no hazard’, and flood depth in 2115 is classified as ‘no hazard’, one of the least sequentially preferable sites in Donington;

5.16 **Comments received** - The following comments were made on site ***Don017*** (***Land to the north of Town Dam Lane, Donington***):

1. support development on Don017; and
2. confirm availability of Don017.

5.17 **Responses to the above comments**:

1. support for site Don017 is noted;
2. confirmation of availability is welcome;

5.18 **Conclusions on site Don017** – It is considered that site Don017 is not one of the more suitable Potential Housing Sites in Donington, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don017 with two positive (green) impacts being recorded for housing delivery and landscape character;
- the Highways Authority identifies that ‘services and facilities are potentially accessible on foot and bicycle. This site has good visibility along the A152, which has street lighting and 30mph speed limit. Development would require a frontage footway to the existing network, extended street lighting and highway drainage. Access to Town Dam Lane would not be acceptable without extensive improvements.’ Although it appears that a satisfactory vehicular access could be provided to this site, arrangements for other, alternative sites will be more straight-forward;
- the SHLAA identifies that the site will ‘change the character and appearance of the area as it will extend development to the highway,’ which will affect some other sites to a lesser extent.

5.19 **Comments received** - The following comments were made on site ***Don018*** (***Land to the north of Quadring Road, Donington***):

1. support development on Don018; and
2. confirm availability of Don018.

5.20 **Response to the above comments:**

1. support for site Don018 is noted;
2. confirmation of availability is welcome;

5.21 **Conclusions on site Don018** – It is considered that site Don018 is one of the more suitable Potential Housing Sites in Donington, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don018 as having three positive (green) impacts for housing delivery, landscape character and flood risk although a further seven (blue) impacts could deliver positive impacts as a result of a high quality design and the delivery of infrastructure to meet the needs of future residents such as open space and school places;
- the SHLAA identifies that the site will ‘change the character and appearance of the area as it will extend development to the highway,’ however the extent of development will not be as great as for some other sites;
- the site is within Flood Zone 1, flood hazard in 2115 is classified as ‘no hazard’, and flood depth in 2115 is classified as ‘no hazard’, and is one of the most sequentially preferable sites in Donington;
- the Highways Authority identifies that ‘services and facilities are potentially accessible on foot and bicycle. The site has sufficient frontage to the A152 to provide suitable junction visibility. There is an existing frontage footway. There is suitable access from Crosslands. Vehicular access from Wykes Lane (an unclassified road) to the east would not be acceptable.’ It appears that a satisfactory straightforward vehicular access could be provided to this site; and
- the SHLAA identifies that ‘there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15); [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council’s five year supply of available housing sites;
- no objections to the site’s allocation were made.

5.22 **Comments received** - The following comments were made on site ***Don029*** (***Land adjacent to 69 Quadring Road, Donington***):

1. support for this as a potential housing site.

5.23 **Response to the above comments:**

1. the support for this potential housing site is noted.

5.24 **Conclusions on site Don029** – It is considered that site Don029 is not one of the more suitable Potential Housing Sites in Donington, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal score site Don029 with two positive (green) impacts being recorded against housing delivery and flood risk and two negative (orange) impacts recorded against accessibility and soil, air and water quality;
- Site Don029 is detached from Donington settlement boundary, on its own this site would form an isolated, incongruous form of development in the countryside, and would generate more of an adverse impact on the landscape than other sites;
- the SHLAA identifies that the site is only appropriate alongside the Don017, which has been discounted (see above).

5.25 **Comments received** - The following comments were made on site ***Don030*** (***Land to the east of Town Dam Lane, Donington***):

1. the site is developable and deliverable, with developer interest;
2. the site is within easy walking and cycling distance of schools, local shops and services and community facilities;
3. the site is in low flood risk area;
4. the SHLAA suggests there is some filled land on the site, which is incorrect;
5. this site together with those on Malting Lane could be developed without appearing to stretch the town's development area.

5.26 **Response to the above comments:**

1. confirmation of the site's availability is welcome, and the developer interest is noted;
2. the site has good walking/cycling access to a range of local services being within 750m of open space, children's play area, playing fields, primary school and community centre and 1km of the town centre;
3. the site is within Flood Zone 2, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', so not the most sequentially preferable site in Donington, but not the least either;
4. reference in the SHLAA to the contaminated land register is incorrect; SHDC Environmental Health identify that the site is on 'a list of potentially contaminated sites requiring further investigation'; and
5. the SHLAA identifies that the site will 'change the character and appearance of the area from the south as it will extend development further than the current glasshouses' (although impacts can be reduced by site layout, design, landscaping and the use of green infrastructure).

5.27 **Conclusions on site Don030** – It is considered that site Don030 is one of the more suitable Potential Housing Sites in Donington, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don030 as having one positive (green) impact being recorded for housing delivery, but a further seven (blue) impacts could deliver positive impacts as a result of the delivery of the site which could secure meaningful infrastructure to meet the needs of future residents such as access to employment and education facilities; and
- development of site Don030 in conjunction with the adjoining Don001 and Don006 should enable a better form of design and development to be achieved, including provision of infrastructure needed to serve the development;
- the Highways Authority identifies that ‘there maybe enough land to form new junction radii and visibility splays. The carriageway is suitable but there would need to be footway to the existing network.’ So it appears that a satisfactory, straightforward access solution could be achieved;
- the SHLAA identifies that ‘there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10); [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council’s five year supply of available housing sites;
- no objections to the site’s allocation were made.

5.28 **Comments received** – No comments were received relating to site ***Don031 (Land to the north-east of Quadring Road, Donington)***.

5.29 **Conclusions on site Don031** – It is considered that site Don031 is not one of the more suitable Potential Housing Sites in Donington, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal identifies Don031 as having one positive (green) impact for housing delivery;
- Site Don031 is detached from Donington settlement boundary, so other sites would have better access to local shops, services and facilities;
- the site would create an isolated group of dwellings in the countryside having more of an adverse impact on the landscape than other sites;
- the site is within Flood Zone 3a, flood hazard in 2115 is classified as ‘no hazard’, and flood depth in 2115 is classified as ‘no hazard’, one of the least sequentially preferable sites in Donington.

5.30 **Comments received** - The following comments were made on site ***Don032*** (***Land to the north-east of Park Lane, Donington***):

1. support for housing development on Site Don032 because it would make good use of the site;
2. the site is located close to the village centre, has good transport links and its housing will support local services;
3. Site Don032 is the only surviving open space adjacent to the Church of St Mary and the Holy Rood, and the graveyard and would adversely harm this Grade I Listed Building and its setting.

5.31 **Response to the above comments:**

1. support for this potential housing site is noted;
2. the site is within 280m of the town centre and is within 1km of local schools, open space and bus stops;
3. the Grade I Listed Church of St Mary and the Holy Rood are important designated heritage assets forming an integral part of the character and appearance of Donington and its Conservation Area. Historic England consider that the development of Don032 could harm these assets and their setting; adverse impacts are unable to be prevented by design;

5.32 **Conclusions on site Don032** – It is considered that site Don032 is not one of the more suitable Potential Housing Sites in Donington, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don032 as having one positive (green) impact for housing delivery and identifies three negative (orange) impacts relating to accessibility, heritage and soil, air and water quality;
- the impact on designated heritage assets is an issue which does not affect alternative sites.

5.33 **Comments received** - The following comments were made on site ***Don033*** (***Land to the north of Church Lane, Donington***):

1. the owner states that the site is available and deliverable for residential development and has developer interest;
2. the site is able to deliver a planned (possibly phased) housing development with wider public benefits, such as a mix of homes, open space and possibly wider public benefits such as a school drop off area which could not be delivered on other sites in Donington;
3. the land has the lowest flood risk;

4. the site has two vehicular access points (Church Lane & Browntoft Lane), would necessitate no new access point off the A52 and would not necessitate traffic to use Station Street to access the A52;
5. the site is within a highly sustainable location, within walking distance of local shops, services and schools;
6. the site should be identified as expansion land for the secondary school; a new sports hall could be built there so the existing hall can be redeveloped into classrooms. Being on a separate site would mean it could be used out of hours by residents;
7. Don033 partially adjoins Donington Conservation Area. Further assessment is required to determine the impact on the significance of these heritage assets.

5.34 Response to the above comments:

1. confirmation of availability and deliverability is welcome;
2. the mix of houses, the proposed phasing and the physical and community infrastructure proposed for the site is noted;
3. the site is within Flood Zone 1, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard' one of the most sequentially preferable sites in Donington;
4. the Highways Authority identifies that 'services and facilities are potentially accessible on foot and bicycle. The carriageways of Church Lane and Browntree lane are suitable to serve residential development but frontage footways and connections to the existing footpath network, together with kerbs and drainage are required. It appears that a satisfactory, straightforward vehicular access could be provided to this site;
5. the site is within 350m of the town centre, a secondary school and other local facilities;
6. the County Education Authority comment that there are no plans to expand the secondary school;
7. the site abuts the Donington Conservation Area for 110m and, with careful layout, design and choice of materials it is considered that impacts are highly likely to be acceptable.

5.35 Conclusions on site Don033 – It is considered that site Don033 is not one of the more suitable Potential Housing Sites in Donington, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Don033 as having two/13 positive (green) impacts for delivering inclusive communities and flood risk, and two negative (orange) impacts relating to accessibility and soil, air and water quality;
- the scale of housing growth proposed for Donington took account of many issues, including: the findings of the South East Lincolnshire

Assessment of Settlements & 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. This site has the capacity to provide for 203 dwellings at 20 dwellings to the hectare, (whereas the reality is that most sites will be developed at a higher density), which if taken with other appropriate sites would exceed the housing requirement for Donington, which based on the evidence available is not sustainable.

6 NEW SITES

6.1 The following new site was put forward for consideration as Potential Housing Sites:

1. Don034 - Land to the east of Northorpe Road, Donington. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as undevelopable because it is detached from the Donington built area by the A52, with more limited access to it shops and services, than other sites to the south of the A52.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

7.1 The following sites are taken forward as Preferred Options Housing Allocations: Don001; Don006; Don008; Don018 and Don030. These five sites have a combined capacity of 299 dwellings, which is slightly higher than the residual requirement of 295 dwellings. However, these sites would enable a more appropriate form of development to be achieved overall.

7.2 These allocations and other development opportunities provide the following trajectory for Donington. [The capacity of the sites assumes that they will be developed at a density of 20 dwellings to the hectare. In practice, some sites are likely to accommodate a higher density.]

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	89	-	-	-	-	-	89
Commitments	0	16	-	-	-	-	16
Don001	0	50	3	0	0	0	53
Don006	0	50	60	0	0	0	110
Don008	0	50	22	0	0	0	72
Don018	0	50	2	0	0	0	52
Don030	0	12	0	0	0	0	12
TOTAL	89	228	87	0	0	0	404



- Inset Map Boundary
- Countryside
- Settlement Boundary.....Policy 12,19,20,21
- Town Centre Boundary.....Policy 22
- Conservation Area.....Policy 26
- Housing Commitments.....Policy 12
- Preferred Housing Site.....Policy 12
- Existing Main Employment Area...Policy 7
- Local Employment Site.....Policy 7
- Specific Occupier Site.....Policy 8
- Primary Shopping Area.....Policy 22
- Recreational Open Space.....Policy 30
- Green Infrastructure.....Policy 30



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