

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

1 FISHTOFT'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 Fishtoft as a 'Minor Service Centre'.
- 1.2 **Comments received** - No comments were received concerning Fishtoft's place in the Spatial Strategy.
- 1.3 **Conclusions on Fishtoft's place in the Spatial Strategy** - Given that no challenge has been made to Fishtoft's place in the Spatial Strategy, it is considered that it should remain as a 'Minor Service Centre'.

2 FISHTOFT'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 Fishtoft to provide for 50 dwellings between 1st April 2011 and 31st March 2036.
- 2.2 **Comments received** - One comment was received concerning Fishtoft's housing requirements.
 - 1. Broadgate Builders are firmly of the view that sites in Fishtoft 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 **Response to the above comment:**
 - 1. The scale of growth proposed for Fishtoft 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 Fishtoft's housing requirements** – It is not considered that the consultee's comments justify a change to Fishtoft's housing requirements. Consequently, it is considered that the Local Plan should continue to seek to identify housing allocations in Fishtoft to provide for 50 dwellings between 1st April 2011 and 31st March 2036.

3 FISHTOFT'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 0 new dwellings were built in Fishtoft.

3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the development of 0 dwellings in Fishtoft.

3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 50 dwellings is required. (50 – 0 – 0 = 50)

4 **INFRASTRUCTURE**

4.1 **Education** – the County Education Department has commented that there appears to be local capacity at primary level to accommodate this scale of housing. At secondary level, there is no capacity and the existing school has a constrained site area.

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.
- Fis046 is a 'dry island' in the 200 year event – consideration of safe access and egress required.
- 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 the Water Recycling Centre has capacity available to serve the proposed growth, but that enhancements to the foul sewerage network may be necessary to accommodate the development of several of the sites.
- 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 FISHTOFT SITE OPTIONS

- 5.1 Inset Map 15 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified four 'Potential Housing Sites', Fis022, Fis040, Fis041 and Fis046.

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

1. Members of Fishtoft Parish Council comment as follows: What research has been done with regard to who will occupy the proposed properties; where are the survey results; who completed the surveys and when were they done? Where is the proof that such a large amount of additional housing is needed; Would it not be better for brown field sites to be used rather than earmarking green field sites, in many cases using valuable agricultural land; Concerns as to where such a large number of new residents would work, there is a lack of employment in the area; Some villages appear to have no proposed developments which would help to sustain those communities

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

1. The Plan's housing numbers generally have been derived from the findings of the Strategic Housing Market Assessment (SHMA), and the scale of housing growth proposed for Fishtoft village took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements & their Sustainability Credential (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. It is agreed that redeveloping developable brownfield sites is preferable to developing greenfield sites. The SHMA's findings took account of economic/employment issues. Policy 2 of the Local Plan identifies 43 settlements as 'areas of development restraint', where specific housing allocations will not be made.

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

- 5.5 **Comments received** - The following comments were made on site ***Fis022*** (***Land to the north of Fishtoft Road, Fishtoft***):

1. Natural England has some concern with site Fis022, as it is partly within land highlighted by their Impact Risk Zones (IRZ) as functionally linked to the Wash Special Protection Area (SPA) where Pink Footed Geese have been known to forage;
2. 8 consultees argue that Fis022 is so low lying that it would have to be developed with three-storey dwellings, which would be unacceptable and out of place in a village setting; and
3. One consultee argues that site Fis022 is preferable to Fis046 because it will cause less impact, will run with the village, and is immediately adjacent to the main road and bus route.

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

1. Site Fis022 has an area of 1.71 hectares, and it is considered unlikely that its development would impact significantly upon the Pink Footed Goose population;
2. Flood risk at site Fis022 is assessed as 'danger for all' and '1.0m to 2.0m'. If more detailed survey work identified that the 2115 flood depth was less than 1.6m, whilst proposals would need to be a minimum of 2 storey with FFL set a minimum of 1m above ground level, there would be no requirement for the ground floor to consist of non-habitable accommodation. If, on the other hand, the 2115 flood depth was more than 1.6m, proposals would need to be a minimum of 2 storey with no ground floor habitable accommodation - in these circumstances, 3-storey dwellings would be likely. The site appears to be unsuitable for single-storey development, and flood risk issues ***may*** dictate that three-storey dwellings would be likely. However, whilst it may be more challenging to assimilate such dwellings with their surroundings, it is not accepted that 3-storey dwellings would be inherently unsuitable in a village context; and
3. The support for site Fis022 is welcomed.

- 5.7 **Conclusions on site Fis022** – it is considered that site Fis022 is not one of the more suitable Potential Housing Sites in Fishtoft, and that it should not be taken forward as a Preferred Housing Site:

- although objections to the site were received, neither of the matters raised are considered to affect the potential suitability of the site for allocation; however
- the Sustainability Appraisal gives site Fis022 the third-best score, with only one positive (green) impact (for sustainability objective 8), two negative (red) impacts (for sustainability objectives 3 and 9), and one neutral (white) impact being recorded; and
- the site is at the most severe flood risk ('flood zone 3a', 'danger for all', and '1.0m-2.0m') of the Potential Housing Sites in Fishtoft.

5.8 **Comments received** - No comments were made on site ***Fis040 (Norwood Yard, Church Green Road, Fishtoft)***.

5.9 **Conclusions on site Fis040** – it is considered that site Fis040 is one of the more suitable Potential Housing Sites in Fishtoft, and that it should be taken forward as a Preferred Housing Site:

- no objections to the site's allocation were made;
- the Sustainability Appraisal gives site Fis040 the best score of the Potential Housing Sites in Fishtoft, with three positive (green) impacts (for sustainability objectives 1, 8, and 9) and only one negative (red) impact being recorded; and
- the site is at the second best flood risk ('flood zone 3a', 'danger for most', and '0.5m-1.0m') of the Potential Housing Sites in Fishtoft

5.10 **Comments received** - The following comments were made on site ***Fis041 (Land to the east of Church Green Road, Fishtoft)***:

1. Natural England has some concern with site Fis041, as it is partly within land highlighted by their Impact Risk Zones (IRZ) as functionally linked to the Wash Special Protection Area (SPA) where Pink Footed Geese have been known to forage; and
2. 8 consultees argue that Fis041 is so low lying that it would have to be developed with three-storey dwellings, which would be unacceptable and out of place in a village setting.

5.11 **Responses to the above comments:**

1. Site Fis041 has an area of 1.97 hectares, and it is considered unlikely that its development would impact significantly upon the Pink Footed Goose population; and

2. Flood risk at site Fis041 is assessed as 'danger for all' and '1.0m to 2.0m'. If more detailed survey work identified that the 2115 flood depth was less than 1.6m, whilst proposals would need to be a minimum of 2 storey with FFL set a minimum of 1m above ground level, there would be no requirement for the ground floor to consist of non-habitable accommodation. If, on the other hand, the 2115 flood depth was more than 1.6m, proposals would need to be a minimum of 2 storey with no ground floor habitable accommodation - in these circumstances, 3-storey dwellings would be likely. The site appears to be unsuitable for single-storey development, and flood risk issues **may** dictate that three-storey dwellings would be likely. However, whilst it may be more challenging to assimilate such dwellings with their surroundings, it is not accepted that 3-storey dwellings would be inherently unsuitable in a village context.

5.12 **Conclusions on site Fis041** – it is considered that site Fis041 is not one of the more suitable Potential Housing Sites in Fishtoft, and that it should not be taken forward as a Preferred Housing Site:

- although objections to the site were received, neither of the matters raised are considered to affect the potential suitability of the site for allocation; and
- the Sustainability Appraisal gives site Fis041 the second-best score of the Potential Housing Sites in Fishtoft, with 1 positive (green) impact being recorded (for sustainability objective 8), and 1 negative (red) impact (for sustainability objective 9); however
- the site is at the most severe flood risk ('flood zone 3a', 'danger for all', and '1.0m-2.0m) of the Potential Housing Sites in Fishtoft.

5.13 **Comments received** - The following comments were made on site ***Fis046*** (***Land to the east of Gaysfield Road, Fishtoft***):

1. Gaysfield Road is a narrow road and the addition of an extra footpath could make it narrower, and would it be able to cope safely with the extra traffic 54 houses will bring? Furthermore, development would increase traffic passing the school, which would increase dangers to children;
2. Natural England has some concern with site Fis046, as it is partly within land highlighted by their Impact Risk Zones (IRZ) as functionally linked to the Wash Special Protection Area (SPA) where Pink Footed Geese have been known to forage;

3. The site's owner comments the site is immediately available, is 1m higher than Fis040, Fis041 and Fis022 and so sequentially preferable to those sites. A planning application could be submitted in 6 months and commenced within 2 years;
4. The proposed access road would separate the Fishtoft Scout Hut from its activity field. The Scout Hut is used by a nursery 5 days a week, and the scout group 3 nights a week plus various weekends, and the activity field is used by the nursery and the scouts on a regular basis, as well as by the Primary School. Whilst the school would still have one road to cross to access the field, at present the nursery and scouts are able to access the field very safely with no risk of cars etc. The development would restrict access to the activity field, and would necessitate the fencing of the field. Whilst I am not in disagreement with the proposed development, there would need to be strict planning regulations to ensure that the safety of our young people was paramount and that the developer would accept the full costs of these to the satisfaction of all parties to include proper fencing and controlled crossings;
5. 8 consultees commented that Fis046 is too large, accommodating up to 81 dwellings (i.e. over 60% more dwellings than the whole allocation of 50 dwellings for Fishtoft village for 20 years). This is without taking into account the fact that Fis040 that is currently the subject of a planning application for 20 dwellings, which is expected to be approved shortly. This would leave Fis046 providing nearly 300% more dwellings than the remaining allocation of 30 dwellings for the next 20 years. Furthermore, as well as placing too much reliance upon meeting Fishtoft's allocation upon this one site, it is not anticipated that the development will start before year 9 at the earliest, therefore even a small delay would negate your ability to provide a 5 year housing supply. This site is far too large to be developed in Fishtoft and a much smaller site would be more appropriate; and
6. Fis046 is an unsuitable site, which will have unacceptable impacts upon neighbouring properties (one of which is listed) and a beautiful area of the village. Any development would have to be in keeping with the nearby listed building. The school is of insufficient size for these possible developments of the village.

5.14 **Response to the above comments:**

1. The Highway Authority identifies that it would be possible, with a suitable junction off Gaysfield Road, to develop this site for the suggested 54 dwellings. The footway on the east side of the road would need to be extended up to the site entrance;

2. Site Fis046 has an area of 2.69 hectares, and it is considered unlikely that its development would impact significantly upon the Pink Footed Goose population;
3. The support is welcomed;
4. The consultee is quite correct that the access road to serve site Fis046 would be located between the Scout Hut and its associated playing field (and indeed would take up a small part of the playing field). However, it is considered that the issues raised do not affect the potential suitability of the site for allocation, but would need to be addressed at planning application stage;
5. At an assumed density of 20 dwellings to the hectare, the site would deliver 54 dwellings, which is broadly in scale with the 50 dwellings sought for Fishtoft. However, it would potentially deliver all of the village's requirements in a single site, and any unforeseen problems with delivery would impact on meeting local housing needs; and
6. It is not agreed that the site would have adverse impacts upon the character and appearance of the area, because public views into the site are limited. It is inevitable that the development of this site will change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. Although the site's development could potentially have adverse impacts on a neighbouring listed building, it is considered that these impacts could be prevented by careful layout and design. The County Education Department has commented that there appears to be local capacity at primary level to accommodate this scale of housing.

5.15 **Conclusions on site Fis046** - it is considered that site Fis046 is one of the more suitable Potential Housing Sites in Fishtoft, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Fis046 the worst score of the Potential Housing Sites in Fishtoft, with only one positive (green) impact (for sustainability objective 8), two negative (red) impacts (for sustainability objectives 3 and 9), and no neutral (white) impacts being recorded; however
- although objections to the site were received, none of the matters raised affects the potential suitability of the site for allocation; and
- the site is at the least severe flood risk ('flood zone 3a', 'no hazard', and 'no hazard') of the Potential Housing Sites in Fishtoft.

6 NEW SITES

6.1 One new site was put forward for consideration as a Potential Housing Site:

- Site Fis048 - Land to the north of Clampgate Road, Fishtoft. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because it would have adverse environmental impacts.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

7.1 The following sites are taken forward as Preferred Housing Sites: Fis040 and Fis046. These sites have a capacity of 66 dwellings, which is acceptably close to the residual requirement of 50 dwellings.

7.2 These allocations provide the following trajectory for Fishtoft. [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 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	0	-	-	-	-	-	0
Commitments	-	0	0	0	0	0	0
Fis040	0	12	0	0	0	0	12
Fis046	0	50	4	0	0	0	54
TOTAL	0	62	4	0	0	0	66

Preferred Sites for Development

Inset Map No 16

Fishtoft

Minor Service Centre

Scale 1:5,000 @A3



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