

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

1 FLEET HARGATE'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 Fleet Hargate as a 'Minor Service Centre'.
- 1.2 **Comments received** - The following comments were received concerning Fleet Hargate's position in the Spatial Strategy:
 - 1. It is clear that an appropriate level of development is envisaged within these settlements, including Fleet Hargate, in order to meet local housing needs and to support the needs of the community. This position is wholly supported.
- 1.3 **Responses to the above comments:**
 - 1. The support for Fleet Hargate's position in the Spatial Strategy is welcome

2 FLEET HARGATE'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 Fleet Hargate to provide for 120 dwellings between April 2011 and 31st March 2036.
- 2.2 **Comments received** - The following comments were received concerning Fleet Hargate's housing requirements:
 - 1. Current immigration increases in the District and the recently published National Survey indicating a need for better integration of immigrants, will, over time, lead to distribution out from the Sub regional centres to the larger village settlements, and therefore housing allocation number increases could be required for the village of Fleet Hargate with its very good existing level of village services;
- 2.3 **Responses to the above comments:**
 - 1. The support for Fleet Hargate's proposed housing requirement of 120 dwellings is welcome. We will reconsider housing numbers when we receive updated population data.

2. However, a slight increase in the housing requirement is considered necessary as a result of the discussion below in Sections 5 and 6 to deliver a better form of development on each site and to help deliver the infrastructure necessary to support viable, sustainable development over the plan period.
- 2.4 Consequently it is considered that a change to Fleet Hargate's housing requirements, is required and the Local Plan should identify housing allocations of 150 dwellings between April 2011 and 31st March 2036.

3 FLEET HARGATE'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 7 new dwellings were built in Fleet Hargate.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 8 dwellings in Fleet Hargate, and there is no evidence to suggest that this permission will not be implemented during the Plan period.
- 3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 135 dwellings is required. ($150 - 7 - 8 = 135$)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has previously commented that Fleet Hargate has little capacity at primary level and a constrained site. The secondary school is full but may have some ability to expand.
- 4.2 **Flood risk** – the Environment Agency has previously made the following comments:
 - There does not appear to be any potential flood sources nearby that could impact on settlement.
 - Allocations in FZ3a will need reference to NPPF Exceptions Test.
- 4.3 Anglian Water has previously commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.
- 4.4 **Sewage Treatment** – the Environment Agency has previously commented that Sutton Bridge water recycling centre has capacity for 3780 dwellings. Anglian Water has previously commented that the water recycling centre has some capacity but the foul sewage network would require upgrading. Fle020 is a new site and Anglian Water has not yet commented upon it.
- 4.5 **Water Supply** – Anglian Water has previously commented that there is adequate water capacity to meet the proposed development but the supply network would require upgrading.
- 4.6 **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.

5 FLEET HARGATE SITE OPTIONS

- 5.1 Inset Map16 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified three 'Potential Housing Sites', Fle003, Fle010 and Fle017.

5.2 **Comments received** - The following comments were made on site ***Fle003*** (***Land to the south of Fleet Road, Fleet Hargate***):

1. Provided that access was carefully considered this was also felt to be a good area for development – Approved.
2. Two respondents have commented that Fle003 has constraints, which would need to be overcome, in order to allow its future development, thereby delaying its delivery. Therefore, their sites should be included instead.

5.3 **Responses to the above comments:**

1. Support for the site is welcomed.
2. Fle003 and Fle010 require water supply and foul water network upgrades but Fle017 does not.
3. All sites have the same flood risk. The Sustainability Appraisal scores Fle003 slightly better than Fle010, having two positive, green, impacts rather than one. The difference is the efficient use of transport infrastructure, where Fle003 is slightly closer to a major supermarket (Holbeach) and closer to a bus stop. It is, however, slightly further from the local shop and post office than Fle010.

5.4 **Conclusions on site Fle003** – It is considered that site Fle003 is a suitable Potential Housing Site in Fleet Hargate, and that it should be taken forward as a Preferred Housing Site because:

- The Sustainability Appraisal scores it slightly better than Fle010.

5.5 **Comments received** - The following comments were made on site ***Fle010*** (***Land to the west of Eastgate, Fleet Hargate***):

1. Access through a built up area along Hocklesgate from Old Main Road which is frequently the subject of problems involving speeding and badly parked vehicles and therefore often discussed at PC meetings. Junction of Hocklesgate and Cherry Lane often problematical due to narrowness and misalignment. Members therefore felt that as a result this was not the best site unless alternative access could be found - Reservations.

2. A respondent has commented that Fle010 has constraints, which would need to be overcome, in order to allow its future development, thereby delaying its delivery. Therefore, their site should be included instead.
3. Fle010 we very much support the identification of site Fle010, as a suitable housing site in the SHLAA documents, and that the site has been taken forward to be shown as a 'Potential Housing site' on the proposed Inset Map for the village. It completes a form of development close to the village centre, and its development for housing will be a logical infill to the development form in the location, as routinely seen in rural villages, following which, the new housing and families will be able to further support local services. We would comment that if further land is required for the village, as indicated at the Committee meeting on 11th September 2015, our clients would be willing to move the southern boundary of the area previously put forward as a suitable site, further south.

5.6 Responses to the above comments:

1. It is accepted that Hocklesgate provides a restricted access as it narrows in front of Bramley Close. However, the site is shown to have an access off East Gate on the outside of a bend, in the grounds of a bungalow.
2. Fle003 and Fle010 require water supply and foul water network upgrades but Fle017 does not. In addition the Sustainability Appraisal scores Fle010 slightly worse than Fle003. Both sites have the same flood risk.

5.7 Conclusions on site Fle010 – It is not considered that site Fle010 is a suitable Potential Housing Site in Fleet Hargate, and should not be taken forward as a Preferred Housing Site:

- The Sustainability Appraisal scores it slightly worse than Fle003.

5.8 Comments received - The following comments were made on site ***Fle017 (Land to the north of Old Main Road, Fleet Hargate)***:

1. subject to satisfactory storm water disposal, this was felt to be the best site for development - Approved.
2. is within the Conservation Area in an area of existing open space, potentially impacting upon this and other heritage assets. Further investigation will be required and advice should be taken from your in house Conservation specialist.

5.9 Responses to the above comments:

1. This site scored the best of the three sites in the Sustainability Appraisal, having 4 positive, green, aspects. However, a new larger site was submitted as part of the January 2016 consultation (Fle020), which includes most of this site, except for the part with planning permission for a dwelling fronting Fleet Road.

5.10 **Conclusions on site Fle017** – It is not considered that site Fle017 is a suitable Potential Housing Sites in Fleet Hargate, and that it should not be taken forward as a Preferred Housing Site because:

- It has been subsumed into Fle020 and it will therefore be considered below.

6 NEW SITES

6.1 The following two new sites were put forward for consideration as Potential Housing Sites:

1. Fle019 -, Fleet Hargate. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as undevelopable because it would have adverse environmental impacts.
2. Fle020 -, Fleet Hargate. The SHLAA identifies this site as being developable because it is close to the village centre and facilities, which are accessible on foot without crossing major roads. However, the impact on the Conservation Area and the impact of noise from the A17 will need to be assessed and designed for.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following sites are taken forward as Preferred Options Housing Allocations: Fle003 and Fle020. These sites have a combined capacity of 139 dwellings, which is slightly above the residual requirement of 135 dwellings.
- 7.2 These allocations and other development opportunities provide the following trajectory for Fleet Hargate.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	7	0	0	0	0	0	7
Commitments	0	8	0	0	0	0	8
Fle003	0	50	28	0	0	0	78
Fle020	0	50	11	0	0	0	61
TOTAL	7	108	39	0	0	0	154

Preferred Sites for Development

Inset Map No 17

Fleet Hargate

Minor Service Centre

Scale 1:6,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee

