

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

1 KIRTON'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 Kirton as a 'Main Service Centre'.

1.2 **Comments received** – The following comments were received concerning Kirton's place in the Spatial Strategy:

1. Supports Kirton's identification as a Main Service Centre; and
2. Encouraged to see that Kirton is identified as a Main Service Centre which is earmarked to accommodate new housing.

1.3 ***Responses to the above comments:***

1. The support is welcomed; and
2. The support is welcomed

1.4 **Conclusions on Kirton's place in the Spatial Strategy** - Given that no challenge has been made to Kirton's place in the Spatial Strategy, it is considered that it should remain as a 'Main Service Centre'.

2 KIRTON'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 Kirton to provide for 500 dwellings between 1st April 2011 and 31st March 2036.

2.2 **Comments received** - the following comments were received concerning Kirton's housing requirements:

1. Kirton is proposed to be allocated just 100 dwellings more than Swineshead, despite a significant difference in their sustainability scores (169 compared to 89). Whilst it is appreciated that the distribution of dwellings is more complex than sustainability scores alone, it is submitted that a more justified allocation would be Kirton approximately 625 and Swineshead approx 275;

2. Encouraged to see that the target for Kirton has been increased to 500 from 420 in the previous version of the Local Plan. However, our Client objects to the contents of the South East Lincolnshire Local Plan: Housing Paper Kirton (January 2016), which outlines the current housing situation in Kirton and the requirement throughout the lifetime of the Plan. Firstly, the calculations within the document are inaccurate – the residual requirement is 323, and not 309 as stated. Secondly, it is noted that reserved matters consent B/07/0414 was granted in 2007 and assuming that work has yet to commence on the site, the consent expired in 2009 and is no longer valid. If the permission has been implemented it must be questioned whether it is feasible to develop, given that 12 years have passed since outline consent was originally granted. Thirdly, the calculations do not include a buffer (of 10%) for non-implementation which is common practise and is an approach accepted by several Inspectors during Local Plan examinations;
3. Pleased to see that the housing provision for the settlement is increased from 420 to 500 in the current version of the Plan; and
4. What new industry is being attracted to this area for this amount of new homes to be required?

2.3 Responses to the above comments:

1. the scale of housing growth proposed for Kirton and Swineshead 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 parishes; the local rates of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. The relatively high level of housing growth proposed for Swineshead stemmed largely from the availability of land without flood hazard in and around that settlement, and it is not considered that the consultee's arguments outweigh this issue;
2. the support for the increase to Kirton's housing requirement is welcomed. However, firstly the consultee is mistaken in their argument that the residual housing calculations are incorrect, although these figures are now out-of-date (a new calculation based upon the situation as at 31st March 2016 is set out in the next section of this paper). Secondly, it is understood that planning permission B/07/0414 has been started – thus it has not expired. There is no clear evidence to suggest that this planning permission will not be implemented, and therefore in accordance with advice in the National Planning Policy Framework, it is considered to be deliverable. Thirdly, it is not agreed that a buffer for non-implementation should be added – the Plan includes generous provision to ensure that the area's housing needs will be met, namely:

- it assumes that sites in Kirton 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;
3. the support is welcomed; and
 4. the scale of housing growth proposed for Kirton took account of many issues, including the findings of the Boston Strategic Housing Market Assessment (which considers economic factors).
- 2.4 **Conclusions on Kirton's housing requirements** - It is not considered that the comments made by consultees justify a change to Kirton's housing requirements, and consequently it is considered that the Local Plan should continue to seek to identify housing allocations in Kirton to provide for 500 dwellings between 1st April 2011 and 31st March 2036.

3 KIRTON'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 4 new dwellings were built in Kirton.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 297 dwellings in Kirton, 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 199 dwellings is required. (500 – 4 – 297 = 199)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development.
- 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)
 - depths of 0.25-0.5m FFL to be set 500mm above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level.
- 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 numbers allocated to Kirton may be an issue, as the Frampton Water Recycling Centre (Sewage Treatment Works) has capacity for only 443 additional dwellings and a substantial part of this capacity could already be ‘used up’ by granted permissions. Anglian Water has commented that the capacity of the Water Recycling Centre may need to be enhanced to accommodate the proposed growth, and that enhancements to the capacity of the foul sewerage network may also be necessary to accommodate the development of some 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 some 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 KIRTON SITE OPTIONS

- 5.1 Inset Map 6 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified five ‘Potential Housing Sites’, Fra005, Fra024, Kir013, Kir036 and Kir037.

- 5.2 The following general comments were made:

1. The drainage on Middlegate Road is inadequate to say the least, although I was assured [at the Kirton Town Hall 'drop-in session'] that the drainage for the new builds would be addressed I feel it would not be enough;
2. Policy 12 seeks new housing site allocations to provide 500 dwellings in Kirton but some of the Potential Housing Sites allocated on the Inset Map (Fra001, Fra002, Fra003, Kir003, Kir0034 and Kir010) have been classified as undevelopable by the SHLAA. Furthermore, at a density of 20 dph, the total number of dwellings deliverable on the Potential Housing Sites would not meet Kirton's housing needs. In addition, there is no certainty that all the allocated sites will be delivered in the Local Plan period;
3. The Environment Agency commented that we note from the Housing papers that you are proposing 'options' for sites to come forward to meet housing need, where the level of flood hazard across the settlement varies. For example, in Kirton there is a residual requirement for 309 dwellings and it appears that there is adequate capacity in sites with a hazard classified at 'Danger for some' to accommodate this need. However, the option of 3 further sites classified as 'Danger for most' is put forward. If there are developable sites to accommodate the housing need in areas of lower flood hazard these should be allocated first, in order to accord with the NPPF Sequential Test of directing development away from areas at highest risk;
4. Kirton has over the years doubled in size. The infrastructure of schools, medical centres, sewerage works/water recycling centres are stretched to the maximum. In the last three years Middlegate Road West has been out of commission for 9 months in total & that is before any more building has taken place;
5. There are more than enough homes to meet all housing need, as there are over twice as many empty buildings to meet housing need. All that is required is for councils to use their powers of compulsory purchase on under half these unoccupied buildings, and to pursue the redevelopment of brownfield sites. There is no need to develop greenfield sites in Kirton; and
6. The vast majority of the Potential Housing Sites are edge of settlement, greenfield sites which comprise grade 1 agricultural land (31.01 hectares of grade 1 agricultural land will be lost should the Council take forward the current proposed allocations). The Council should seek to allocate brownfield land within the settlement.

5.3 **Responses to the above comments:**

1. It is acknowledged that the development of additional homes in Kirton is likely to require up-grades to the capacity of the Frampton Water Recycling Centre and enhancements to the capacity of the foul sewerage network. Such issues will be dealt with in more detail in later versions of the Plan, and the Infrastructure Delivery Plan that will accompany it;
2. Inset Map 6 identifies 5 Potential Housing Sites, of which 4 are classed as developable in the SHLAA. The 4 developable Potential Housing Sites have a combined capacity of 657 dwellings at 20 dwellings to the hectare. The 4 developable Potential Housing Sites are all classed as available and achievable, and there is no evidence to suggest that they would not be delivered within the Local Plan period if they were allocated;
3. The draft Local Plan presents a series of Potential Housing Sites (with varying flood risk) as the basis for canvassing public preferences. As part of the site selection process, the flood risk to which a site is exposed will be an important factor, but it is not the only factor;
4. The Local Plan will need 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;
5. It is agreed that it is preferable to re-use previously developed land, rather than to develop greenfield sites. However, there are too few suitably-located, brownfield in and around Kirton to meet the village's housing needs. Equally, whilst it is desirable for empty homes to be brought back into use, rather than building new ones, such a course of action could not realistically meet Kirton's housing needs;
6. It is agreed that it is preferable to re-use previously developed land, rather than to develop greenfield sites. However, there are not sufficient suitably-located, brownfield in and around Kirton to meet the village's housing needs.

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

5.5 **Comments received** - The following comments were made on site *Fra005 (Land to the north of Middlegate Road, Kirton)*:

1. Natural England has some concern with Fra005, as this site is partly within land highlighted by our Impact Risk Zones (IRZ) as functionally linked to the Wash Special Protection Area (SPA) where Pink Footed Geese have been known to forage;

2. Whilst Fra005 is disadvantaged compared to FraO24 in that it is separated from the main village by the A16, it is intrinsically linked to the neighbouring site and given that the merits for allocating development on FraO24 are strong, a comparatively minor infill development between FraO24 and Lenton Way has some clear logic. The site is within single ownership and there is firm developer interest in this site. This site should be allocated for housing development for approximately 49 dwellings on the basis that it would form a logical extension to site FraO24;
3. Historically, planning has always tried to keep Frampton quite separate from neighbouring Kirton. Both communities are strongly connected but the contrast between rural Frampton and more urban Kirton is pleasing. Site Fra005 adjoins the existing former council houses on Lenton Way, but is on the wrong side of the A16 making access to services etc. more difficult. Anti-flood measures will be an additional expense. Middlegate Road has a bend and even with present volumes this causes difficulties as vehicles stray over into oncoming traffic as they take the curve. Direct access to the A16 will be undesirable;
4. Oppose building on Fra005 because of its flood risk, visual impacts, surface water drainage problems, proximity to A16, causing further traffic congestion into Boston, lack of local amenities/services in Frampton village (which would have a knock on effect for both Kirton and Wyberton), loss of prime agriculture land, implications for local wildlife, lack of capacity in the local infrastructure, impacts upon house prices, and loss of open aspect to dwellings to the existing dwellings to the south;
5. Wrong side of Middlegate Road. Development to the north of Middlegate is not within the village boundary and will not contain the village and its facilities. Housing development needs to take place on the brown sites within the village centre. Water recycling and sewerage network would definitely have to be installed as the properties along Middlegate Road West and Grosvenor Road estate continually have effluent problems; and
6. Fra005 opposed. Would put strain onto Middlegate Road and A16 junction. Uses valuable arable land.

5.6 Responses to the above comments:

1. Site Fra005 has an area of 2.44 hectares, and it is considered unlikely that its development would impact significantly upon the Pink Footed Goose population;
2. The support is welcomed;

3. Although the site is located within Frampton Parish, in visual terms it is far more strongly related to Kirton than it is to Frampton village (which is located some 800m to the east). It is accepted that the site is separated from Kirton's centre by the A16 which means that it is not as accessible to the majority of the town's services and facilities as sites on the western side of the A16, but nonetheless, the site is considered to be acceptable in terms of its location. Flood mitigation costs are likely to be higher on this site than on Kir013 and Kir037. The Highway Authority indicates that the site's frontage to Middlegate Road is large enough for suitable visibility splays to be achieved, though some frontage trees may need to be removed.

4. Flood mitigation costs are likely to be higher on this site than on Kir013 and Kir037. The Strategic Housing Land Availability Assessment (SHLAA) identifies that the site's impacts on the area's character would be acceptable - it does not have an open countryside character, as it is enclosed on two sides by the village's existing built-up area. It is accepted that the site's proximity to the A16 may impact on the amenities enjoyed by any future occupiers (although impacts can be reduced by site layout, house design, bunding/screening and acoustic vents to bedrooms facing the road). If the development of this site would cause congestion towards Boston, the same would be true for all other sites in Kirton and other villages to the south. Although the site is located within Frampton Parish, in practical terms it relates to Kirton and it is expected that the occupants of any new dwellings would look to Kirton for their immediate service needs. The site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton. It is accepted that it is preferable to redevelop previously developed sites, but such sites are not available in sufficient numbers to meet Kirton's housing needs. The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc.) and, although Natural England has identified that the site may be functionally linked to the Wash SPA, the site is so small in size that it is considered unlikely that its development would impact significantly upon the Pink Footed Goose population. The Local Plan will need 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. It is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss.

5. The SHLAA identifies that the site's impacts on the area's character would be acceptable - it does not have an open countryside character, is enclosed on two sides by the village's existing built-up area, and there is already considerable development on the northern side of Middlegate Road. It is accepted that it is preferable to redevelop previously developed sites, but such sites are not available in sufficient numbers to meet Kirton's housing needs. Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site.
6. The Highway Authority raises no concerns about the site's impact upon either Middlegate Road itself or its junction with the A16. The site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton. It is accepted that it is preferable to redevelop previously developed sites, but such sites are not available in sufficient numbers to meet Kirton's housing needs.

5.7 **Conclusions on site Fra005** – It is considered that site Fra005 is not one of the more suitable Potential Housing Sites in Kirton, and that it should not be taken forward as a Preferred Housing Site:

- although the site attracted five objections, none of the matters raised affects the potential suitability of the site for allocation; however
- the Sustainability Appraisal gives site Fra005 the worst score of all the Potential Housing Sites in Kirton, with one positive (green) impact (for sustainability objective 1) and one negative (red) impact being recorded (for sustainability objective 9); and
- the site (together with sites Fra024 and Kir036) is exposed to higher flood risk than other Potential Housing Sites ('danger for most' and '0.5m-1.0m' as opposed to 'danger for some' and '0.25m-0.5m').

5.8 **Comments received** – The following comments were made on site ***Fra0024 (Land to the north of Middlegate Road, Kirton)***:

1. Natural England has some concern with site Fra024, as this site is partly within land highlighted by our Impact Risk Zones (IRZ) as functionally linked to the Wash Special Protection Area (SPA) where Pink Footed Geese have been known to forage;
2. One respondent supports the site's allocation for housing development; and
3. Nineteen separate objections and a petition opposing the site (containing 101 names from 66 addresses) were received. The contents of these objections are summarised below:

- Brownfield sites (such as the former George Adams factory, the former Moors Arms Public House, former library, former Exotic Fruits factory) should be used in preference to a greenfield site such as this;
- The site is top quality agricultural land, which should be reserved for food production;
- The sewerage network along Middlegate Road is inadequate, and frequently blocks or spills sewage into gardens – this will worsen with the development of this site;
- The Water Recycling Centre will need to be up-graded to accommodate this site;
- Middlegate Road is inadequate in width and construction to accommodate extra traffic;
- Water pressure locally is already poor and this will worsen with the development of this site;
- The Water Treatment Centre will inflict smell nuisance on new dwellings;
- The site is exposed to unacceptable flood risk;
- Local infrastructure (schools, doctors, etc.) cannot accommodate the additional population that would come with the development of this site;
- The site's development will increase surface water flooding to the existing neighbouring dwellings;
- The site's development will spoil the outlook of existing neighbouring homes (particularly given that flood risk mitigation will require taller homes to be built), and reduce their value;
- Middlegate Road forms a good boundary to the village's northwards spread;
- Development of this site will reduce the undeveloped gap that separates Frampton from Wyberton;
- The site is home to much wildlife;
- A mains gas pipe crosses the site; and

- Increased traffic on Middlegate Road will impact upon residents' health.

5.9 Responses to the above comments:

1. Site Fra024 is significant in size (9.82hectares), and it cannot be ruled out that its development would have harmful impacts upon the Pink Footed Goose population;
2. The support is welcomed;
3.
 - It is accepted that it is preferable to redevelop previously developed sites, but well-located examples of such sites are not available in sufficient numbers to meet Kirton's housing needs;
 - The site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally;
 - Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The Local Plan will need to demonstrate how such 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;
 - Anglian Water has commented that the capacity of the Water Recycling Centre may need to be enhanced to accommodate the proposed growth. The Local Plan will need to demonstrate how such 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;
 - The Highway Authority has identified that "the carriageway of Middlegate Road (West) is suitable to serve residential development on this site";
 - 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 some sites. The Local Plan will need to demonstrate how such 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;
 - The site approaches within 450m of the Frampton Water Recycling Centre, and new homes may suffer smell or other disturbance;

- Flood risk at site Fra024 is assessed as 'danger for most' and '0.5m to 1.0m' (more severe than for sites Kir037 and Kir013) and this will impose flood risk mitigation costs upon the development. However, it is unlikely that these costs (on their own) would threaten the development's viability;
- The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. The CCG has commented that currently there is some capacity at 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. The Local Plan will need to demonstrate how such 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;
- 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;
- It is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss;
- Although this is a large and visually prominent site and it is arguable that Middlegate Road represents a strong barrier to the village's northwards growth, the SHLAA identifies that the impacts of its development upon the character and appearance of the area would be broadly acceptable, given that it would extend development on the western side of the A16 to the same point as it currently extends on the eastern side;
- Given that it would extend development on the western side of the A16 no further than it currently extends on the eastern side, it is not accepted that the site's development would significantly erode the undeveloped 'gap' which separates Kirton from Boston;

- The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc.), but Natural England has identified that the site may be functionally linked to the Wash SPA and, given the site's size, it cannot be ruled out that its development would have harmful impacts upon the Pink Footed Goose population;
- The presence of a gas main would not make the site unsuitable for development, although its presence would have to be reflected in the layout of any scheme for development; and
- It is not accepted that the development of this site would have meaningful impacts upon the health of people living in nearby dwellings.

5.10 **Conclusions on site Fra024** – It is considered that site Fra024 is not one of the more suitable Potential Housing Sites in Kirton, and that it should not be taken forward as a Preferred Housing Site:

- although the site attracted nineteen objections and a petition from local residents, none of the matters raised affects the potential suitability of the site for allocation; and
- the Sustainability Appraisal gives site Fra024 the second best score of the Potential Housing Sites in Kirton, with two positive (green) impacts (for sustainability objectives 1 and 8), one negative (red) impact (for sustainability objective 9), and two neutral (white) impacts being recorded; however
- the objection from Natural England suggests that the site 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
- the site (together with sites Fra005 and Kir036) is exposed to higher flood risk than other Potential Housing Sites ('danger for most' and '0.5m-1.0m' as opposed to 'danger for some' and '0.25m-0.5m').

5.11 **Comments received** - The following comments were made on site ***Kir013 (Land to the west of Horseshoe Lane, Kirton)***:

1. This site would have very good access to A16 Kirton roundabout and pelican crossing into village. Sewerage network and water recycling centre could be installed on this site to include developments at Kir013, Kir036 & Fra005;

2. Two consultees indicated that this is on the wrong side of the ever-busier A16. Anglian Water have an ongoing struggle already maintaining water and sewage facilities. Residents and traffic on Horseshoe Lane are frequently inconvenienced as they explore problems. Providing additional facilities will no doubt be expensive;
3. Opposed. In poor location next to major road, which would more than double the number of residences on Horseshoe Lane and create traffic problems. Based on use of good quality agricultural land.

5.12 **Responses to the above comments:**

1. The support is welcomed;
2. It is accepted that the site is separated from Kirton's centre by the A16 which means that it is not as accessible to the majority of the town's services and facilities as sites on the western side of the A16, but nonetheless, the site is considered to be acceptable in terms of its location. Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The Local Plan will need to demonstrate how such 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
3. The site abuts the A16, which may impact on the amenities enjoyed by any future occupiers, however impacts can be mitigated by site layout, house design, bunding/screening & acoustic vents to bedrooms facing the road. The Highway Authority comments that "the carriageway of Horseshoe Lane is suitable to serve residential development on this site." The site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally.

5.13 **Conclusions on site Kir013** - It is considered that site Kir013 is not one of the more suitable Potential Housing Sites in Kirton, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Kir013 the best score of all the Potential Housing Sites in Kirton, with 3 positive (green) impacts (for sustainability objectives 1,3 and 8) and 1 negative (red) impact being recorded (for sustainability objective 9); and
- although the site attracted three objections, none of the matters raised affects the potential suitability of the site for allocation; and

- the site (together with site Kir037) is exposed to lower flood risk than the majority of the Potential Housing Sites ('danger for some' and '0.25m-0.5m' as opposed to 'danger for most' and '0.5m-1.0m'); however
- the Highway Authority comments that whilst the field access is wide enough to accommodate an adoptable estate road and footways, "the formation of the necessary junction visibility splays may require some land from the frontages of the existing properties on either side of the opening."

5.14 **Comments received** - The following comments were made on site ***Kir036*** (***Land to the north of Craven Avenue, Kirton***):

1. Good access to A16 Kirton roundabout and pelican crossing. A new sewerage network and water recycling centre would have to be built to cope with the extra houses and new road infrastructure;
2. Being the wrong side of the A16 will mean poorer access for residents to services in Kirton. There are problems on Horseshoe Lane with services from Anglian Water and there are regular road restrictions as they try to grapple with problems. This and the provision of anti-flood measures will add to costs; and
3. Opposed. In poor location next to major road, which would more than double the number of residences on Horseshoe Lane and create traffic problems. Based on use of good quality agricultural land.

5.15 **Responses to the above comments:**

1. The support is welcomed;
2. It is accepted that the site is separated from Kirton's centre by the A16 which means that it is not as accessible to the majority of the town's services and facilities as sites on the western side of the A16, but nonetheless, the site is considered to be acceptable in terms of its location. Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The Local Plan will need to demonstrate how such 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

3. The site abuts the A16, which may impact on the amenities enjoyed by any future occupiers, however impacts can be mitigated by site layout, house design, bunding/screening & acoustic vents to bedrooms facing the road. The Highway Authority comments that “the carriageway of Horseshoe Lane is suitable to serve residential development on this site.” The site is classified as ‘best and most versatile’ agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally.

5.16 **Conclusions on site Kir036** - It is considered that site Kir036 is not one of the more suitable Potential Housing Sites in Kirton, and that it should not be taken forward as a Preferred Housing Site:

- although the site attracted two objections, none of the matters raised affects the potential suitability of the site for allocation; and
- the Sustainability Appraisal gives site Kir036 the third best score of the Potential Housing Sites in Kirton, with two positive (green) impacts (for sustainability objectives 1 and 8) and 1 negative (red) impact being recorded (for sustainability objective 9); however
- the site (together with sites Fra005 and Fra024) is exposed to higher flood risk than other Potential Housing Sites (‘danger for most’ and ‘0.5m-1.0m’ as opposed to ‘danger for some’ and ‘0.25m-0.5m’).

5.17 **Comments received** - The following comments were made on site ***Kir037 (Land to the west of London Road, Kirton)***:

1. Two consultees supported Kir037, on the basis that the housing would be closer to the village centre and schools, and it would also provide a better use of the underused industrial area;
2. Two consultees supported Kir037 on the basis that it keeps the Kirton built up area compact, offering residents good access to local services and exit routes. Water recycling will be an issue whichever site is chosen. Hopefully it will ensure that any independent developments on this site will tie in with the overall plans for the future;
3. Support Kir037, on the basis that it will contain the development within the established Kirton area, which would benefit the village community and local business and limit the effect on the ecology of the wider local area;

4. The owner of part of the site supported Kir037, as it balances the village around the centre: church, primary retail and play areas. There is good access to schools, park, village centre, good pedestrian access avoiding the fast A16 to all areas. The area is backed by Woodside Road woodland and open countryside, with easy safe access. The land is immediately available;
5. Historic England commented that Kir037 would adjoin Kirton Conservation Area. Further assessment is required to determine the impact on the significance of this heritage asset;
6. Kir037 This site comprises 16.74ha of land on the west side of the village including approximately 25% of previously developed land which has recently been granted outline planning permission under reference B/15/0391 for 105 dwellings. The planning permission has divided the remaining land associated with Kir037 into two sections, north and south respectively of the site with planning permission. The approved layout of B/15/0391 makes provision for future vehicular access to the north, but does not include a connection with the land to the south. There is little between the two parcels of land in regards to planning merit and, if both the north and the south parcels of land remaining within Kir037 are not needed to meet the Plan's housing requirements, it is recommended that the northern parcel is allocated for housing development for approximately 140 dwellings;
7. A very good site, ideal for Kirton Village, some infrastructure already in place;

8. We do not agree with building houses on a flood plain. The development is going to be built on fertile agricultural land which is currently being cultivated. We have serious concerns regarding the ability of the sewage systems to cope with all the additional housing. This is evidenced by the months of severe disruption and inconvenience caused to local residents in Church lane and Willington Road when the sewers collapsed and failed several times following the development at Ostler Walk. We have concerns as to where the increased surface water will go and the possible impact of flooding that this may have on existing properties surrounding the development. There is an existing Public Footpath between the Exotic Fruit Factory and the neighbouring fields. This is used extensively by local people, ramblers and dog walkers. We do not want to lose this footpath. The road network around Church Lane and Woodfield Road are extremely narrow single track roads with restricted vision in places and are simply not suitable for a large development with a significant increase in traffic from either construction vehicles or the increased traffic following completion of the development. In my opinion this represents a significant road safety risk. The housing paper acknowledges that the local education and health services facilities are struggling to cope with the existing population, How are they going to cope with another 500 families and how is this going to be funded in the current financial climate ? Has the impact of these developments on existing homeowners been considered where properties which once enjoyed a quiet rural outlook are blighted by commercial development; and
9. Support - Located where roads are already in place and in quieter location would re-use former commercial land and balance up the village putting more houses onto quieter part.

5.18 **Responses to the above comments:**

1. The support is welcomed;
2. The support is welcomed;
3. The support is welcomed;
4. The support is welcomed;
5. The site abuts the Conservation Area for a length of just 6.5m and, with careful layout, design and choice of materials it is considered that impacts are highly likely to be acceptable;

6. The northern parcel has an area of 7.68 hectares, which could accommodate 154 dwellings at a density of 20/hectare. This would fall short of the residual requirement of 199 dwellings. It is therefore considered that both the northern and southern parcels of land would need to be allocated - they have an area of 12.79 hectares and could deliver 256 dwellings (at 20/ha). Whilst this would exceed the residual requirement, it would ensure that provision was made to meet Kirton's housing needs in full.
7. The support is welcomed;
8. Flood risk at site Kir037 is assessed as 'danger for some' and '0.25m to 0.5m', which is less severe than for sites Fra005, Fra024 and Kir036. The majority of the site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally. Furthermore, approximately 25% of the site is made up of previously-developed land. Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. The CCG has commented that currently there is some capacity at 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. The Local Plan will need to demonstrate how such 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. 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. The existing public footpath route across the site would need to be retained within any new residential layout. The Highway Authority has commented that "vehicular access into the site from Church Lane or Woodside Road would not be acceptable". It is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss; and
9. The support is welcomed.

5.19 **Conclusions on site Kir037** - It is considered that site Kir037 is the most suitable Potential Housing Site in Kirton, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Kir037 the second worst score of the Potential Housing Sites in Kirton, with two positive (green) impacts (for sustainability objectives 1 and 8) and two negative (red) impact being recorded (for sustainability objectives 9 and 13); however
- the site attracted significant support, and the issues raised by objectors do not affect the potential suitability of the site for allocation; and
- the site (together with site Kir013) is exposed to lower flood risk than the majority of the Potential Housing Sites ('danger for some' and '0.25m-0.5m' as opposed to 'danger for most' and '0.5m-1.0m').

6 NEW SITES

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

- Kir040 - Ripe Now Ltd., Skeldyke Road, Kirton. The SHLAA identifies this land as being undevelopable because it would have adverse environmental impacts and is poorly located.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

7.1 Site Kir037 is taken forward as a Preferred Housing Site. Planning permission is outstanding for the residential development of 3.95 hectares of this site (ref. B/15/0391). The remaining 12.79 hectares has a capacity of 256 dwellings, which exceeds the residual requirement of 199 dwellings.

7.2 This allocation and other development opportunities provide the following trajectory for Kirton. [The capacity of the allocated site assumes that it will be developed at a density of 20 dwellings to the hectare. In practice, it is 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	4	-	-	-	-	-	4
Commitments	-	227	70	0	0	0	297
Kir037 (part without p.p.)	0	50	206	0	0	0	256
TOTAL	4	277	276	0	0	0	557



-  Inset Map Boundary
-  Countryside
-  Settlement Boundary.....Policy 12,19,20,21
-  Town Centre Boundary.....Policy 22
-  Conservation AreaPolicy 26
-  Housing Commitments.....Policy 12
-  Preferred Housing Site.....Policy 12
-  Existing Mixed Use Employment Site.....Policy 7
-  Proposed Mixed Use Employment Site...Policy 7
-  Specific Occupier Site.....Policy 8
-  Primary Shopping Area.....Policy 22
-  Local Wildlife Site.....Policy 25
-  Recreational Open Space.....Policy 30
-  Green Infrastructure.....Policy 30



South East Lincolnshire
Joint Strategic Planning Committee

