

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

## **1 OLD LEAKE’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 Old Leake as a ‘Minor Service Centre’.

1.2 **Comments received** – The following comment was received concerning Old Leake’s place in the Spatial Strategy:

1. suggest further consideration of Old Leake as a Main Service Centre.  
There appears to be a deficiency to the north east of Boston. Old Leake is unusual in having secondary education in a village context and there is employment and other services. Development here could help to support other villages to the north and east of Boston.

1.3 **Response to the above comment:**

1. Old Leake’s place in the Plan’s Spatial Strategy 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. Whilst it is correct that Old Leake offers secondary education (as well as primary education and a Health Centre), its ‘Sustainability of Settlement’ score amounted to 67, which is considerably lower than the score of any of the Main Service Centres (the lowest score for which was 79). It is not therefore accepted that Old Leake performs a sufficiently significant service role to justify its identification as a Main Service Centre.

1.4 **Conclusions on Old Leake’s place in the Spatial Strategy** – It is not considered that the consultee’s comment justifies a change to Old Leake’s place in the Spatial Strategy. Consequently, it is considered that Old Leake should remain as a ‘Minor Service Centre’.

## **2 OLD LEAKE’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 Old Leake to provide for 100 dwellings between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2036.

2.2 **Comments received** – The following comments were received concerning Old Leake’s housing requirements:

1. the employment and services at Old Leake could justify a higher level of development. Old Leake is unusual in having secondary education in a village context and there is employment and other services. Development here could help to support other villages to the north and east of Boston; and
2. the Parish Council recognises and appreciates the requirements of Policy for villages to grow and expand to meet housing needs, and does not oppose the total number of houses which the Plan seeks to provide. 100 houses over the next Plan Period would not be unreasonable and out of proportion with the village as it currently is.

### 2.3 **Responses to the above comments:**

1. the scale of housing growth proposed for Old Leake 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. Whilst it is correct that Old Leake offers secondary education and limited employment opportunities (as well as some other services) its 'Sustainability of Settlement' score does not suggest that it performs a sufficiently significant service role to justify an increase to its housing requirements; and
2. the support is welcomed.

### 2.4 **Conclusions on Old Leake's housing requirements** - It is not considered that the comments justify a change to Old Leake's housing requirements, and consequently, it is considered that the Local Plan should continue to seek to identify housing allocations in Old Leake to provide for 100 dwellings between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2036.

## 3 **OLD LEAKE'S RESIDUAL REQUIREMENTS**

- 3.1 **Completions** - Between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016, 35 new dwellings were built in Old Leake.
- 3.2 **Commitments** - As at 31<sup>st</sup> March 2016, planning permission was outstanding for the development of 36 dwellings in Old Leake, 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 29 dwellings is required. (100 – 35 – 36 = 29).

## 4 INFRASTRUCTURE

4.1 **Education** – the County Education Department has commented that there is some capacity at primary and secondary level to cope with the proposed 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.  
Requirements for FFL:
  - depths of >1.6m It is unlikely that mitigation measures would prevent flood waters 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 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 Old Leake Water Recycling Centre (Sewage Treatment Works) has capacity for 690 houses. Anglian Water has commented that the Water Recycling Centre has capacity available to serve the proposed growth, and that the foul sewerage network also has capacity to accommodate 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 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 OLD LEAKE SITE OPTIONS

- 5.1 Inset Map 23 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified four 'Potential Housing Sites', Old001, Old003, Old005, and Old008

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

1. I am not opposed to sensible housing development in Old Leake but the sewerage system is currently undersized and overworked. Ingress of surface water overwhelms the capacity of the system, which results in surcharging occurring at the foul water drain manhole located in Summerfields and possibly at other locations. It is possible that the existing water treatment plant might be able to deal with the amount of effluent but the pipe system cannot. Other utilities would also be put under strain and would need extending, putting a financial burden on the utilities suppliers with small return on investment as the majority of return would be domestic with very small industrial input. The flood risk is also too high to be reasonable (refer to the declaration in your literature).

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

1. Anglian Water Services Ltd. has identified no issues with respect to the area's foul sewerage network capacity. The need for any enhancement to other utilities will be identified by the Infrastructure Delivery Plan that will accompany the Local Plan. The flood risk to which the sites are exposed varies but, as the comments in paragraph 4.2 of this paper shows, flood risk mitigation to ensure 'safe' development is possible.

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

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- 5.5 **Comments received** - The following comments were made on site ***Old001 (Land to the south of Old Main Road, Old Leake)***:

1. The sewage pipe in Old Main Road, Old Leake, which also serves Wrangle is old and inadequate. If there is a problem on the Wrangle side or Church Road in Old Leake, the foul water backs up to Summerfields, which is unacceptable. The sewage network would need to be upgraded to cope with the extra developments on the Old Main Road;

2. Anglian Water identifies that surface water drainage has major constraints. The properties in Summerfields have soak-aways, which do not cope with heavy rain and most winters gardens are underwater. We are on clay and in our paddock blue clay. It has had drains put in but still the soak-aways flood with the surface water. Anglian Water must make sure the surface water network can cope with extra water from the new developments;
3. The Parish Council supports site Old001 unequivocally;
4. Development here will potentially be an eyesore;
5. Because new homes will be raised above existing ground level (to mitigate flood risk) they will overlook existing neighbouring dwellings;
6. New homes will increase the risk of flooding to existing neighbouring dwellings;
7. Existing infrastructure (schools and the medical centre) will be unable to accommodate additional demand; and
8. Increased traffic on Old Main Road and the A52 will cause problems.

#### 5.6 Response to the above comments:

1. Anglian Water Services Ltd. has identified no issues with respect to this site's impacts upon the area's foul sewerage network capacity;
2. Anglian Water Services Ltd. has identified issues with the surface water network capacity, and seeks any development to incorporate sustainable drainage systems and to adhere to the surface water management hierarchy outlined in Part H of the Building Regulations. However, such issues are not unique to site Old001 – they apply equally to all alternative sites elsewhere in Old Leake, and indeed throughout the Plan area;
3. The support is welcomed;
4. The Strategic Housing Land Availability Assessment concludes that the site could be developed without adverse impacts on the character or appearance of the area;
5. Issues of potential overlooking are not particular to this site, and would be addressed at planning application stage;
6. Anglian Water Services Ltd. has indicated that new development 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;

7. The need for any enhancement to the schools and medical centre will be identified by the Infrastructure Delivery Plan that will accompany the Local Plan; and
8. The Highway Authority has identified no issues arising from the development of this site.

5.7 **Conclusions on site Old001** – It is considered that, site Old001 is not one of the more suitable Potential Housing Sites in Old Leake, and that it should not be taken forward as a Preferred Housing Site:

- although the site attracted objections, none of the issues raised appear to be insoluble, or are particular to this site; however
- the Sustainability Appraisal does not score site Old001 particularly well, with only one positive (green) impact (for sustainability objective 1) and two negative (red) impacts being recorded (for sustainability objectives 2 and 9); and
- the site is at more severe flood risk ('flood zone 3a', 'danger for all', and '1.0m-2.0m') than one of the alternative Potential Housing Sites in Old Leake.

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5.8 **Comments received** - The following comments were made on site ***Old003 (Land to the north of Old Main Road, Old Leake)***:

1. The site owner argues that, although it is not in the middle of the village, the site is nonetheless close to the village's amenities, and does not encroach too far out of the village. This site would be quieter than those which are adjacent to the A52. The site has recently been under-drained;
2. This land is prone to flooding, and Anglian Water's requirement that surface water may not be discharged to the public sewerage network will make matters worse. Existing properties opposite the site suffer from problems with lying water;
3. At school times the whole area is grid locked by on-street parking which severely restricts road width (the road is used by buses and HGVs). The addition of more dwellings in this area will make matters worse;
4. This site has considerable amenity value, with its frontage hedgerow and trees and is the last remaining ancient pasture in the village. DEFRA would be very unlikely to grant the farmer permission to plough this field and turn it into arable cultivation, but to develop this field for housing would amount to a far greater and more permanent destruction than planting potatoes or wheat. It is unlikely that this field has ever been cultivated in modern times; and

5. The sewage pipe in Old Main Road, Old Leake, which also serves Wrangle is old and inadequate. If there is a problem on the Wrangle side or Church Road in Old Leake, the foul water backs up to Summerfields, which is unacceptable. The sewage network would need to be upgraded to cope with the extra developments on the old Main Road.

5.9 **Responses to the above comments:**

1. The support is welcomed;
2. Anglian Water Services Ltd. has identified issues with the surface water network capacity, and seeks any development to incorporate sustainable drainage systems and to adhere to the surface water management hierarchy outlined in Part H of the Building Regulations. The idea of sustainable drainage systems is to replicate natural systems to collect and store surface water before slowly releasing it back into the environment (i.e. to prevent the issues being experienced by the properties opposite the site). However, such issues are not unique to site Old003 – they apply equally to all alternative sites elsewhere in Old Leake, and indeed throughout the Plan area;
3. The Highway Authority has not raised any concerns about the traffic implications of the development of site Old003;
4. The Strategic Housing Land Availability Assessment acknowledges that the site contributes significantly to the attractive appearance of this part of the village, and that its development would inevitably change this character. However, it concludes that the site's relationship to the existing village is good, and that its impacts upon the character and appearance of the area would be broadly acceptable; and
5. Anglian Water Services Ltd. has identified no issues with respect to this site's impacts upon the area's foul sewerage network capacity

5.10 **Conclusions on site Old003** – it is considered that site Old003 is one of the more suitable Potential Housing Sites in Old Leake, and that it should be taken forward as a Preferred Housing Site:

- the site is at more severe flood risk ('flood zone 3a', 'danger for all', and '1.0m-2.0m') than one of the alternative Potential Housing Sites in Old Leake; however
- although the site attracted objections, none of the issues raised appear to be insoluble, or are particular to this site; and
- the Sustainability Appraisal scores site Old003 relatively well, with two positive (green) impacts (for sustainability objectives 1 and 8) and only one negative (red) impact being recorded.

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5.11 **Comments received** - The following comments were made on site ***Old005*** (***Land to the south and east of School Lane, Old Leake***):

1. Historic England indicates that this site may affect the setting of the Grade I listed Church of St Mary. Concern is raised at the inclusion of this site, which has remained open within the centre of the village and detailed further assessment would be required; and
2. The Parish Council unanimously and resolutely opposes site Old005. This site has been protected in the previous Local Plan as a Protected Open Space, and is greatly valued by both the Council and the local community as the last remaining open space in a village which has seen every other field or farm close to the centre developed over recent years. The site was protected in the 1990s to prevent intensive overdevelopment of the village centre and, if anything, with the loss of open space nearby, those reasons are now reinforced.

5.12 **Responses to the above comments:**

1. The site is located some 60m from the curtilage to the listed church, and it is not considered that it forms a substantive part of the listed building's setting. The Borough Council's Consultant Architect comments that the site "is in the centre of the village but is separated from the church by the two residential sites of the Old Vicarage and the Grange. Provided the hedged tree lined boundaries between the church and The Vicarage and The Grange remain, some development on the site ... could be considered provided this was a low density scheme and one which retained some form of green at its centre to maintain a village-like character. Traditional materials would be required and the majority should be two-storey development." Consequently, it is not accepted that this site is unsuitable for development in principle, although the Consultant Architect's comments mean that the capacity of the site will need to be reconsidered; and



2. The Parish Council is correct that this site was identified as a 'Protected Landscape Site' in the adopted Boston Borough Local Plan (April 1999), and as 'Protected Land of Open Character' in the Boston Borough Interim Plan (February 2006). The adopted Plan identified that such an open space was "an important component in the overall character of the settlement", whilst the Interim Plan identified the following roles: "provide an attractive setting for the settlement; provide a setting for listed or other important historical buildings; provide a setting for important historical or natural features; frame or enable an important view; provide an important amenity element in a street scene; or provide visual relief in an otherwise built up frontage." It is not accepted that any of the above roles applies to this site, and the Strategic Housing Land Availability Assessment identifies that it has only limited amenity value and that its contribution to the character of its surroundings is relatively limited.

5.13 **Conclusions on site Old005** – it is considered that site Old005 is one of the more suitable Potential Housing Sites in Old Leake, and that it should be taken forward as a Preferred Housing Site (although its assumed capacity should be reduced to 10 to take account of the need for a low density scheme with some form of green at its centre):

- the Sustainability Appraisal scores site Old005 relatively well, with 2 positive (green) impacts (for sustainability objectives 1 and 8) and only one negative (red) impact being recorded;
- the site is at the least severe flood risk of any of the Potential Housing Sites in Old Leake ('flood zone 3a', 'danger for most', and '0.5m-1.0m'); and
- the concerns about the site's impacts upon the nearby listed church and upon the village's character generally are not shared.

5.14 **Comments received** - The following comment was made on site ***Old008 (Land to the south of Meadow Way, Old Leake)***:

1. The Parish Council supports site Old008 unequivocally.

5.15 Response to the above comment:

1. The support is welcomed.

5.16 **Conclusions on site Old008** - It is considered that site Old008 is not one of the more suitable Potential Housing Sites in Old Leake, and that it should not be taken forward as a Preferred Housing Site:

- the site attracted no objections; however

- the Sustainability Appraisal gives site Old008 the worst score of all the Potential Housing Sites in Old Leake, with only one positive (green) impact (for sustainability objective 1) and three negative (red) impacts being recorded (for sustainability objectives 2, 8 and 9);
- the site is at more severe flood risk ('flood zone 3a', 'danger for all', and '1.0m-2.0m') than one of the alternative Potential Housing Sites in Old Leake; and
- with the development of a CO-OP store (ref B/14/0435), it appears that approximately one-third of the site is no longer available for residential development, and that opportunities for vehicular access to come from Meadow Way may have been extinguished.

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## **6 NEW SITES**

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

- Old017 - Land to the east of Vicarage Gardens, Old Leake. The SHLAA identifies this site as being undevelopable because of transport issues - the only potential current vehicular access is via a drive off Vicarage Gardens which the Highway Authority identifies as unsuitable to accommodate the traffic generated by this site. The site's owner suggests that it could also be accessed from the east, via the site for which a residential planning permission has been granted. However, this permission (B/13/0308) does not provide for vehicular access to this land.

## **7 PREFERRED HOUSING SITES AND TRAJECTORY**

7.1 The following sites are taken forward as Preferred Housing Sites: Old003 and Old005. These sites have a capacity of 48 dwellings, which exceeds the residual requirement of 29 dwellings.

7.2 These allocations provide the following trajectory for Old Leake. [N.B. The capacity of site Old003 assumes that it will be developed at a density of 20 dwellings to the hectare. In practice, it may be developed at a higher density. The capacity of site Old005 assumes that it will be developed at a density of 15 dwellings to the hectare to take account of the need for a low density scheme with some form of green at its centre. It is unlikely that a greater number of dwellings would be appropriate.]

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	<b>TOTAL</b>
Completions	35	-	-	-	-	-	<b>35</b>
Commitments	-	36	0	0	0	0	<b>36</b>
Old003	0	24	14	0	0	0	<b>38</b>
Old005	0	10	0	0	0	0	<b>10</b>
<b>TOTAL</b>	<b>35</b>	<b>70</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>119</b>

**N**  
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## Old Leake

Scale 1:6,000 @A3



Joy Hill

Old Leake



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