

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

## **1 WHAPLODE'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 Whaplode as a 'Minor Service Centre'.
- 1.2 **Comments received** - No comments were received concerning Whaplode's position in the Spatial Strategy. As a result its position in the Spatial Strategy will not be changed.

## **2 WHAPLODE '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 Whaplode to provide for 150 dwellings between April 2011 and 31<sup>st</sup> March 2036.
- 2.2 **Comments received** - The following comments were received concerning Whaplode's housing requirements:
  - 1. We consider the proposed Policy 12 , which currently provides for 150 new housing site allocations for Whaplode, in the plan period 2011-2036, should be flexibly considered and with ever changing Objectively assessed Housing Need statistics, should provide for an allocation in excess of this figure, not below. We consider 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 Whaplode with its existing very good level of village services.
- 2.3 **Responses to the above comments:**
  - 1. The support for Whaplode's proposed housing requirement of 150 dwellings is noted. However, based on the dwelling capacity of the sites available, and the site specific issues discussed in Section 5 it is considered that the Local Plan should seek to slightly reduce the number of dwellings proposed in Whaplode.
- 2.4 Owing to these comments it is considered that a change to Whaplode's housing requirements is required and the Local Plan should identify housing allocations in Whaplode for 80 dwellings between April 2011 and 31<sup>st</sup> March 2036.

## **3 WHAPLODE 'S RESIDUAL REQUIREMENTS**

- 3.1 **Completions** - Between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016, 2 new dwellings were built in Whaplode.
- 3.2 **Commitments** - As at 31<sup>st</sup> March 2016, planning permission was outstanding for the construction of 22 dwellings in Whaplode, 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 56 dwellings is required. ( $80 - 2 - 22 = 56$ )

#### 4 **INFRASTRUCTURE**

- 4.1 **Education** – the County Education Department has previously commented that Whaplode has a lack of capacity at primary and secondary levels and constrained site areas
- 4.2 **Flood risk** – the Environment Agency has previously been consulted in relation to the submitted sites for Whaplode and has made the following comments:
- No hazard mapping has been undertaken for this area so classification of 'no hazard' may not be correct. No apparent hazard from tidal/fluvial sources but other forms of flooding need investigation - in particular Whaplode River (Drain) (Consult South Holland IDB).
  - Consult South Holland IDB to ascertain if risk from Whaplode River (Drain). FZ3a allocations would need to demonstrate passing NPPF Exceptions Test.
- 4.3 South Holland IDB have previously advised their target standards of protection are; water levels 0.6m below land level for a 1 in 10 year event for agriculture and 0.3m below land level for a 1 in 100 year event for development. They are undertaking flood modelling which is not yet complete.
- 4.4 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.
- 4.5 **Sewage Treatment** – the Environment Agency has previously commented that Moulton water recycling centre current capacity only for 353 dwellings. Anglian water has previously commented that the water recycling centre requires upgrading and the foul sewage network could require some upgrading.
- 4.6 **Water Supply** – Anglian Water has previously commented that there is adequate water capacity to meet the proposed development and the supply network would require upgrading for 2 of the 5 sites.
- 4.7 **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 WHAPLODE SITE OPTIONS

- 5.1 Inset Map 28 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified four 'Potential Housing Sites', Wha002, Wha009, Wha010, Wha019, and Wha029.

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- 5.2 **Comments received** - No comments were made on site ***Wha002 (Land to the east of Stockwell Gate, Whaplode)***:

- 5.3 **Conclusions on site Wha002** – It is considered that site Wha002 is a suitable Potential Housing Site in Whaplode, and that it should be taken forward as a Preferred Housing Site because:

- It joins the main part of the village to a small group of dwellings to the north and this reduces the impact on the countryside. The Sustainability Appraisal scores the site as the second best site with three positive impacts and two negative impacts. Lincolnshire County Highways Department advise that although it is a little way out of the village it could be accessed safely on foot and by vehicles.

- 5.4 **Comments received** - The following comments were made on site ***Wha009 (Land to the north of Abbots Garden, Whaplode)***:

1. Wha009, Wha010, Wha019, Wha029: Consider the width of Cobgate Road narrow in places and already used widely by locals as an alternative route to Moulton, Weston and Spalding. Traffic can come to a halt.
2. Site Wha009 is adjacent to a rural employment industrial site that is currently subject to noise complaints from St Mary's Gardens and Green Pastures. The siting of further homes closer to the works is therefore likely to generate further conflict between residents and this important rural employment centre.

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

1. WHA009, Wha010 and Wha029 adjoin each other and have the same flood zone, flood hazard and flood depth, along with Wha002. The Lincolnshire County Highways Department would wish to see the majority of the combined area accessed off High Road, with only a private drive development accessed from Cob Gate. They would also like the three sites to be considered together to provide a suitable drainage system for the site.

2. The employment site is used for processing and packing agricultural produce and the main noise source is vehicle movements entering and leaving the site from early in the morning to late at night. There is also some seasonality in the use. South Holland Environmental Health Department are concerned about the impact of the current use on this site and also the impact dwellings may have on the operation of the employment site.
3. If Wha010 and Wha029 are allocated the settlement boundary would include this site. Elsewhere in South Holland sites close to employment sites have been considered suitable with open space being used to buffer the site along with the design and orientation of dwellings to in combination protect the amenities of the residents. However, owing to the current noise issues being experienced it is unclear if this approach would be sufficient to protect the amenities of the future residents. Therefore, it would not be wise to allocate this site, despite it being the third best site in the Sustainability Appraisal.

5.6 **Conclusions on site Wha009** – It is considered that site Wha009 is not a suitable Potential Housing Site in Whaplode, and it should not be taken forward as a Preferred Housing Site because:

- The potential noise implications of the adjacent business site on the potential housing site.

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5.7 **Comments received** - The following comments were made on site ***Wha010 (Land to the north of Cob Gate, Whaplode)***:

1. Wha009, Wha010, Wha019, Wha029: Consider the width of Cobgate Road narrow in places and already used widely by locals as an alternative route to Moulton, Weston and Spalding. Traffic can come to a halt.
2. Support Wha010 and Wha029 and advise that a planning application on the sites is being prepared.

5.8 **Responses to the above comments:**

1. WHA009, Wha010 and Wha029 adjoin each other and have the same flood zone, flood hazard and flood depth, along with Wha002. The Lincolnshire County Highways Department would wish to see the majority of the combined area accessed off High Road, with only a private drive development accessed from Cob Gate. They would also like the three sites to be considered together to provide a suitable drainage system for the site.

2. The employment site is used for processing and packing agricultural produce and the main noise source is vehicle movements entering and leaving the site from early in the morning to late at night. There is also some seasonality in the use. South Holland Environmental Health Department are concerned about the impact of the current use on this site and also the impact dwellings may have on the operation of the employment site.
3. This site is further from the employment site than Wha009 and Wha029. Elsewhere in South Holland sites close to employment sites have been considered suitable with open space being used to buffer the site along with the design and orientation of dwellings to in combination protect the amenities of the residents. However, owing to the current noise issues being experienced it is unclear if this approach would be sufficient to protect the amenities of the future residents.
4. The site has the worst score in the Sustainability Appraisal with two positive impacts and four negative impacts. Making the site smaller to reduce the affect of the employment site may affect the viability of the site, owing to the Lincolnshire County Highways wish to see only a small private drive development off Cob Gate, and its relationship with a recent social scheme. At the time of writing this report a planning application has not been submitted.

5.9 **Conclusions on site Wha010** – It is considered that site Wha010 is not a suitable Potential Housing Site in Whaplode, and that it should not be taken forward as a Preferred Housing Site because:

- It has the worst sustainability score of all the sites in Whaplode and making it smaller to reduce the impact of the employment site may undermine its viability.

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5.10 **Comments received** - The following comments were made on site ***Wha019 (Land to the south of Cob Gate, Whaplode)***:

1. Wha009, Wha010, Wha019, Wha029: Consider the width of Cobgate Road narrow in places and already used widely by locals as an alternative route to Moulton, Weston and Spalding. Traffic can come to a halt.

5.11 **Responses to the above comments:**

1. Although the site is in fourth place in the Sustainability Appraisal it is located within the built up area of Whaplode and is previously developed land. It also has the best flood risk, being in Flood Zone 1. Development is acceptable in principle.

5.12 **Conclusions on site Wha019** – It is considered that site Wha019 is a suitable Potential Housing Site in Whaplode and that it should be taken forward as a Preferred Housing Site because:

- It has the best flood risk, is previously developed land and is within the existing settlement boundary.

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5.13 **Comments received** - The following comments were made on site ***Wha029 (Land off Main Road, Whapode)***:

1. Wha009, Wha010, Wha019, Wha029: Consider the width of Cobgate Road narrow in places and already used widely by locals as an alternative route to Moulton, Weston and Spalding. Traffic can come to a halt.
2. Support Wha010 and Wha029 and advise that a planning application on the sites is being prepared

5.14 **Responses to the above comments:**

1. WHA009, Wha010 and Wha029 adjoin each other and have the same flood zone, flood hazard and flood depth, along with Wha002. The Lincolnshire County Highways Department would wish to see the majority of the combined area accessed off High Road, with only a private drive development accessed from Cob Gate. They would also like the three sites to be considered together to provide a suitable drainage system for the site.
2. The employment site is used for processing and packing agricultural produce and the main noise source is vehicle movements entering and leaving the site from early in the morning to late at night. There is also some seasonality in the use. South Holland Environmental Health Department are concerned about the impact of the current use on this site and also the impact dwellings may have on the operation of the employment site.
3. This site is further from the employment site than Wha009 but closer than Wha010. It is also close to the noise complaints in St Mary's Gardens. Elsewhere in South Holland sites close to employment sites have been considered suitable with open space being used to buffer the site along with the design and orientation of dwellings to in combination protect the amenities of the residents. However, owing to the current noise issues being experienced it is unclear if this approach would be sufficient to protect the amenities of the future residents.

4. The site has the best score in the Sustainability Appraisal with three positive impacts and three negative impacts. At the time of writing this report a planning application had not been submitted.
- 5.15 **Conclusions on site Wha029** – It is considered that site Wha029 is not a suitable Potential Housing Site in Whaplode, and that it should not be taken forward as a Preferred Housing Site because:
- Despite having the best Sustainability appraisal score the impact of noise from the employment site is unclear owing to it being close to residents that are affected by noise at present.

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## 6 NEW SITES

- 6.1 The following new site was put forward for consideration as Potential Housing Sites:
1. Wha036 – Whaplode. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as undevelopable because it would have adverse environmental impacts.
  2. Wha038 – Whaplode. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts.
  3. Wha039 – Whaplode. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts and poor location.
  4. Wha040 – Whaplode. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts and poor location.
  5. Wha041 – Whaplode. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts and poor location.
  6. Wha044 – Whaplode. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts and poor location.

## 7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following sites are taken forward as Preferred Options Housing Allocations: Wha002 and Wha019. These sites have a combined capacity of 66 dwellings, which is just above the residual requirement of 56 dwellings. However the revised settlement boundary would include Wha021, which is too small to be allocated and holds 5 dwellings.
- 7.2 These allocations and other development opportunities provide the following trajectory for Whaplode.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
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Completions	2	0	0	0	0	0	2
Commitments	0	22	0	0	0	0	22
Wha002	0	24	15	0	0	0	39
Wha019	0	24	3	0	0	0	27
Wha021	0	5	0	0	0	0	5
<b>TOTAL</b>	<b>2</b>	<b>75</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>95</b>



Preferred Sites for Development

Inset Map No 28

**Whaplode**

Minor Service Centre

Scale 1:7,000 @A3



South East Lincolnshire  
Joint Strategic Planning Committee

