

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

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

2 WIGTOFT'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 Wigtoft to provide for 30 dwellings between 1st April 2011 and 31st March 2036.
- 2.2 **Comment received** - the following comment was received concerning Wigtoft's housing requirements:
 - 1. We request that more residential development should be directed to Wigtoft in line with the potential capacity of sites Wig012 and Wig013, which are owned by Magdalen College (this amounts to increasing Wigtoft's requirements from 30 to between 70 and 84).
- 2.3 **Response to the above comment:**
 - 1. The scale of housing growth proposed for Wigtoft 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. The objection does not seek to address any of these issues, and does not set out any substantive arguments to justify the proposed increase.
- 2.4 **Conclusions on Wigtoft's housing requirements** - It is not considered that the consultee's comment justifies a change to Wigtoft's housing requirements, and consequently it is considered that the Local Plan should continue to seek to identify housing allocations in Wigtoft to provide for 30 dwellings between 1st April 2011 and 31st March 2036.

3 WIGTOFT'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 0 new dwellings were built in Wigtoft.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the development of 1 dwelling in Wigtoft, 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 29 dwellings is required. ($30 - 0 - 1 = 29$)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has commented that there is a lack of capacity at both primary and secondary level, but that it may be possible to expand the existing schools to accommodate increased demand.
- 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 0.25 - 0.5 FFL to be set 500mm above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level;
 - depths 0 - 0.25 FFL to be set 300mm above ground 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 Sutterton Water Recycling Centre (Sewage Treatment Works) has capacity for 650 houses. Anglian Water has commented that the Water Recycling Centre has capacity to serve the proposed growth, and that the foul sewerage network has capacity to accommodate all sites.
- 4.5 **Water Supply** – Anglian Water has commented that, whilst water resources are adequate to serve the proposed growth, upgrades to the supply network may be required to serve the majority of 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 a shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase.

5 WIGTOFT SITE OPTIONS

- 5.1 Inset Map 30 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified five 'Potential Housing Sites', Wig009, Wig012, Wig013, Wig014, and Wig015.

- 5.2 **Comments received** - the following comments were made on site **Wig009** (***Land to the north of Main Road, Wigtoft***):

1. The site's owner argues that site Wig009 is a suitable, available, deliverable and achievable option for new dwellings in the village; and
2. Historic England argues that the site will affect the setting of the Grade1 listed Church of St Peter and St Paul. They argue that it would be harmful in principle, given that it is sited directly to the west of the church, and will infill the open space surrounding the church. They do not consider that careful design and layout would overcome this concern.

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

1. The support is welcomed. However, the site has an area of 0.33 hectares, and is assumed to be capable of accommodating just 7 new dwellings. It is therefore too small in size to be a Housing Allocation. [It was identified as a Potential Housing Site in error]; and
2. The Borough Council's Consultant Architect comments that "any development on this site will require a roadway opening up the front boundary and will by its proximity to the church make a significant change to its setting. It is difficult to see how this could be satisfactorily ameliorated and it is our opinion that new housing on this site would be detrimental to the setting of the Grade 1 listed church".

- 5.4 **Conclusions on site Wig009** - It is considered that site Wig009 is not one of the more suitable Potential Housing Sites in Wigtoft, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Wig009 well, in particular with three positive (green) impacts being recorded (for sustainability objectives 1, 2, and 8); and
- the site is at less severe flood risk than any of the alternative Potential Housing Sites in Wigtoft ('flood zone 2', 'no hazard', and 'no hazard'); however
- it would be difficult to mitigate the potential harmful impacts of the site's development upon the neighbouring listed church; and
- its capacity is too small (under 10 dwellings) to be a Housing Allocation.

5.5 **Comment received** - the following comment was made on site **Wig012**
(Land to the north of Main Road, Wigtoft):

1. The site's owner supports its residential development, and argues that the site is available, suitable and achievable now, and complies with paragraph 55 of the NPPF.

5.6 **Response to the above comment:**

1. The support is welcomed.

5.7 **Conclusions on site Wig012** – it is considered that site Wig012 is not one of the more suitable Potential Housing Sites in Wigtoft, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal does not score site Wig012 as well as some others, with two positive (green) impacts (for sustainability objectives 2 and 8) and three negative (red) impacts being recorded;
- the site is at more severe flood risk than most of the alternative Potential Housing Sites in Wigtoft ('flood zone 3a', 'danger for some', and '0m- 0.25m'); and
- the Strategic Housing Land Availability Assessment identifies that, although its impacts upon the character and appearance of the area would be acceptable, it would extend Wigtoft's built-up area into the countryside rather than consolidating it. Furthermore, it is likely that the provision of a junction and visibility splays here will require the loss of some existing frontage trees. Thus, this site's adverse impacts upon the character and appearance of its surroundings will be slightly greater than that of alternative options.

5.8 **Comments received** - the following comments were made on site **Wig013**
(Land to the west of Asperton Road, Wigtoft):

1. The site's owner supports its residential development, and argues that the site is available, suitable and achievable now, and complies with paragraph 55 of the NPPF; and
2. Historic England argues that the site will affect the setting of the Grade1 listed Church of St Peter and St Paul. They argue that it would be harmful in principle, given that it is sited directly to the north of the church, and will infill the open space surrounding the church. They do not consider that careful design and layout would overcome this concern.

5.9 **Responses to the above comments:**

1. The support is welcomed; and

2. The Borough Council's Consultant Architect comments that "one of the significant aspects of the setting of this village church is its relationship to the fen landscape and the wide open skies and long views out from the churchyard across the fens. Enclosing the church at the rear will make a significant change to its wider landscape setting. It will interrupt or completely mask views of the tower and steeple from the north. It is difficult to see how this could be satisfactorily ameliorated and it is our opinion that new housing on this site would be detrimental to the setting of the Grade 1 listed church".

5.10 **Conclusions on site Wig013** - It is considered that site Wig013 is not one of the more suitable Potential Housing Site in Wigtoft, and that it should not be taken forward as a Preferred Housing Site:

- the site is at less severe flood risk than any of the alternative Potential Housing Sites in Wigtoft ('flood zone 3a', 'no hazard', and 'no hazard'); and
- the Strategic Housing Land Availability Assessment identifies that this site can provide for growth whilst consolidating, rather than extending the village's built-up area; however
- the Sustainability Appraisal does not score site Wig013 as well as some others, with two positive (green) impacts (for sustainability objectives 2 and 8) and three negative (red) impacts being recorded; and
- it is considered that new housing on this site would be detrimental to the setting of the neighbouring Grade 1 listed church.

5.11 **Comments received** - no comments were made on site ***Wig014 (Land to the west of Asperton Road, Wigtoft)***:

5.12 **Conclusions on site Wig014** - It is considered that site Wig014 is the most suitable of the Potential Housing Sites in Wigtoft, and that it should be taken forward as a Preferred Housing Site:

- the Strategic Housing Land Availability Assessment identifies that, although its impacts upon the character and appearance of the area would be acceptable, it would extend Wigtoft's built-up area into the countryside rather than consolidating it; however
- the Sustainability Appraisal gives site Wig014 (together with site Wig015) the best score of any of Wigtoft's Potential Housing Sites;
- no objections to the site's allocation were made; and

- the site is at less severe flood risk than some other Potential Housing Sites in Wigtoft ('flood zone 3a', 'low hazard', and '0m-0.25m').

5.13 **Comments received** - no comments were made on site ***Wig015 (Land to the east of Asperton Road, Wigtoft)***:

5.14 **Conclusions on site Wig015** - It is considered that site Wig015 is not one of the more suitable Potential Housing Sites in Wigtoft, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Wig015 (together with site Wig014) the best score of any of Wigtoft's Potential Housing Sites; and
- no objections to the site's allocation were made; however
- the site is at the most severe flood risk of the Potential Housing Sites in Wigtoft ('flood zone 3a', 'danger for some', and '0.25m-0.5m'); and
- the Strategic Housing Land Availability Assessment identifies that, although its impacts upon the character and appearance of the area would be acceptable, it would extend Wigtoft's built-up area into the countryside rather than consolidating it.

6 NEW SITES

6.1 No new sites were put forward for consideration as Potential Housing Sites.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

7.1 The following site is taken forward as a Preferred Housing Site: Wig014. This site has a capacity of 19 dwellings, which falls short of the residual requirement of 29 dwellings. However, the Settlement Boundary offers two additional opportunities which, whilst too small in size to be Housing Allocations, are nonetheless assessed as developable by the SHLAA – sites Wig001 and Wig002 (which together with Wig014 could accommodate 29 dwellings).

7.2 These allocations and other development opportunities provide the following trajectory for Wigtoft. [N.B. The capacity of the allocated site assumes that it will be developed at a density of 20 dwellings to the hectare. In practice, it may accommodate a higher density.]

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	0	-	-	-	-	-	0
Commitments	0	1	0	0	0	0	1
Wig014	0	12	7	0	0	0	19
Wig001	0	4	0	0	0	0	4
Wig002	0	6	0	0	0	0	6
TOTAL	0	23	7	0	0	0	30

Preferred Sites for Development

Inset Map No 29

Wigtoft

Minor Service Centre

Scale 1:4,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee

