

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

1 WRANGLE’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 Wrangle as a ‘Minor Service Centre’.
- 1.2 **Comments received** - No comments were received concerning Wrangle’s place in the Spatial Strategy.
- 1.3 Given that no challenge has been made to Wrangle’s place in the Spatial Strategy, it is considered that it should remain as a ‘Minor Service Centre’.

2 WRANGLE’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 Wrangle to provide for 100 dwellings between 1st April 2011 and 31st March 2036.
- 2.2 **Comments received** - No comments were received concerning Wrangle’s housing requirements.
- 2.3 Given that no challenge has been made to Wrangle’s housing requirements, it is considered that the Local Plan should continue to seek to identify housing allocations in Wrangle to provide for 100 dwellings between 1st April 2011 and 31st March 2036.

3 WRANGLE’S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 8 new dwellings were built in Wrangle.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the development of 40 dwellings in Wrangle, 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 52 dwellings is required. (100 – 8 – 40 = 52)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has commented that there appears to be some capacity at primary level, and a small amount of potential capacity at secondary level.
- 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 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 - 0.5 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 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 has capacity to accommodate most sites but that enhancements to the capacity of the network may be necessary to accommodate the development of one site.

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 WRANGLE SITE OPTIONS

5.1 Inset Map 31 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified two 'Potential Housing Sites', Wra013, and Wra015.

5.2 **Comments received** - The following comment was made on site ***Wra013 (Land to the west of Tooley Lane and north of Main Road, Wrangle)***:

1. the site is not in keeping with the existing housing layout of Wrangle, whereby homes generally follow the main roads in rows.

5.3 **Response to the above comment:**

1. whilst it is true that Wrangle is predominantly linear in form, there are nonetheless existing examples of depth development (Church Close, Mel Marshall Way, and Elizabeth Road), and planning permission is outstanding for the redevelopment of the Kime & Co. premises off Main Road with a small estate development. Consequently, it is not accepted that the development of site Wra013 would conflict with the village's existing built form – in fact, it is considered that the site's development would have no major adverse impacts upon the character and appearance of the area, given that it is screened from view from most directions.

5.4 **Conclusions on site Wra013** – It is considered that, site Wra013 is the more suitable of the two Potential Housing Sites in Wrangle, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Wra013 well, in particular with two positive (green) impacts (for sustainability objectives 1 and 8) and only 1 negative (red) impact being recorded (for sustainability objective 9);
- the site is exposed to less severe flood risk than the other Potential Housing Site in Wrangle ('danger for most' and '0.25m-0.5m', as opposed to 'danger for most' and '0.5m-1m'); and
- the Strategic Housing Land Availability Assessment assessed the site's achievability as 'good', with the only particular costs identified being flood mitigation.

5.5 **Comments received** - The following comments were made on site ***Wra015 (Land to the west of Broadgate, Wrangle)***:

1. the site is not in keeping with the existing housing layout of Wrangle, whereby homes generally follow the main roads in rows; and
2. concerns about impacts on the A52/Broadgate/Chapel Lane junction, which is already dangerous. Furthermore, pathways would need to be improved at the junction too (as no current pathway).

5.6 **Responses to the above comments:**

1. whilst it is true that Wrangle is predominantly linear in form, there are nonetheless existing examples of depth development (Church Close, Mel Marshall Way, and Elizabeth Road), and planning permission is outstanding for the redevelopment of the Kime & Co. premises off Main Road with a small estate development. Consequently, it is not accepted that the development of site Wra015 would conflict with the village's existing built form – in fact, it is considered that the site's development would have no major adverse impacts upon the character and appearance of the area, given that it relates well to the existing village, and is surrounded by Wrangle's built-up area on three sides (although it lacks a strong 'natural' northern boundary); and
2. the Highway Authority did not raise concerns about the impacts of increased traffic movements at this junction. They did, however, identify that a new footway should be provided on the west side of Broadgate back to Main Road, & that highway drainage and improved street lighting would need to be provided.

5.7 **Conclusions on site Wra015** – it is considered that site Wra015 is not the more suitable of the two Potential Housing Sites in Wrangle, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal does not score site Wra015 as well as Wra013, with 2 negative (red) impacts being recorded (for sustainability objectives 3 and 9);
- the site is exposed to more severe flood risk than the other Potential Housing Site in Wrangle ('danger for most' and '0.5m-1m' as opposed to ('danger for most' and '0.25m-0.5m'); and
- the Strategic Housing Land Availability Assessment assessed the site's achievability as 'moderate' only, given that there would be highway improvement costs as well as flood mitigation costs.

6 **NEW SITES**

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

- Wra016 - Land to the north of Church End and east of the A52, Wrangle. The SHLAA identifies this site as being undevelopable because it would have adverse environmental impacts, and because of transport issues.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following site is taken forward as a Preferred Housing Site: Wra013. This site has a capacity of 45 dwellings, which is acceptably close to the residual requirement of 52 dwellings.
- 7.2 This allocation provides the following trajectory for Wrangle. [N.B. The capacity of the site 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.]

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	8	-	-	-	-	-	8
Commitments	-	40	0	0	0	0	40
Wra013	0	24	21	0	0	0	45
TOTAL	8	64	21	0	0	0	93

Preferred Sites for Development

Inset Map No 30

Wrangle

Minor Service Centre

Scale 1:5,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee

Wrangle

Wrangle
Primary School

Wra013

Pav
Recreation
Ground

CHURCH CLOSE

War
Meml

CHURCH END

Joy Hill

Littleholme

BRICK LANE

The
Cottage

Journeys
End

Wrangle
Hall

Hall End

Hillcrest

Maple
House

Lodge Farm

HALL LANE

Trafford
House

The
Tofts

Thistledome

Wrangle Mill
(disused)

Rose
Dean

Wrangle Toft