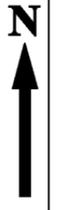


Preferred Sites for Development

Inset Map No 15

Deeping St Nicholas Minor Service Centre

Scale 1:8,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee



SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – DEEPING ST NICHOLAS (JULY 2016)

1 DEEPING ST NICHOLAS'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 Deeping St Nicholas as a 'Minor Service Centre'.

1.2 **Comments received** - The following comments were received concerning Deeping St Nicholas's position in the Spatial Strategy:

1. Deeping St Nicholas's place in the overall hierarchy as a Minor Service Centre was supported as it accurately reflects the role the settlement plays in a wider catchment at present.

1.3 **Responses to the above comments:**

1. The support for Deeping St Nicholas's position in the Spatial Strategy is welcome

2 DEEPING ST NICHOLAS'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 Deeping St Nicholas to provide for 80 dwellings between April 2011 and 31st March 2036.

2.2 **Comments received** - The following comments were received concerning Deeping St Nicholas's housing requirements:

1. We consider the proposed Policy 12, which provides for 80 new housing site allocations for Deeping St Nicholas, in the plan period 2011-2036, (altered to reflect the Peterborough Sub region Strategic Housing market assessment 2015 update), whilst providing a higher and more satisfactory level of growth for the village than the previous Preferred options document, should allow for flexibility in the number of new housing allocations, (the 2014 SHMA had previously indicated housing numbers of 560 dpa for the South Holland area). Deeping St Nicholas offers a mid point location between South Holland and Peterborough and its close proximity to the various Trunk road networks makes it an excellent location for any additional housing in the district, that may be considered appropriate, if additional allocations through Local Plan policy amendments come forward;
2. Whilst the Parish Council welcomes this proposed development in its opinion the expansion should be considerably more; and

3. Housing provision from the least sustainable Minor Service centre settlements, one listed being Deeping St Nicholas, should be eliminated so that the total for Holbeach could be increased.

2.3 **Responses to the above comments:**

1. The support for Deeping St Nicholas's proposed housing requirement of 80 dwellings is welcome. We will reconsider housing numbers when we receive updated population data;
2. The amount of housing is considered appropriate for the size of the village; and
3. The amount of housing is considered appropriate for the size of the village. Deeping St Nicholas is not geographically linked to Holbeach and thereby moving housing numbers between the two is not appropriate.

- 2.4 Owing to these comments it is not considered that a change to Deeping St Nicholas's housing requirements, is necessary and the Local Plan should identify housing allocations in Deeping St Nicholas as 80 dwellings between April 2011 and 31st March 2036.

3 **DEEPING ST NICHOLAS'S RESIDUAL REQUIREMENTS**

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 2 new dwellings were built in Deeping St Nicholas.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 7 dwellings in Deeping St Nicholas, 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 71 dwellings is required. (80 – 2 – 7 = 71)

4 **INFRASTRUCTURE**

- 4.1 **Education** – the County Education Department has previously commented that there is a lack of local capacity at primary and secondary levels but the primary appears to have some ability to expand.
- 4.2 **Flood risk** – the Environment Agency has previously 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 sources but other forms of flooding need investigation - in particular South Drove Drain (Consult Welland and Deepings IDB).
 - Consult IDB to ascertain if there is a risk from its Drains. FZ3a allocations would need to pass the NPPF Exceptions Test.

- 4.3 Welland and Deepings IDB have previously advised there is no specific risk from their drainage system which requires highlighting for Deeping St Nicholas. Some sites are adjacent to the Boards watercourses and therefore their bye laws apply. In line with current recommendations the use of Sustainable Drainage Systems should be considered as a first approach to dealing with surface water run off. The Board would have to agree and give prior approval for any surface water flows above its designed Greenfield run off rate of 1.4litres/sec/Ha to its system.
- 4.4 Anglian Water has previously commented that the surface water network capacity has major constraints and the site should seek to reduce flood risk and incorporate Sustainable Drainage Systems.
- 4.5 **Sewage Treatment** – Anglian Water has previously commented that the water recycling centre has capacity but the foul sewage network requires some upgrading.
- 4.6 **Water Supply** – Anglian Water has previously commented that there is adequate water capacity to meet the proposed development but the supply network would require upgrading.
- 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 DEEPING ST NICHOLAS SITE OPTIONS

- 5.1 Inset Map 14 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified two 'Potential Housing Sites', Dsn005, and Dsn007.

- 5.2 **Comments received** - The following comments were made on site ***Dsn005 (Land to the west of Littleworth Drive, Deeping St Nicholas)***:

1. A comment was received supporting the allocation of the site and another objecting to allocating the site.

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

1. The site scores exactly the same as Dsn007 in the Sustainability Appraisal and has the same issues in the SHLAA, such as the impact of the railway, which is experiencing a growth in traffic. It also has the same flood risk. The only difference is this site has a public objector and a planning application has been submitted on Dsn007.

- 5.4 **Conclusions on site Dsn005** – It is considered that site Dsn005 is not a suitable Potential Housing Site in Deeping St Nicholas, and that it should not be taken forward as a Preferred Housing Site because:

- There is one objector and it is affected by the railway line, which is likely to experience increased traffic in light of the recent upgrade to the line and potential future Rail Freight Interchange at Deeping Fen and consequently is likely to affect the site's amenity.

5.5 **Comments received** - The following comments were made on site ***Dsn007 (Caulton's Field, Littleworth Drove, Deeping St Nicholas)***:

1. A comment was received supporting the allocation of the site.

5.6 **Responses to the above comments:**

1. The site scores exactly the same as Dsn005 in the Sustainability Appraisal and has the same issues in the SHLAA, such as the impact of the railway, which is experiencing a growth in traffic. It also has the same flood risk. The only difference is this site does not have a public objector and a planning application has been submitted upon it.

5.7 **Conclusions on site Dsn007** – It is considered that site Dsn007 is not a suitable Potential Housing Site in Deeping St Nicholas, and should not be taken forward as a Preferred Housing Site because:

- Although a planning application has been submitted on the site, it is affected by the railway line, which is likely to experience increased traffic in light of the recent upgrade to the line and potential future Rail Freight Interchange at Deeping Fen and consequently is likely to affect the site's amenity.

6 NEW SITES

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

1. Dsn011-, Deeping St Nicholas. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as developable because it has the same issues as Dsn005 and Dsn007. It also has a better flood risk than Dsn007, Flood Zone2 instead of 3a. However, it is affected by the railway line, which is likely to experience increased traffic in light of the recent upgrade to the line and potential future Rail Freight Interchange at Deeping Fen.
2. Dsn012-, Deeping St Nicholas. The SHLAA identifies this site as undevelopable. This is because it would create ribbon development which would (in relation to the number of dwellings it would deliver) significantly increase the visual impact and perceived extent of the village's built-up area.

3. Dsn 013 -, Deeping St Nicholas. The SHLAA identifies this site as undevelopable. This is because it is too large and provides more dwellings than is sort in Deeping St Nicholas. The Sustainability Appraisal scores this site very similarly to Dsn005 and Dsn007 with one positive and four negative impacts. However, it has two neutral impacts instead of one for the other two sites. It benefits from being partly previously developed land and, although there are some trees on the road frontage, it is free of environmental constraints. It is also not adjacent the railway line which is likely to experience increased traffic in light of the recent upgrade to the line and potential future Rail Freight Interchange at Deeping Fen. It is considered the site should be reduced in size to provide the residual requirement.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following site is taken forward as Preferred Options Housing Allocations: Dsn013. This site has a capacity of 71 dwellings, which meets the residual requirement of 71 dwellings.
- 7.2 The Parish Council wish to see more development than is currently proposed. However, if the planning application is permitted a further 66 dwellings would be provided. In addition there is a piece of land between Dsn013 and the development to the south west, which cannot be described as countryside and is within the proposed settlement boundary, that potentially supplies a further 30 dwellings.
- 7.3 This allocation and other development opportunities provide the following trajectory for Deeping St Nicholas.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	2	0	0	0	0	0	2
Commitments	7	0	0	0	0	0	7
Dsn013	0	50	21	0	0	0	71
TOTAL	9	50	21	0	0	0	80