

Preferred Sites for Development

Inset Map No 18

Gedney Hill

Minor Service Centre

Scale 1:5,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee

Wal
Cott

Leading House

Drains

Gedney Drain

Drain

Drain

Westacres GATE Avalon

LUTTON C

Westlands

 Ordnance

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Table 1 Summary of the main characteristics of the study population.

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – GEDNEY HILL (JULY 2016)

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

2 GEDNEY HILL'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 Gedney Hill to provide for 80 dwellings between April 2011 and 31st March 2036.
- 2.2 **Comments received** - The following comments were received concerning Gedney Hill's housing requirements:
 1. Housing provision from the least sustainable Minor Service centre settlements, one listed being Gedney Hill, should be eliminated so that the total for Holbeach could be increased;
 2. We consider the proposed Policy 12 , which provides for 80 new housing site allocations for Gedney Hill, 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 be flexible and over allocations should be preferred, to allow for ever changing requirements for new housing allocations, (the 2014 SHMA had previously indicated housing numbers of 560 dpa for the South Holland area). 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 being a service centre to many of the other smaller service centres in surrounding area.

2.3 Responses to the above comments:

1. Gedney Hill is part of a cluster of villages and provides services for them: retail, school and some employment. It is far from Holbeach and relocating residential to Holbeach would not support the local services required by nearby lower order settlements;
 2. The support for Gedney Hill's proposed housing requirement of 80 dwellings is welcome. However, an increase in the housing requirement is considered necessary as a result of the discussion below in Sections 5 and 6 to deliver a better form of development on each site and to help deliver the infrastructure necessary to support viable, sustainable development over the plan period.
- 2.4 Consequently it is considered that a change to Gedney Hill's housing requirements, is required and the Local Plan should identify housing allocations of 120 dwellings between April 2011 and 31st March 2036

3 GEDNEY HILL'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 4 new dwellings were built in Gedney Hill.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 6 dwellings in Gedney Hill, 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 110 dwellings is required. (120 – 4 – 6 = 110)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has previously commented that Gedney Hill has some capacity at primary level but the secondary is at capacity and constrained.
- 4.2 **Flood risk** – the Environment Agency has previously made the following comments:
- 2 sites in FZ3a but no hazard and no other obvious flood sources nearby.
 - Allocation of Geh005 & Geh007 would need info to demonstrate that they pass the NPPF Exceptions Test.
- 4.3 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.
- 4.4 **Sewage Treatment** – Anglian Water has previously commented that there is no existing water recycling centre in viable range.
- 4.5 **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.

4.6 **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 GEDNEY HILL SITE OPTIONS

5.1 Inset Map 13 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified four 'Potential Housing Sites', Geh003, Geh004, Geh005, Geh006, Geh007 and Geh012.

5.2 The following comments were made on site **Geh003 (*Land to the west of Hillgate, Gedney Hill*)**:

1. Inset map No 18 Geh 003 As owners of the specified plot Geh003 we firstly wish to confirm this plot is available and planning permission will be applied for as it becomes part of the accepted development plan. A planning agent has been engaged and there is interest from development companies. On gaining permission the plot will be offered to those developers firstly or placed on the Open market after that. A flood risk plan will be submitted along with a plan for waste recycling or sustainable drainage. Should any of the chestnut trees covered by the TPO be affected, provision for and of replacement trees will be implemented within the site. Alternatively the current owners have land available in the village to provide additional planting. It is our view that this site is central to the village and its main amenities of shop, post office and bakery, the church, school and village memorial hall. The bus route and secondary school buses pass close by. There is a golf course and fishing lakes nearby. There is a good road network accessible from Gedney Hill and it is only a short distance to connect with the A16, A17 and A47 roads which in turn can lead to main line railway stations.
2. In terms of priority for development, site GeH003 should be given priority over other proposed sites as it creates a better centre to the village

5.3 **Responses to the above comments:**

1. The support for Geh003 is welcome
2. There are 13 criteria in the Sustainability Appraisal. Only 4 score differently across the 6 sites being considered as options. These are:
 - Provide a mixture of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live;

- To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
 - To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
 - To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;
3. The site has an uncertain impact on 'Provide a mixture of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live', owing to its size, in that it provides nearly all of the villages requirement, and therefore 'many eggs in one basket'.
 4. The site is located in the centre of the village and with Geh004/Geh017, Geh003 scores better for its ability to make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking than the other sites.
 5. It scores worse, red rather than blue for all of the other sites, owing to its impact on TPO'd trees.
 6. It has a neutral impact on listed buildings, with Geh005, Geh006 and Geh007. Geh4 and Geh012 have an uncertain impact.
 7. The site does strengthen the core of the village.
 8. The site is one of the best sites for flood risk, being in Flood Zone 1.

5.4 Conclusions on site Geh003 – It is considered that site Geh003 is a suitable Potential Housing Sites in Gedney Hill, and that it should be taken forward as a Preferred Housing Site because:

- The site is in Flood Zone 1
 - It is closer to a bus stop than Geh005, Geh006, Geh007 and Geh012
 - It strengthens the core of the village
-

5.5 Comments received - The following comments were made on site **Geh004 (Land to the north of Mill Lane, Gedney Hill)**:

1. Overall, on behalf of our clients, we very much support the proposal to include the site Geh 004. It is located close to the village centre, and its development for housing will help support local services. It would provide frontage development, of a kind seen often in rural villages. The SHLAA document identifies several positive aspects to the site's suitability for development, and is served well by road frontage (the B1166). In summary, Gedney Hill is a village offering a community environment suitable for a village far from the main towns, and we hope the Local Plan review team can take on board these comments, and look forward to receiving an acknowledgment of this response in due course.

5.6 Responses to the above comments:

1. The support for Geh 004 is welcomed.
2. The site is in Flood Zone 1.
3. The site will contribute frontage plots that are suitable for self builders and small building companies.
4. Owing to concerns about the impact of the nursery to the plots a further site has been submitted to the SHLAA as Geh017, which covers the whole area of the nursery.

5.7 **Conclusions on site Geh004** – It is considered that site Geh004 is not a suitable Potential Housing Site in Gedney Hill, and should not be taken forward as a Preferred Housing Site because:

- It is part of Geh017 and they should be considered together.
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5.8 **Comments received** - The following comments were made on site ***Geh005 (Land to the south of Highstock Lane, Gedney Hill)***:

1. On behalf of our clients, we very much support the proposal to include the site Geh 005. It is located close to the village centre, and its development for housing will help support local services. The SHLAA document identifies several positive aspects to the site's suitability for development, and we can confirm that the site does now have some developer interest, to bring the site forward for realisable development in the near future. In summary, Gedney Hill is village offering a community environment suitable for a village far from the main towns, and we hope the Local Plan review team can take on board these comments, and look forward to receiving an acknowledgment of this response in due course.

5.9 **Responses to the above comments:**

1. Geh005, Geh006 and Geh007 all have the same score in the Sustainability Appraisal for:

- To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
 - To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
 - To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;
2. In relation to Geh004/Geh017 they score worse for transport, the same for green infrastructure and better for historic and built environment.
 3. The site is on Flood Zone 3a.
 4. **Conclusions on site Geh005** – It is considered that site Geh005 is not a suitable Potential Housing Site in Gedney Hill, and that it should not be taken forward as a Preferred Housing Site because:
 - It is one of the worst sites for flood risk, being on flood zone 3a.
 - It is not as close to a bus stop as Geh004/Geh017.
-

5.10 **Comments received** - The following comments were made on site **Geh006 (Land to the west of Sycamore View, Gedney Hill)**:

1. Overall, on behalf of our clients, we very much support the proposal to include the sites Geh 006 and Geh 007. They are located close to the village centre, and their development for housing will help support local services. The SHLAA document does identify some potential concerns with the sites, in connection with there being no suitable waste recycling centre and thereby no foul sewerage network, or road frontage. On these points, on behalf of our client, we wish to advise that a private drainage treatment plant was installed on the site for the development of the cul de sac Sycamore View. There is available capacity in this Treatment plant for additional waste to be treated, and therefore connect into. Furthermore, the estate road Sycamore View, has been adopted by the Lincolnshire County Council, and a roadway between houses on the existing development, providing access to the land at the rear, has been left sufficiently wide enough for two way traffic in order to access the sites Geh 006 and Geh 007. In summary, Gedney Hill is village offering a community environment suitable for young and old alike. It should not be allowed to die just because it is a village far from the main towns, and is perhaps thought by some to be out of sight and out of mind. We hope the Local Plan review team can take on board these comments, and look forward to receiving an acknowledgment of this response in due course.

5.11 Responses to the above comments:

1. Geh005, Geh006 and Geh007 all have the same score in the Sustainability Appraisal for:
 - To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
 - To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
 - To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;
2. In relation to Geh004 they score worse for transport, the same for green infrastructure and better for historic and built environment.

5.12 **Conclusions on site Geh006** – It is considered that site Geh006 is not a suitable Potential Housing Site in Gedney Hill, and that it should not be taken forward as a Preferred Housing Site because:

- It is in Flood Zone 2, rather than Flood zone 1, which Geh004/Geh017 is within, and it is not as close to a bus stop as Geh004
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5.13 **Comments received** - The following comments were made on site **Geh007 (Land to the west of Sycamore View, Gedney Hill)**

1. Overall, on behalf of our clients, we very much support the proposal to include the sites Geh 006 and Geh 007. They are located close to the village centre, and their development for housing will help support local services. The SHLAA document does identify some potential concerns with the sites, in connection with there being no suitable waste recycling centre and thereby no foul sewerage network, or road frontage. On these points, on behalf of our client, we wish to advise that a private drainage treatment plant was installed on the site for the development of the cul de sac Sycamore View. There is available capacity in this Treatment plant for additional waste to be treated, and therefore connect into. Furthermore, the estate road Sycamore View, has been adopted by the Lincolnshire County Council, and a roadway between houses on the existing development, providing access to the land at the rear, has been left sufficiently wide enough for two way traffic in order to access the sites Geh 006 and Geh 007. In summary, Gedney Hill is village offering a community environment suitable for young and old alike. It should not be allowed to die just because it is a village far from the main towns, and is perhaps thought by some to be out of sight and out of mind. We hope the Local Plan review team can take on board these comments, and look forward to receiving an acknowledgment of this response in due course.

5.14 **Responses to the above comments:**

1. Geh005, Geh006 and Geh007 all have the same score in the Sustainability Appraisal for:
 - To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
 - To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
 - To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;
2. The site is on Flood Zone 3a.

3. In relation to Geh004/Geh017 they score worse for transport, the same for green infrastructure and better for historic and built environment.

5.15 **Conclusions on site Geh007** – It is considered that site Geh007 is not a suitable Potential Housing Site in Gedney Hill, and that it should not be taken forward as a Preferred Housing Site because:

- It is one of the worst sites for flood risk, being on flood zone 3a.
 - It is not as close to a bus stop as Geh004/Geh017
-

5.16 **Comments received** - The following comments were made on site **Geh012** (*Land to the east of Hillgate, Gedney Hill*)

1. Site Geh012 adjoins the curtilage of the Grade II Listed Church of Holy Trinity. Concerns are again raised in relation to the setting of the Grade I Church.

5.17 **Responses to the above comments:**

1. The site has the same flood risk and the same score in the Sustainability Assessment as Geh004 in relation to its impact on the historic Environment. Historic England has not objected to Geh004. The mill and its curtilage are already characterised by being built up / having buildings around it, as well as Geh004 being separated from the mill by buildings. This is not the case in relation to the church in that the site, Geh012, runs against the church yard, only being separated by a footpath. The development of this site would therefore have a different impact.
2. Also in relation to making ‘efficient use of South East Lincolnshire’s transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking’ Geh012 scores worse than Geh004;

5.18 **Conclusions on site Geh012** - It is considered that site Geh012 is not one of the more suitable Potential Housing Sites in Gedney Hill, and that it should not be taken forward as a Preferred Housing Site because of:

- Its impact on the Church as a listed building and its Church yard
 - It is not as close to a bus stop as Geh004/Geh017.
-

6 NEW SITES

6.1 The following four new sites were put forward for consideration as Potential Housing Sites:

1. Geh013 - Gedney Hill. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as suitable, but is too small to be allocated as a housing site - a change to the settlement boundary may, however, be appropriate.
2. Geh 014 - Gedney Hill. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts.
3. Geh 015 - Gedney Hill. The SHLAA identifies this site as undevelopable because considered in isolation, the site is unsuitable due to adverse environmental impacts. However, if it were developed in conjunction with site Geh003, these impacts would be overcome but the amount of housing would be more than is being sought.
4. Geh 016 - Gedney Hill. The SHLAA identifies this site as undevelopable because considered in isolation, the site is unsuitable due to adverse environmental impacts. However, if it were developed in conjunction with site Geh005, these impacts would be overcome, but that site is not being put forward as a Preferred Housing Site because
 - It is one of the worst sites for flood risk, being on flood zone 3a.
 - It is not as close to a bus stop as Geh004.
5. Geh017 – Gedney Hill. The SHLAA identifies this site as developable. In addition the site is in Flood Zone 1 and is located near the centre of the village and scores the best of all sites in the Sustainability Appraisal. It has two positive (green) impacts and the least negative (red) impacts. Although the Sustainability Appraisal shows the site to have an uncertain impact on the listed mill it is separated from the site by existing buildings. New dwellings have already been built on the other side of the mill and therefore it has a setting of being against buildings.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following sites are taken forward as Preferred Options Housing Allocations: Geh003 and Geh017. These sites have a combined capacity of 113 dwellings, which is slightly above the residual requirement of 110 dwellings. In addition Geh001 and Geh013 are within the settlement boundary and provide a further 7 dwellings. They will not be shown on the inset map because individually they hold less than 10 dwellings.
- 7.2 These allocations and other development opportunities provide the following trajectory for Gedney Hill.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	4	0	0	0	0	0	4

Commitments	0	6	0	0	0	0	6
Geh001	0	4	0	0	0	0	4
Geh003	0	50	17	0	0	0	67
Geh017	0	24	22	0	0	0	46
Geh013	0	3	0	0	0	0	3
TOTAL	4	87	39	0	0	0	130