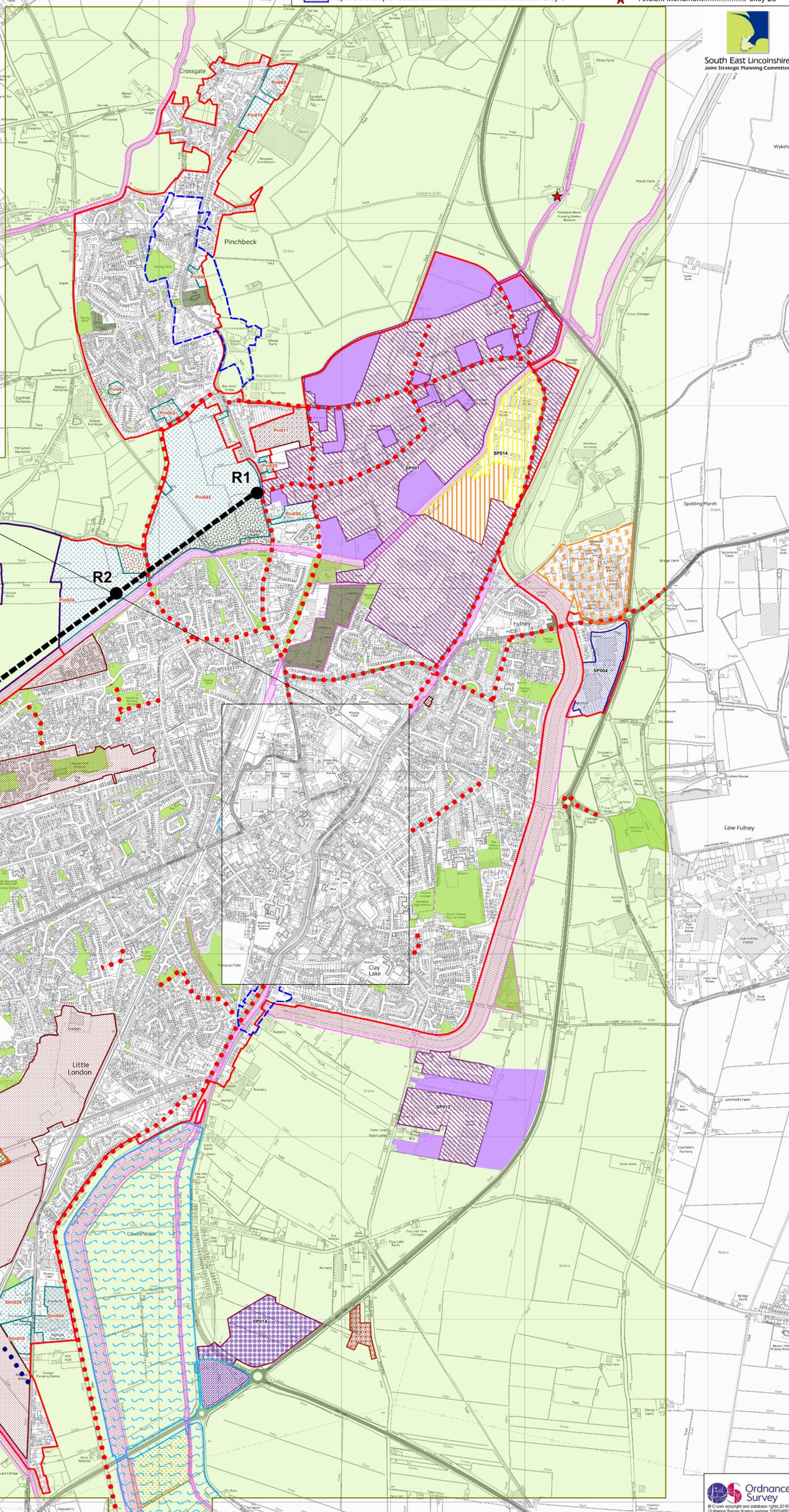
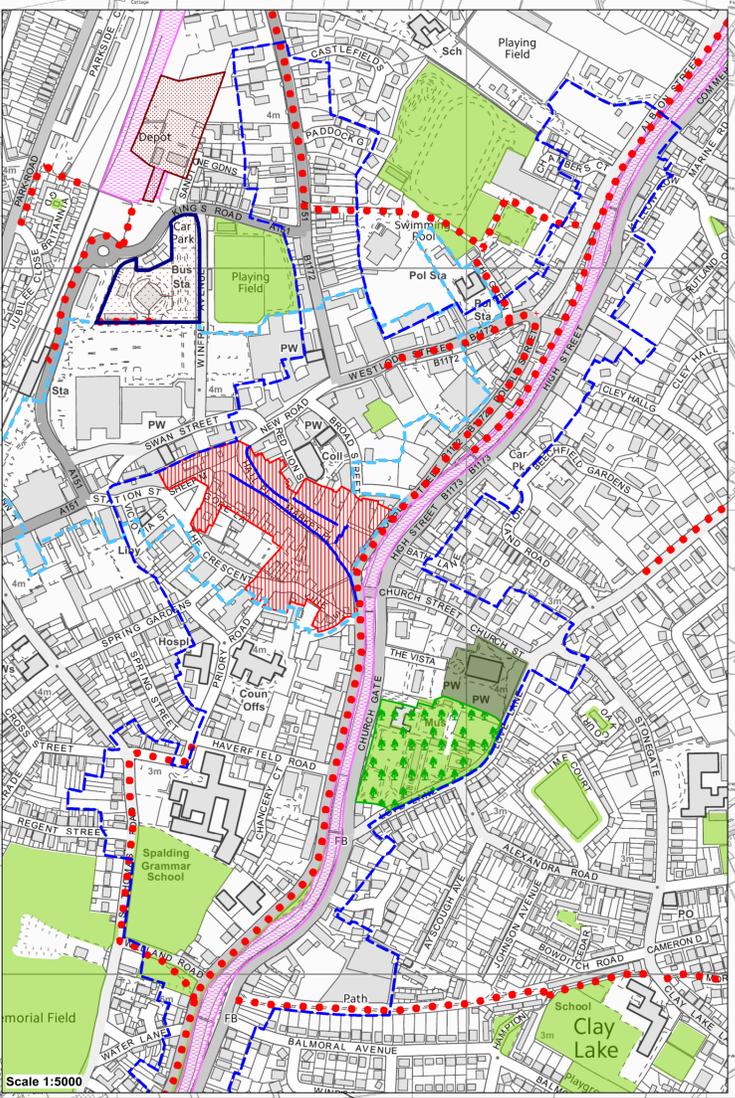


Preferred Sites for Development  
 Inset Maps No 2 and No 8  
**Spalding & Pinchbeck**  
 Main Service Centre & Sub Regional Centre  
 Scale 1:12,000 @ A1



|  |   |  |   |
|--|---|--|---|
|  | Inset Map Boundary  |  | Proposed Education Facilities.....Policy 5  |
|  | Countryside   |  | Preferred Retail Site.....Policy 24         |
|  | Safeguarded for Housing after 2036                                  |  | Outlet Centre.....Policy 22                 |
|  | Settlement Boundary.....Policy 12,19,20,21                          |  | Primary Shopping Area.....Policy 22         |
|  | Town Centre Boundary.....Policy 22                                  |  | Primary Shopping Frontage.....Policy 22     |
|  | Town Centre Boundary Extension.....Policy 24                        |  | Local Wildlife Site.....Policy 25           |
|  | Conservation Area.....Policy 26                                     |  | Flood Storage Area.....Policy 4             |
|  | Housing Commitment.....Policy 12                                    |  | Recreational Open Space.....Policy 30       |
|  | Preferred Housing Site.....Policy 12                                |  | Green Infrastructure.....Policy 30          |
|  | Proposed Residential Gypsy and Traveller Caravan Site.....Policy 13 |  | Proposed Green Infrastructure.....Policy 30 |
|  | Existing Main Employment Area.....Policy 17                         |  | Historic Park and Garden.....Policy 26      |
|  | Proposed Main Employment Area.....Policy 7                          |  | Phase 1.....Policy 31                       |
|  | Existing Mixed Use Employment Site.....Policy 7                     |  | Safeguarding Corridor.....Policy 31         |
|  | Proposed Mixed Use Employment Site.....Policy 8                     |  | Protected Road Line.....Policy 31           |
|  | Specific Occupier Site.....Policy 8                                 |  | Cycle Route.....Policy 31                   |
|  |   |  | Ancient Monument.....Policy 26              |



# **SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – PINCHBECK (JULY 2016)**

## **1 PINCHBECK'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 Pinchbeck as a 'Main Service Centre'.

1.2 **Comments received** - The following comments were received in relation to Pinchbeck's place in the Spatial Strategy:

1. Pinchbeck has rightly been categorised as a Main Service Centre because it is a large and important provider of local facilities;
2. a greater allocation of the housing need should be distributed to the villages to help support the existing local services, and provide the opportunity to provide further facilities;
3. Pinchbeck's proximity to Spalding means its character and role is different to other similar sized settlements; services are more accessible in Spalding which are beyond those normally available to residents of other Main Service Centres. This means that development should not only be promoted within, but adjacent to the settlement boundary to help accommodate uses that may be necessary to support its role;
4. Pinchbeck is unique as it is both rural and urban with a large industrial estate on the outskirts but it is not a town so it should not be a Main Service Centre. This definition could have negative impacts in the long term and the village could lose its rural aspect.

1.3 **Responses to the above comments:**

1. the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015) gives Pinchbeck a score of 114, the sixth most sustainable settlement, in recognition of the services and facilities it provides residents;
2. the scale of housing growth proposed for Pinchbeck 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 level of housing growth proposed for Pinchbeck stemmed largely from the availability of land without flood hazard in and around that settlement as well as its proximity to Spalding and its shops, services and employment opportunities;

3. Pinchbeck is a distinct village with its own character, recognised by its settlement boundary, but it is acknowledged that residents are able to access strategic facilities relatively easily because of its proximity to Spalding. It is accepted that a range of potential housing sites within and adjacent to the settlement boundary may be required to meet Pinchbeck's housing needs;
4. The identification of Pinchbeck as a Main Service Centre 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. Whilst it is correct that Pinchbeck has its own character (recognised by the Pinchbeck settlement boundary), its 'Sustainability of Settlement' score amounted to 114, which is considerably higher than that of any of the Minor Service Centres (the highest rated settlement had a score of 77). It is therefore not accepted that Pinchbeck performs a comparable role to other Minor Service Centres.

1.4 It is not considered that the comments made by consultees justify a change to Pinchbeck's place in the Spatial Strategy, and consequently it is considered that it should remain as a 'Main Service Centre'.

## **2 PINCHBECK'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 Pinchbeck to provide for 190 dwellings between April 2011 and 31<sup>st</sup> March 2036.

2.2 **Comments received** - The following comments were received concerning Pinchbeck's housing requirements:

1. Pinchbeck has a good sustainability rating and level of facilities, it should be allocated more than 190 new homes (to accommodate current immigration increases and the need for better integration of immigrants);
2. the growth targets for Spalding should be merged with Pinchbeck and be presented as a single target;
3. the target for Pinchbeck should be reviewed to reflect how its relationship with Spalding will grow over the plan period, its proximity to Spalding and the range of facilities, shops and services available (as identified by its high score in the Sustainability of Settlements);
4. the development rates used assumes that larger sites will come forward at a rate of 50 dwellings per year. Recent experience would suggest that development rates will lie near the 30 per year;

5. the transport network in Pinchbeck, particularly in and out of Pinchbeck and Knight Street get heavily congested at times. Traffic from the proposed new link road would make the situation worse due to the increased number of cars from the new development. A weight restriction should be applied to the B1356 to prevent heavy lorries using the road through Pinchbeck;
6. the local infrastructure (schools, doctors, hospital, dentists, local roads, shops, bus services, and sewers) cannot accommodate the demand that will be generated by an additional 190 dwellings;
7. Pinchbeck has no allocation of preferred housing land despite sustainable sites existing next to the village boundary on existing roads and a requirement for 190 houses. Allocate some sustainable building land in Pinchbeck, adjacent to the boundary. Make Pin002, Pin008, Pin019, Pin034, and Pin053 preferred housing sites.

### 2.3 Responses to the above comments:

1. the scale of housing growth proposed for Pinchbeck took account of the most up-to-date information on migration rates;
2. although Pinchbeck is within close proximity of Spalding, it functions as a separate settlement, with its own character and distinctiveness. Its role and function, as well as the level of services available is comparable to the other Main Service Centres. Pinchbeck does not therefore have the same characteristics as other Spalding suburbs. As such it would not be appropriate to merge the housing requirement for Pinchbeck with Spalding, solely because of its location;
3. the scale of housing growth proposed for Pinchbeck 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 level of housing growth proposed for Pinchbeck stemmed largely from the availability of land without flood hazard in and around that settlement and the availability of shops and services within the settlement, although its proximity to Spalding have also informed the housing growth identified;

4. the SHLAA identifies the development rates for sites that would require allocations. These vary depending on the capacity of the site, so sites of 250-999 dwellings are assumed to progress at 50 dwellings per annum, but sites of 50-249 dwellings are assumed to progress at 25 dwellings a year; there is no clear evidence to suggest that these assumptions will not be implemented. However phasing sites across the plan period will enable the LPA to monitor delivery annually. It is expected that housing sites will be reviewed every five years; should an under delivery against the five year housing land supply be identified then sites could be brought forward from other phases in the plan period, and others put back, alternatively new sites could be introduced following appropriate consultation and procedures;
  5. the Highways Authority have raised no objections relating to the overall traffic generation level associated with the potential housing sites in Pinchbeck. A weight restriction for any road will be dealt with in later versions of the Local Plan and the Infrastructure Delivery Plan that will accompany it;
  6. the Local Plan will have to demonstrate how arising infrastructure needs will be met, and these matters will be dealt with in later versions of the document and the Infrastructure Delivery Plan that will accompany it;
- 2.4 It is not considered that the comments made by consultees justify a change to Pinchbeck's housing requirements. However, a slight increase in the housing requirement is considered necessary, based upon the availability of a range of small and medium sized sites in Pinchbeck, with the potential to deliver a good mix of housing in the early part of the plan period. Consequently, it is considered that a change to Pinchbeck's housing requirement should be made, and that the Local Plan should provide for 240 dwellings between 1st April 2011 and 31st March 2036.

### **3 PINCHBECK'S RESIDUAL REQUIREMENTS**

- 3.1 **Completions** - Between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016, 85 new dwellings were built in Pinchbeck.
- 3.2 **Commitments** - As at 31<sup>st</sup> March 2016, planning permission was outstanding for the construction of 26 dwellings in Pinchbeck, 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 129 dwellings is required ( $240 - 85 - 26 = 129$ ).

### **4 INFRASTRUCTURE**

- 4.1 **Education** – the County Education Department has commented that there is some capacity at the primary school, and there is capacity to expand, but there is a lack of local capacity at secondary level and, at secondary level, there may be limited capacity to expand.
- 4.2 **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.
- 4.3 **Flood risk** – the Environment Agency has commented that 'some parts of Pinchbeck are covered by the Level 2 SFRA/hazard mapping for Spalding – the settlement also lies on the River Glen which is a tide locked watercourse so there may be a hazard from this potential flood source – further Level 2 SFRA is required for the River Glen. The EA has a model for the River Glen with node levels in the river. This would need to be compared against site levels (by undertaking site level surveys or using LIDAR to compare against node levels). Sites would need sufficient information to demonstrate that the NPPF Exceptions Test can be passed before allocation. Mitigation will be: depths 0.5-1m: Finished Floor Level (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 0.25-0.5M: FFL to be set 500mm above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level; depths of 0-0.25m: FFL to be set 300mm above ground level.'
- 4.4 Welland and Deepings IDB have commented that 'there is no specific risk from their drainage system. Byelaws apply for sites adjacent to Board watercourses. The use of Sustainable Drainage Systems should be considered as a first approach to dealing with surface water run off. The Board would need to approve any surface water flows above its designed greenfield run off rate of 1.4litres/sec/ha to its system.'
- 4.5 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).
- 4.6 **Sewage Treatment** – The Environment Agency has commented that Spalding Water Recycling Centre (Sewage Treatment Works) has capacity for 25,000 dwellings. Anglian Water has commented that the Water Recycling Centre has capacity to serve all the sites. The foul sewerage network would require upgrading for all sites.
- 4.7 **Water Supply** – Anglian Water has commented that water resources are adequate to serve the proposed growth. However the supply network would require upgrading to accommodate all sites.

## 5 PINCHBECK SITE OPTIONS

- 5.1 Inset Map 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified five 'Potential Housing Sites', Pin002, Pin008, Pin019, Pin021 and Pin034.

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5.2 **Comments received** - The following comments were made on site *Pin002 (Land to the north of Market Way, Pinchbeck)*:

1. support for this as a potential housing site;
2. the owner confirms the availability of Pin002, with developer interest for a scheme for 29 units including up to 9 affordable units to be submitted in the next few months.

5.3 Responses to the above comments:

1. support for the potential housing site is noted.
2. confirmation of availability is welcome, developer interest and provision of market and affordable housing is noted.

5.4 **Conclusions on site Pin002** – It is considered that Site Pin002 is one of the most suitable Potential Housing Sites in Pinchbeck, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Pin002 with three/13 positive (green) impacts being recorded relating to housing delivery, landscape character and access to employment, although a further eight (blue) impacts could deliver positive impacts by securing meaningful infrastructure to meet the needs of future residents such as open space and school places; and
- the site is brownfield land in the settlement boundary, it is within a residential area and may see an enhancement of the local environment;
- the Highways Authority identifies that ‘the principle of re-developing this existing nursery site for residential use is acceptable in highways terms, however there would need to be provision made for pedestrian access,’ it appears that it a satisfactory, straightforward transport solution could be provided to this site;
- the site is within Flood Zone 3a, flood hazard in 2115 is classified as ‘danger for some’, and flood depth in 2115 is classified as ‘0.25-0.50m’ not one of the least sequentially preferable sites in Pinchbeck, but not one of the worst either;
- the SHLAA indicates that ‘opening-up costs are likely to be low (although flood mitigation costs are likely), if it is allocated there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council’s five year supply of available housing sites;

- no objections to the site's allocation were made.

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5.5 **Comments received** - The following comments were made on site *Pin008 (Land to the east of Church Street, Pinchbeck)*:

1. support for this as a potential housing site;
2. the building on site is structurally sound and forms an important part of the village history and is linked to the conservation area. If the land at the rear was developed this should be in line with conservation and protection of the existing building on site. It will directly back on to the church and therefore will need to be respectful of this;
3. development would be out of character – the existing building should be restored as a family home in keeping with the centre of the village.

5.6 **Responses to the above comments:**

1. support for the potential housing site is noted;
2. Pin008 is within close proximity of the Grade I listed Church of St Mary and the Grade II listed buildings along Church Street, and is within Pinchbeck Conservation Area, but the former public house is not a nationally or locally designated heritage asset; with careful layout, design and choice of materials it is considered that impacts are likely to be acceptable. Re-use of the building would be sustainable, but as the building has limited architectural quality, it is not accepted that retention should be a requirement of a development;
3. the density for Pin008 has been derived from an assumed density of 20/hectare, and it is not accepted that development at such a density would be incompatible with local character.

5.7 **Conclusions on site Pin008** – It is considered that site Pin008 is one of the most suitable Potential Housing Sites in Pinchbeck, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Pin008 as one of the more sustainable sites in Pinchbeck with four/13 positive (green) impacts being recorded for housing delivery, access to local shops and services, accessibility and landscape character, although a further nine (blue) impacts could deliver positive impacts by securing meaningful infrastructure to meet the needs of future residents such as open space and school places;
- the site is brownfield land in the settlement boundary, it is close to the village centre and could secure the enhancement of the local environment;

- the Highways Authority identifies that ‘demolition of the existing public house would create a suitable opening onto Church Street to provide a safe and suitable access to the site’, it appears that it a satisfactory, straightforward transport solution could be provided to this site;
- the site is within Flood Zone 3a, flood hazard in 2115 is classified as ‘no hazard’, and flood depth in 2115 is classified as ‘no hazard’, one of the more sequentially preferable sites in Pinchbeck;
- the SHLAA indicates that ‘opening-up costs are likely to be low (although flood mitigation costs are likely), if it is allocated there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council’s five year supply of available housing sites;
- although the site attracted objections, none of the issues raised appear to be insoluble.

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5.8 **Comments received** - The following comments were made on site ***Pin019*** (***Land to the east of Surfleet Road, Pinchbeck***):

1. support for this as a potential housing site;
2. it is close to the village centre, and it shops and services;
3. development for housing will be a logical infill to the frontage.

5.9 **Responses to the above comments**:

1. support for the potential housing site is noted;
2. the site is within 650m of Pinchbeck village centre;
3. the SHLAA identifies that ‘the site is a small field between a large horticultural nursery and the road. There are dwellings to the south and a garden centre to the north. The boundaries are fenced, hedged or treed,’ so has limited countryside character.

5.10 **Conclusions on site Pin019** - It is considered that site Pin019 is one of the more suitable Potential Housing Sites in Pinchbeck, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Pin019 well with three positive (green) impacts recorded relating to housing delivery, accessibility and landscape character although a further seven (blue) impacts could deliver positive impacts by securing meaningful infrastructure to meet the needs of future residents such as open space and school places;
- the Highways Authority identifies that ‘the site has a large enough opening onto Surfleet Road to be able to provide a safe and suitable access for residential development. A frontage footway to Oldham Drive would be required,’ it appears that it a satisfactory, straightforward transport solution could be provided to this site;
- the site is within Flood Zone 3a, flood hazard in 2115 is classified as ‘no hazard’, and flood depth in 2115 is classified as ‘no hazard’, one of the most sequentially preferable sites in Pinchbeck;
- the SHLAA indicates that ‘opening-up costs are likely to be low (although flood mitigation costs are likely), if it is allocated there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council’s five year supply of available housing sites;
- no objections to the site’s allocation were made.

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5.11 **Comments received** - The following comments were made on site *Pin021 (Land to the south of Flaxmill Lane, Pinchbeck)*:

1. support for this as a potential housing site;
2. it is close to the village centre, with its shops and services;
3. development for housing will be a logical infill to the core village.

5.12 **Responses to the above comments:**

1. support for the potential housing site is noted;
2. the site is within 330m of Pinchbeck village centre;
3. the SHLAA identifies that ‘the site is a small field with development to two sides. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.’

5.13 **Conclusions on site Pin021** - It is considered that site Pin021 is not one of the more suitable Potential Housing Sites in Pinchbeck, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Pin021 with four positive (green) impacts being recorded relating to housing delivery, access to local shops and services, accessibility and landscape character, but one negative (orange) impact relating to soil, air and water quality;
- the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'danger for most', and flood depth in 2115 is classified as '0.5-1.0m', one of the least sequentially preferable sites in Pinchbeck.

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5.14 **Comments received** - The following comments were made on site *Pin034 (Land to the west of Flaxmill Lane, Pinchbeck)*:

1. support for this as a potential housing site;
2. the site has a higher flood risk than the discounted Pin015.

5.15 **Responses to the above comments:**

1. support for the potential housing site is noted;
2. the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'danger for some', and flood depth in 2115 is classified as '0.25-0.50m', the same flood classification as Pin015 which was discounted because of concerns raised by the Highways Authority;

5.16 **Conclusions on site Pin034** - It is considered that site Pin034 is not one of the more suitable Potential Housing Sites in Pinchbeck, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Pin034 with two positive (green) impacts being recorded relating to housing delivery and landscape character, but with four negative (orange) impacts relating to access to community facilities, accessibility and air, water and soil quality;
- the Highways Authority identifies that 'the ideal [access] would be to access this site via Pin021 although this would involve crossing Gallery Walk. Access off Grove Close might be possible subject to there being no ransom strip', as Pin021 has been discounted, it appears that a satisfactory access could be achieved, but that this might not be as straightforward as for some other sites.

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

1. Pin062 – Former Dairy Depot, Pennytoft Lane, Pinchbeck. The SHLAA identifies this small-scale brownfield site as developable; it is located within the settlement boundary in a predominantly residential area and could secure the enhancement of the local environment. In highway terms, this is an ideal site for the provision of the suggested 9 dwellings;
2. Pin064 - Land to the east of Surfleet Road, Pinchbeck; the Highways Authority identifies concerns with the access and the poor links with the village centre, it would also form a significant area of housing out of character with the scale of Pinchbeck, thereby generating adverse impacts upon the landscape;
3. Pin065 - Birchgrove Garden Centre, Surfleet Road, Pinchbeck. The SHLAA identifies this site as developable; it is a brownfield site, with suitable access for a residential development, adjacent to the settlement boundary and could secure the enhancement of the local environment. The SHLAA identifies the site as developable;

## 7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

7.1 The following sites are taken forward as Preferred Options Housing Allocations: Pin002; Pin008; Pin019, Pin062 and Pin065. These five sites have a combined capacity of 132 dwellings, which is slightly higher than the residual requirement of 129 dwellings. However, Pinchbeck is a sustainable location, with a good range of small and medium sized sites capable of delivering housing in the early part of the plan period. Therefore, it is considered that the settlement is able to accommodate this increase in housing numbers, albeit that some local infrastructure will require improvement through the delivery of new development.

7.2 These allocations and other development opportunities provide the following trajectory for Pinchbeck. [The capacity of the sites assumes that they will be developed at a density of 20 dwellings to the hectare. In practice, some sites are likely to accommodate a higher density.]

|             | Years 1-5 | Years 6-10 | Years 11-15 | Years 16-20 | Years 21-25 | Years 26+ | <b>TOTAL</b> |
|-------------|-----------|------------|-------------|-------------|-------------|-----------|--------------|
| Completions | 85        | -          | -           | -           | -           | -         | <b>85</b>    |
| Commitments | 0         | 26         | -           | -           | -           | -         | <b>26</b>    |
| Pin002      | 0         | 7          | 19          | -           | -           | -         | <b>26</b>    |
| Pin008      | 0         | 12         | 1           | 0           | 0           | 0         | <b>13</b>    |
| Pin019      | 0         | 24         | 10          | 0           | 0           | 0         | <b>34</b>    |
| Pin062      | 0         | 10         | 0           | 0           | 0           | 0         | <b>10</b>    |
| Pin065      | 0         | 24         | 25          | 0           | 0           | 0         | <b>49</b>    |

|              |           |            |           |          |          |          |            |
|--------------|-----------|------------|-----------|----------|----------|----------|------------|
| <b>TOTAL</b> | <b>85</b> | <b>103</b> | <b>55</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>243</b> |
|--------------|-----------|------------|-----------|----------|----------|----------|------------|