

Preferred Sites for Development

Inset Map No 23

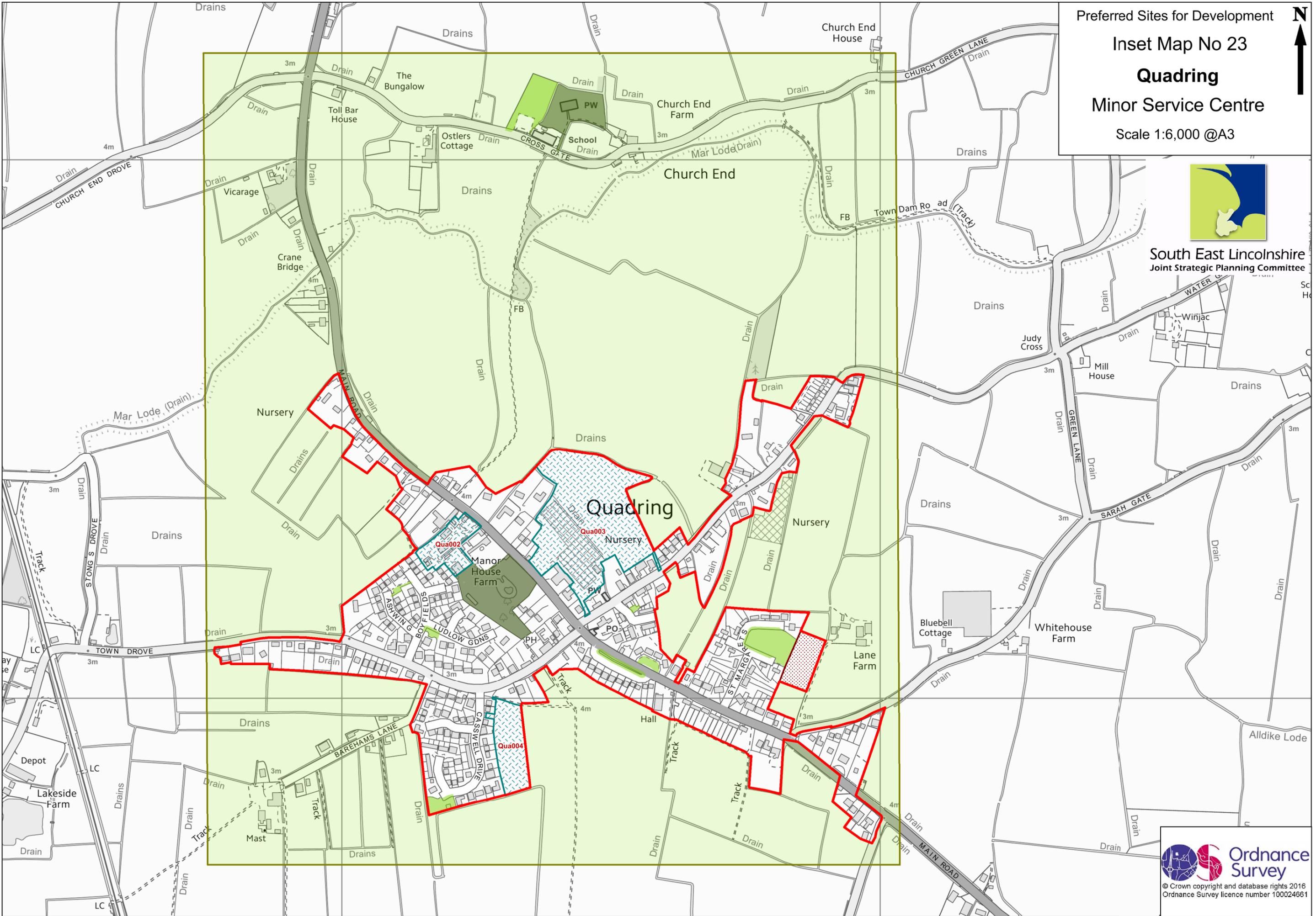
Quadring

Minor Service Centre

Scale 1:6,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee



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

1 QUADRING’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 Quadring as a ‘Minor Service Centre’.

1.2 **Comments received** - The following comments were received concerning Quadring’s position in the Spatial Strategy:

1. Seven respondents would like to see development in Quadring to the south east which would take traffic from the one major crossroads in the village.
2. A site has been submitted in Quadring and a less restrictive approach to development in the villages where the majority of the population of the Plan Area live is sort;
3. The village, at one time, was a low development area. What has happened to change this, as if all the development takes place, it will increase the size dramatically.

1.3 **Responses to the above comments:**

1. These respondents are supporting a small land allocation between Main Road and Sarah Gate, which is referred to below in section 6. The response supports the spatial strategy of the plan.
2. The support for Quadring’s position in the Spatial Strategy is welcome. Policy 11 says “provision will be made for a net increase of at least...” Therefore, the approach we are taking provides flexibility and are not ceiling figures.
3. The village as it currently is resulted from the development of one allocation in the 1998 Local Plan. The 2006 Local Plan did have a settlement boundary for Quadring. The new approach is based on the previous growth the village has accommodated; the facilities it has, which are similar to other minor villages; public transport provision, which scores in the top half of the other settlements; employment, which scores the same as most other settlements for self containment; and flood risk, which is in Flood Zone 1.

2 QUADRING ’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 Quadring to provide for 120 dwellings between April 2011 and 31st March 2036.

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

1. Three comments have been received on behalf of clients saying: "We consider the proposed Policy 12 , which provides for 120 new housing site allocations for Quadring, 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). 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 of Quadring with its existing good level of village services".
2. Six comments have been received all supporting development in Quadring, especially to the South East. This would take traffic from the cross roads in the centre of the village and prevent existing infrastructure in the centre of Quadring being damaged. One would also like to see more community areas like neighbouring Gosberton and Donington.
3. The amenities in the village will not stand a large number of extra houses. The sewerage system would need major work and the school would need extra classrooms and teachers. The road down to the school is very narrow and is a bottleneck and varying times of the day, with parents cars etc. There is limited parking for the school and the church and transport to both is necessary as they are so far from the village centre.

2.3 **Responses to the above comments:**

1. The support for Quadring's proposed housing requirement of 120 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. The Local Plan will be supported by an Infrastructure delivery Plan which will demonstrate how arising infrastructure needs will be met.

2.4 Owing to these comments it is considered that a change to Quadring's housing requirements is required and the Local Plan should identify housing allocations in Quadring for 130 dwellings between April 2011 and 3^{1st} March 2036.

3 QUADRING 'S RESIDUAL REQUIREMENTS

3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 1 new dwelling was built in Quadring.

3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 21 dwellings in Quadring, 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 108 dwellings is required. (130 – 1 – 21 = 108)

4 INFRASTRUCTURE

4.1 **Education** – the County Education Department has previously commented that Quadring has a lack of 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 been consulted in relation to the submitted sites for Quadring and has made the following comments:

- Some site in FZ3a but no hazard and no other obvious flood sources nearby.
- FZ3a allocation would need to demonstrate passing 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** – the Environment Agency has previously commented that Quadring water recycling centre has capacity for 600 dwellings. Anglian water has previously commented that the water recycling centre has some capacity and the foul sewage network would probably require some upgrading.

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 for all of the 3 sites.

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 QUADRING SITE OPTIONS

5.1 Inset Map 22 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified six 'Potential Housing Sites', Qua002, Qua003, Qua004, Qua006, Qua011 and Qua012.

5.2 **Comments received** - The following comments were made on site **Qua002** (***Land to the south-west of Main Road, Quadring***):

1. We very much support the proposal to include sites Quad 002 and Quad 012. They are close to the village centre, and their development for housing will be able to support local services, whilst the village also links very well with transport services and the road networks in the district.

5.3 **Responses to the above comments:**

- Support for Qua002 is welcome.

5.4 **Conclusions on site Qua002** – It is considered that site Qua002 is a suitable Potential Housing Site in Quadring, and that it should be taken forward as a Preferred Housing Site because:

- The site is previously developed land and the Sustainability Appraisal shows it is the best site with 4 positive impacts. It is also in Flood Zone1.

5.5 **Comments received** - The following comments were made on site **Qua003** (***Land to the north-east of Main Road, Quadring***):

1. We very much support the proposal to include the site Quad 003. It is located at the village centre, and its development for housing will be able to support local services. The village links very well with transport services and the road networks in the district, and additional housing at this location would be a suitable and successful alternative use for the site.

5.6 **Responses to the above comments:**

1. Support for Qua003 is welcome.
2. The previous housing paper issued for the January 2016 consultation shows the site is in flood zone 1. The Sustainability Appraisal shows the site in flood zone 2. GIS analysis shows 2.146H of the site is in flood zone1, 1.053H of the site is in flood zone 3a and 0.954 is in flood zone 2. This would change the SA assessment from uncertain to positive and result in an overall score of 2 positive, 1 neutral, 8 uncertain and 1 negative impacts, the same as 2 other sites (Qua004 & Qua006).

5.7 **Conclusions on site Qua003** – It is considered that site Qua003 is a suitable Potential Housing Site in Quadring, and it should be taken forward as a Preferred Housing Site because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

5.8 **Comments received** - The following comments were made on site **Qua004** (***Land to the east of Casswell Drive, Quadring***):

1. The following site is capable of providing additional dwellings as follows:
Quadring, Casswell Drive - A site of 18 dwellings.

5.9 **Responses to the above comments:**

1. The site is quite small and adjacent to Casswell Drive, can be accessed from it and will be seen as part of that development. It is screened on two sides and the open sides are screened at a distance by other development which reduces the impact of the development on the village.

5.10 **Conclusions on site Qua004** – It is considered that site Qua004 is a suitable Potential Housing Site in Quadring, and that it should be taken forward as a Preferred Housing Site because:

- The site has limited impact on the village and is in flood zone 2.

5.11 **Comments received** - The following comments were made on site **Qua006** (***Land to the south of Watergate, Quadring***):

1. As part owner of Qua006 I am in total support of the land being built on. There are two entries to the land, one from Main Road and the second from Watergate. There is a third entry from Charlotte Walk. When the builders, Allison Homes, built Charlotte Walk they left a road entry going to the field for a possibility of the land being developed in the future. The land is in centre of the village and an ideal area for future development.

5.12 **Responses to the above comments:**

1. The site is well screened and has limited impact on the village. However, it is in flood zone 3a and other sites, that score the same in the Sustainability Appraisal, are sequentially better, being in flood zone 1 and 2.

5.13 **Conclusions on site Qua006** – It is considered that site Qua006 is not a suitable Potential Housing Site in Quadring and that it should not be taken forward as a Preferred Housing Site because:

- It is in flood zone 3a.

5.14 **Comments received** - The following comments were made on site **Qua011** (***Land to the south of Town Drove, Quadring***):

1. We very much support the proposal to include the site Qua011. It is located at the village centre, and its development for housing will be able to support local services. The village links very well with transport services and the road networks in the district, and additional housing at this location would be a suitable and successful alternative use for the site.

5.15 **Responses to the above comments:**

1. This site competes with Qua003 in terms of size. However, it is mostly in flood zone 2 rather than flood zone 1 and therefore is sequentially inferior. In addition the Sustainability Appraisal shows it has the least positive impacts, 1.

5.16 **Conclusions on site Qua011** – It is considered that site Qua011 is not a suitable Potential Housing Site in Quadring and that it should not be taken forward as a Preferred Housing Site because:

- Sequentially it has a worse flood risk than Qua003 and scores poorly in the Sustainability Appraisal.

5.17 **Comments received** - The following comments were made on site **Qua012** (***Land off Main Road, Quadring***):

1. We very much support the proposal to include sites Quad 002 and Quad 012. They are close to the village centre, and their development for housing will be able to support local services, whilst the village also links very well with transport services and the road networks in the district.

5.18 **Responses to the above comments:**

1. Its development would have more adverse impacts upon the character and appearance of the area than the other sites. It would create 127m of ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area.
2. The previous housing paper issued for the January 2016 consultation shows the site is in flood zone 1. The Sustainability Appraisal shows the site in flood zone 3a. GIS analysis shows 0.206H of the site is in flood zone 1, 0.189H of the site is in flood zone 3a and 0.125 is in flood zone 2. This would change the SA assessment from uncertain to positive and result in an overall score of 3 positive, 2 neutral, 4 uncertain and 4 negative impacts.

3. The site scores 4 negative impacts, more than any other site. Two of these relate to issues that all other sites score better on and these are:
 - To improve the health and wellbeing of all, reduce health inequalities and promote healthier lifestyles for residents of South East Lincolnshire;
 - 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;
4. The site's peripherality does not help its Sustainability Appraisal. It is the furthest from the villages open space and is too small to provide its own.

5.19 **Conclusions on site Qua012** – It is considered that site Qua012 is not a suitable Potential Housing Site in Quadring and that it should not be taken forward as a Preferred Housing Site because:

- Its peripheral position and the consequent extra impact it would have on the character of the village.

6 NEW SITES

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

1. Qua 015 – Quadring. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as undevelopable because it would have adverse environmental impacts.
2. Qua 016 – Quadring. The SHLAA identifies this site as undevelopable because it conflicts with the Plan's locational strategy, and adverse environmental impacts.
3. Qua 017 – Quadring. The SHLAA identifies this site as undevelopable because it would have adverse transport issues.
4. Qua 018 – Quadring. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts. However, the site is within the settlement boundary for Quadring where development is appropriate in principle. The site is also shown as designated green infrastructure, owing to the trees on the site, some of which are protected by a TPO. A planning application would therefore, be considered on its merits and the impact on the trees and the maintenance of the treed character of the site.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following sites are taken forward as Preferred Options Housing Allocations: Qua002, Qua003, and Qua004. These sites have a combined capacity of 115 dwellings, which is slightly above the residual requirement of 108 dwellings.
- 7.2 These allocations and other development opportunities provide the following trajectory for Quadring.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	1	0	0	0	0	0	1
Commitments	0	21	0	0	0	0	21
Qua002	0	12	2	0	0	0	14
Qua003	0	50	33	0	0	0	83
Qua004	0	12	6	0	0	0	18
TOTAL	1	95	41	0	0	0	137