

Post_title: **04: Donington**

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

ID1: 1174 comment_author: Nick Grace

comment content:

The principal purpose of these representations are to confirm that Land North of Church Lane, Donington - Site Ref: Don033 - is suitable, available and deliverable for residential development.

We SUPPORT its allocation as a housing site to meet the housing needs of South Holland & SE Lincs now and during the lifetime of this emerging Local Plan.

Furthermore that the land should be identified as a 'preferred option' for housing in the forthcoming Publication Draft Local Plan (anticipated in June - July 2016) on the basis that its current identification is an option for housing in Donington. There IS current developer interest in the site. Since 2012 my client has also been approached by local housebuilders who have made offers for the site. As stated above this site has significant developer interest. It measures circa 10 Hectares and has the potential to improve the character of the area by delivering a mix of homes, open space and possibly wider public benefits such as a school delivery / drop off area. As such the site has unique potential in Donington to deliver a planned (possibly phased) housing development with wider public benefits which could not be delivered on other site options in Donington. As the LPA have identified the land has the lowest flood risk and two points of vehicular access (Church Lane & Browntoft Lane). This would necessitate no need to form a new access point off the A52. Its location is highly sustainable with its southern boundary facing the local school. Without question this would allow children to walk to school and so the site scores very highly in terms of sustainability compared to other site options in Donington. It would also not necessitate traffic flows

Officer Comment:

Confirmation of suitability, availability, developer interest and deliverability is welcome. The mix of houses, the proposed phasing and the physical and community infrastructure proposed for the site is noted. The potential to incorporate a drop-off area for the school is noted. The site is within Flood Zone 1, 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 Donington. The Highways Authority identifies that 'the carriageways of Church Lane and Browntree lane are suitable to serve residential development but frontage footways and connections to the existing footpath network, together with kerbs and drainage are required. It appears that a satisfactory, straightforward vehicular access could be provided to this site. The site is within 350m of the town centre, a secondary school and other local facilities.

Officer Recommendation:

The scale of housing growth proposed for Donington 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 o

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

to 'funnel' down Station Street to access the A52. The site is also within walking distance of the High Street and the principal amenities and services which Donington offers to residents.

ID1: 1175 comment_author: Mr Reynolds

comment_content:

Don033: More housing will put pressure on the secondary school. Let it expand by building new sports hall opposite on the Don033 site so existing sports hall can be redeveloped into classrooms. Advantage of separate hall is that it can be used at night by villagers etc to play badminton etc.

Officer Comment:

The County Education Authority comment that there are no plans to expand the secondary school.

Officer Recommendation:

No change required.

ID1: 1176 comment_author: Longstaffs

comment_content:

we very much support the proposal to include site Don 032. It is located close to 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.

Officer Comment:

Support for this potential housing site is noted. The site is within 280m of the town centre and is within 1km of local schools, open space and bus stops.

Officer Recommendation:

The Grade I Listed Church of St Mary and the Holy Rood are important designated heritage assets forming an integral part of the character and appearance of Donington and its Conservation Area. Historic England consider that the development of Don032 could

ID1:

1177

comment_author: Angela Newton

comment content:

Pleased to support the inclusion of Don006 in Plan documents as deliverable and Developable. However request it be re-classified as 6-10 years. The site is 100% available now. Presently discussing development with a developer at the moment. Site is within easy walking and cycling distance of Junior and secondary school, there is a public footpath between Don006 and the playing field, close to shops, bus stops and community facilities. Site is in low flood risk area. Adjoins built up area. Question accuracy of statement regarding Contaminated land register. The statement suggests there is some filled land on the site but attached email from SHDC indicate they have not declared any contaminated in the District. Please can entry against Don006 be amended.

Officer Comment:

Support for the potential housing site is noted. Confirmation of the site's availability is welcome, and the developer interest is noted – the SHLAA identifies the site as being deliverable from years 6-10 which reflects the owners intentions. The site has good walking/cycling access to a range of local services and is within 350m of open space, children's play area, playing fields, primary school and community centre and 1km of the town centre. The site is within Flood Zone 2, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', not the most sequentially preferable site in Donington, but not the least. The site is adjacent to the Donington settlement boundary. Reference in the SHLAA to the contaminated land register is incorrect; SHDC Environmental Health identify that the site is on 'a list of potentially contaminated sites requiring further investigation'.

Officer Recommendation:

Site Don006 is one of the more suitable Potential Housing Sites in Donington, and it should be taken forward as Preferred Option Housing Allocation.

ID1:

1178

comment_author: Angela Newton

comment content:

Pleased to support the inclusion of Don030 as Deliverable and Developable site. Site is within easy walking and cycling distance of Junior and Secondary schools, playing field, shopping centre and community facilities. Site is available and is in low flood risk area. Have spoken to Developer. Adjoins and is opposite built up area. Question the accuracy of statement on Attached sheet reference Don030 under Suitability explanation of:- SITE CHARACTERISTICS suggests the SHDC contaminated land register indicates there is some filled land on the site. Please see attached email from SHDC who say they do not have any entries of contaminated land in the District. Please could you amend the draft plan so that it is not misleading.

Officer Comment:

Confirmation of the site's availability is welcome, and the developer interest is noted. The site has good walking/cycling access to a range of local services being within 750m of open space, children's play area, playing fields, primary school and community centre and 1km of the town centre. The site is within Flood Zone 2, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', so not the most sequentially preferable site in Donington, but not the least either. The site is adjacent to the Donington settlement boundary. Reference in the SHLAA to the contaminated land register is incorrect; SHDC Environmental Health identify that the site is on 'a list of potentially contaminated sites requiring further investigation'.

Officer Recommendation:

Site Don030 is one of the more suitable Potential Housing Sites in Donington, and it should be taken forward as Preferred Option Housing Allocation.

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

ID1:

1179

comment_author: Fisher German LLP

comment content:

It is noted that at this stage in preparing the Local Plan, various for housing sites have been identified to deliver the housing The allocation of 380 dwellings in the Main Service Centre of Donington is supported and considered appropriate given the range of services and facilities that are available in the settlement. These include (but are not limited to), a Secondary School, Primary School, two Food Stores, Public House and a Community Centre.

Lt is considered that Site 'DonO08' (Land off Malting Lane) as shown on Inset Map 4 for Donington represents a sustainable and suitable location for new residential development and should be allocated as a housing site for Donington within the emerging South East Lincolnshire Local Plan. Detailed consideration has already been given to this site within the January 2016 South East Lincolnshire Strategic Housing Land Availability Assessment (SHLAA). This concludes that the site is available, achievable and suitable for residential development. Regarding availability, as stated within the SHLAA assessment there are no known legal or ownership constraints to development on the site. Furthermore, at the current time a planning application for a residential development of 73 dwellings on the site is being prepared, therefore the site should continue to be considered as available by the Council. As recognised within the SHLAA assessment, development on the site is achievable, and given the forthcoming planning application should be considered as being able to deliver development within five years (rather than the 11-15 years stated within the assessment). Furthermore, it is significant to note that the development proposed by the current planning

Officer Comment:

Support for the housing target of 380 dwellings for Donington is welcome. Support for Don008 is noted. A planning application for the site has been submitted to SHDC for consideration. The SHLAA assumes that development could begin on site in year 9 and be completed in year 15 – the plan is in year 6 therefore these assumptions are considered to be correct. Provision of affordable housing and open space within the scheme is noted. Findings of the Phase 1 survey and other specialist biodiversity surveys are noted. It is accepted that residential development is under construction to the south east. The SHLAA identifies that Don008 'is accessible to Donington's services' and the SA identifies that bus stops and the primary school are within close proximity to the site. The findings of the noise assessment and proposed mitigation would need to be acceptable to SHDC's Environmental Health team. The Transport Assessment would need to be to the satisfaction of the Local Highways Authority.

Officer Recommendation:

Site Don008 is one of the more suitable Potential Housing Sites in Donington, and it should be taken forward as Preferred Option Housing Allocation.

application proposes the inclusion of 30% affordable housing, in accordance with the latest evidence on housing need. Regarding the suitability of the site, the SHLAA assessment states that "The site is in scale with the 380 dwellings which the emerging Local Plan seeks to be developed in Donington". The site will not have any adverse impact on natural, built or historic assets and as confirmed by the SHLAA, development will not negatively impact the built up character and appearance of the surrounding area. A Phase 1 Habitat Survey prepared for this site confirms that the majority of the site is arable farmland and therefore of low biodiversity value. Existing ditches to the north and south western boundary of the site are identified as being of higher biodiversity value. These features will be retained with suitable buffer zones as part of any future development. Great Crested Newt Surveys were undertaken and none were found in the ditches in proximity of the site. As a biodiversity enhancement, the proposed development incorporates a Wildlife Pond as part of the Sustainable Drainage System. WaterVole Surveys have also been undertaken on the site. None were observed. The site is bounded to the north by existing dwellings on Cowley Road and by dwellings on Malting Lane to the east. A new residential development is currently under construction on land to the south east of the site. Turners (Soham) Haulage Business is located to the south western boundary of the site. It is therefore considered that this site is a logical location for a residential development/small urban extension, as it is surrounded on all sides by existing development. The Illustrative Masterplan prepared in support of the outline planning application demonstrates that the site can deliver an enhancement to existing infrastructure in the form of a high quality public open space (including children's play area). As

outlined in the SHLAA, development of the site will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities". Furthermore, the location of the site is described as being accessible to existing services and facilities in Donington, and adjacent to the existing built-up area of the village. It is noted that the site is in good walking distance to the village and will provide a development that accords with national and local planning guidance by making efficient use of existing services and by offering an inclusive and mixed community as advocated by paragraph 50 of the NPPF. Planned growth of a settlement is the most sustainable form of development as it allows for well planned infrastructure, and access to a range of facilities. This form of development balances and integrates the social, economic and environmental needs of the local community. We also suggest that such extensions to a village/settlement represent an efficient and effective means of sustainably meeting housing targets, and this pattern of organic growth or gradual expansion is the historic means by which almost all towns and villages in England have grown. The nearest bus stops are located on Station Street approximately 500 metres northeast of the site, these are served by the K59 service which connects the site to Boston, Bicker and Spalding. The centre of Donington is located approximately 850m to the northeast of the site. A footway along the eastern edge of Matting Lane continues along Station Street towards the centre of Donington providing a link to the centre of the village. In addition, the Donington Cowley Endowed Primary School is located approximately 650m northeast of the site on Towndam Lane. Regarding site characteristics the SHLAA states that 'The site is close to a distribution site which will impact

on the residential amenities of this site. Although some of the site will be no more impacted than the E & S Forklifts site, which has planning permission, the boundary would need to be protected in some way, such as an earth bund'. A Noise Assessment has been undertaken to assess the noise impact that the neighbouring Haulage Yard has on the site. In order to reduce the impact on the residential amenity of the site it is recommended that the proposed dwellings adjacent to the Haulage Yard are orientated so that they provide an added acoustic barrier between the Haulage Yard and the gardens of the proposed dwellings. Furthermore, the report recommends that 2.5m acoustic fences are built around the gardens of the dwellings facing the Haulage Yard; and that these dwellings are fitted with standard thermal glazing and acoustic vents. The Noise Assessment concludes that with these measures the provision of an earth bund/fence along the southwestern boundary of the site will not be necessary, and that these measures are sufficient to protect both the amenity of the future residents and the operation of the existing business. The SHLAA assessment recognises that services and facilities are accessible on foot and by bicycle. It also confirms that vehicular access onto Malting Lane is acceptable. A Transport Assessment has been prepared to support the outline planning application for this site. This has evaluated the traffic and transport implications of the proposed development. Access in the form of a priority controlled T-Junction off Malting Lane (with a 5.5m wide carriageway and a 3m wide combined cycleway/footway) has been agreed with the local Highway Authority. As such, it is considered that this site is a suitable location for development that does not have any unsurmountable constraints that would prevent development. It is therefore requested that

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

this site Don008 is identified as a formal Housing allocation within Policy 12 of the emerging South East Lincolnshire Local Plan.

ID1:	1180	comment_author:	Historic England		
comment_content:	1.1.1 Don032 is directly to the west of the Grade I Listed Church of St Mary and the Holy Rood, on the graveyard. These sites would be harmful in principle and therefore, serious concerns are raised. It is not considered that impacts could be prevented by careful design as suggested within the Sustainability Appraisal site assessment (page 160 of the Donington section). Site Don032 is the surviving open space adjacent to the Grade I church, intrinsic to its setting. As such, serious concerns are raised in principle regarding this site. Don033 partially adjoins Donington Conservation Area. Further assessment is required to determine the impact on the significance of these heritage assets.	Officer Comment:	The Grade I Listed Church of St Mary and the Holy Rood are important designated heritage assets forming an integral part of the character and appearance of Donington and its Conservation Area. The SHDC Conservation Officer identifies that Don032 is located to the rear of a site of significant heritage value, the Church of St Mary and Holy Rood a Grade I listed building and its churchyard. The site shares part of its boundary with the Conservation Area. The site is an open field allowing views from the church and churchyard to the A52 bypass beyond. The development of the site would harm the traditional setting a site of significant heritage value. Don033 abuts the Donington Conservation Area for 110m and, with careful layout, design and choice of materials it is considered that impacts are highly likely to be acceptable.	Officer Recommendation:	Don032 and Don033 are not some of the more suitable Potential Housing Sites in Donington, and they should not be taken forward as Preferred Option Housing Allocation.

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

ID1: 1181 comment_author: Brown & Co

comment content:

we support development on Don016, Don017 & Don018 and are happy to make the land available for development if allocated.

Officer Comment:

Support for Don016, Don017 and Don018 is noted. Site Don016 is detached from the settlement boundary, and does not relate as well as other sites to the Donington built area. The Highways Authority identifies that 'services and facilities are accessible on foot and bicycle. Residential development would be likely to increase traffic eastwards on Town Dam Lane (a single track road) towards Quadring Road. This would not be suitable without extensive highways improvements.' Although it appears that a satisfactory vehicular access could be provided to this site, arrangements for other, alternative sites will be more straight-forward. 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 least sequentially preferable sites in Donington. For Don017 the Highways Authority identifies that 'services and facilities are potentially accessible on foot and bicycle. This site has good visibility along the A152, which has street lighting and 30mph speed limit. Development would require a frontage footway to the existing network, extended street lighting and highway drainage. Access to Town Dam Lane would not be acceptable without extensive improvements.' Although it appears that a satisfactory vehicular access could be provided to this site, arrangements for other, alternative sites will be more straight-forward. Don018 is within Flood Zone 1, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', and is one of the most sequentially preferable sites in Donington and the Highways Authority identifies that 'services and facilities are potentially accessible on foot and bicycle. The site has sufficient frontage to the A152 to provide

Officer Recommendation:

Sites Don016 and Don017 are not some of the more suitable Potential Housing Sites in Donington, and should not be taken forward as Preferred Option Housing Allocations. Don018 is identified as one of the more suitable Potential Housing Sites in Donington,

suitable junction visibility. There is an existing frontage footway. There is suitable access from Crosslands. Vehicular access from Wykes Lane (an unclassified road) to the east would not be acceptable.' It appears that a satisfactory straightforward vehicular access could be provided to this site.

ID1: 1182 comment_author: Cllr J King

comment content:

I support Don001, Don006 & Don030 to be included as sites suitable for development. They are close to schools and the play area, and shops are a few minutes away. These site, plus the ones off Malting Lane could be developed without appearing to stretch the town's development area.

Officer Comment:

Support for the Don001 is noted; the site is within 100m of a children's play area and primary school and the site is adjacent to the settlement boundary and the SHLAA identifies that the site will 'not have adverse impacts on natural, built or historic assets; nor upon the character and appearance of the area as it is surrounded by development and therefore does not have a countryside character.' Support for Don006 is noted; the site has good walking/cycling access to a range of local services and is within 350m of open space, children's play area, playing fields, primary school and community centre and 1km of the town centre and the site is within Flood Zone 2, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', not the most sequentially preferable site in Donington, but not the least and the SHLAA identifies that the site will 'change the character and appearance of the area from the south as it will extend development further than the current glasshouses' (although impacts can be reduced by site layout, design, landscaping and the use of green infrastructure). Support for Don030 is noted; the site has good walking/cycling access to a range of local services being within 750m of open space, children's play area, playing fields, primary school and community centre and 1km of the town centre; the site is within Flood Zone 2, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', so not the most sequentially preferable site in Donington, but not the least either and the SHLAA identifies that the site will 'change the character and appearance of the area from the south as it will extend development further than the current glasshouses' (although impacts can be reduced by site layout, design,

Officer Recommendation:

Sites Don001, Don006, Don008 and Don030 are some of the more suitable Potential Housing Sites in Donington and should be taken forward as Preferred Option Housing Allocations.

landscaping and the use of green infrastructure). Support for Don008 is noted: a planning application for approximately 73 dwellings is pending, the developer confirms appropriate open space and affordable housing can be accommodated on site, the biodiversity enhancements proposed are welcome and the SHLAA identifies that the site 'will not change the built up character and appearance of the area.'

ID1: 1183 comment_author: Larkfleet Homes

comment content:

Larkfleet Homes and their sister company Allison Homes have interests throughout the Plan area, including: - Donington, (Don006). We are working with the landowner to bring forward a scheme of around 110 units. In addition to these about this site who are making their own representations on this site. We consider this site is suitable for housing. We have initial drawings showing a development of 110 units, together with a centrally located area of POS with a LEAP. An application will be submitted within the next six months. This site should be allocated for housing in the Local Plan.

Officer Comment:

Confirmation of the site's availability and developer interest is welcome. Potential submission of a planning application for 110 units is noted. Provision of open space within the scheme is welcome.

Officer Recommendation:

Site Don006 is one of the more suitable Potential Housing Sites in Donington and it should be taken forward as a Preferred Option Housing Allocation.