

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

Post_title: 06: Kirton

ID1: 1022

comment_author: Environment Agency

comment_content:

Housing Papers General comment: We note from the Housing papers that you are proposing 'options' for sites to come forward to meet housing need, where the level of flood hazard across the settlement varies. For example, in Kirton there is a residual requirement for 309 dwellings and it appears that there is adequate capacity in sites with a hazard classified at 'Danger for some' to accommodate this need. However, the option of 3 further sites classified as 'Danger for most' is put forward. If there are developable sites to accommodate the housing need in areas of lower flood hazard these should be allocated first, in order to accord with the NPPF Sequential Test of directing development away from areas at highest risk.

Officer Comment:

The draft Local Plan presents a series of Potential Housing Sites (with varying flood risk) as the basis for canvassing public preferences. The flood risk to which a site is exposed will be an important factor in determining which sites will be selected for allocation, but it is not the only factor.

Officer Recommendation:

No change to the approach is necessary.

ID1: 1201 comment_author: Ralph Hutton

comment content:

Fra024 3a Danger for most 0.5 - 1.0m 196 dwellings
Hello I am a resident of Lighton avenue off Middlegate road and it has been brought to my attention that a proposed development of 196 dwellings may be going forwards at the end of our road. I realise quotas have to be met but.. 1. Access to and from the dwellings will have a major effect on Middlegate road and onto the main roads. The junctions at either end A16 and Boston Road would have to be readdressed. 2. The drainage system is already under pressure and has to be regularly pumped out at the Boston Road end of Middlegate Road. 3. The local Primary school has recently doubled in size and is under constant pressure with increasing pupil numbers and EAL S. 4. Kirton Medical centre is always busy and you are lucky if you get to see a Doctor, this would be placed under more pressure. 5. If the proposals do go ahead I hope the 106 clause will be followed up and the developers will be putting money into the community, infrastructure and possible green/play areas. I am concerned on all of the above issues and if you wish to call on me for further discussion I would be happy to have a chat with you.

Officer Comment:

The Highway Authority has identified that “the carriageway of Middlegate Road (West) is suitable to serve residential development on this site”.

Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. The CCG has commented that currently there is some capacity at local GP surgeries to accommodate additional patients, however County wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. The Local Plan will need to demonstrate how such 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.

Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

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ID1: 1202 comment_author: Mr M Digby

comment content:

As Kir013 is surrounded by property, seems sensible to be in the plan for housing development.

Officer Comment:

The support is welcomed. However the Highway Authority comments that, although the access between 32 & 34 Horseshoe Lane is wide enough to accommodate an adoptable estate road & footways, this opening is on the inside of a bend & it would appear that the formation of the necessary visibility splays may require some land from the frontages of neighbouring properties. Consequently (unless it can be demonstrated that the necessary land to provide visibility splays is under the land owner's control), site Kir013 is considered to be undevelopable, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Kir013 should not be taken forward as a Preferred Housing Site.

ID1: 1203 comment_author: Mrs M Rush

comment content:

I fully support Kir013 for development as this site appears to lend itself as infill as opposed to extending the boundary our further.

Officer Comment:

The support is welcomed. However the Highway Authority comments that, although the access between 32 & 34 Horseshoe Lane is wide enough to accommodate an adoptable estate road & footways, this opening is on the inside of a bend & it would appear that the formation of the necessary visibility splays may require some land from the frontages of neighbouring properties. Consequently (unless it can be demonstrated that the necessary land to provide visibility splays is under the land owner's control), site Kir013 is considered to be undevelopable, and is therefore not proposed to be taken forward as a Preferred Housing Site.

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ID1: 1204 comment_author: Mrs J Overton

comment content:

Fra024 Safety: Access to this proposed site cannot be from Middlegate Road, it will have to have a new slip road from the A16. Flood Risk: My house has flooded with high rainfall. 300 houses in way of Fen land will mean I flood more often, not the new ones. Education: Kirton Primary has had an extra classroom for every year group added last year. It is already full and cannot accommodate more. Sewage works: Already d s not cope with the demand. It cannot cope with another 300 houses. Drs Surgery: Already impossible to get a Drs appointment, only have 2 GPs. Another 1200 people potentially. Don't do this. House prices: At moment I live over looking fields. I like living in the country. We wont raise value of our property once an estate is built

Officer Comment:

The Highway Authority has identified that "the carriageway of Middlegate Road (West) is suitable to serve residential development on this site".

Anglian Water Services has indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land.

The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. Anglian Water has commented that the capacity of the Water Recycling Centre may need to be enhanced to accommodate the proposed growth. The CCG has commented that currently there is some capacity at local GP surgeries to accommodate additional patients, however County wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. The Local Plan will need to demonstrate how such 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.

It is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss.

Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

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ID1: 1205 comment_author: Rebecca Sharpe

comment content:

I am writing to you in respect to the proposed building application for Middlegate Road, Frampton and my concerns over it. I grew up at 40 Middlegate Road, Frampton, spent many of my adult years living there and am now lucky enough to visit my family regularly in the village. I am a wildlife enthusiast, still supporting the Lincolnshire Wildlife Trust and previously volunteered for the local RSPB reserve so I appreciate the wildlife that I've observed and enjoyed over the years at Middlegate Road. It's in quite a unique position with the farmland surrounding it and the nearby nature reserve, which encourage an abundance of wildlife that I haven't seen elsewhere whilst living in England or Switzerland. In recent years I've seen bats, buzzards, a ring ouzel, mistle thrushes, treecreepers, starlings, skylarks, cuckoos, hummingbird hawkmoths, grey partridges, wasp spiders, green and great spotted woodpeckers, house sparrows and a turtle dove to name just a few but there are far too many to list. I have noticed the number of the more common birds especially have declined over the years and am concerned this trend will drastically gain pace if their habitats are encroached upon with building and loss of habitats. Frampton itself as a village is also quite unique because it doesn't have a centre with shops and schools; it's an idyllic, quiet and small English village with fantastic views and a beautiful location with open farmland, marsh and plenty of scenic walks to enjoy - it's one of the parts I miss most about home, I am therefore very concerned building on farmland will destroy Frampton's character. The roads in the village are not large enough to accommodate increased traffic and there are no facilities in the village to support an

Officer Comment:

The site has not been identified as being of any special wildlife value (i.e it is not a Local Wildlife Site, etc.), but Natural England has identified that it may be functionally linked to the Wash SPA and, given the site's size, it cannot be ruled out that its development would have harmful impacts upon the Pink Footed Goose population.

Although this is a large and visually prominent site and it is arguable that Middlegate Road represents a strong barrier to the village's northwards growth, the SHLAA identifies that the impacts of its development upon the character and appearance of the area would be broadly acceptable.

The Highway Authority has identified that "the carriageway of Middlegate Road (West) is suitable to serve residential development on this site."

Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

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increase in population which would encourage them to commute on roads to nearby towns which are already struggling with the volume of traffic in rush hour. If there is anything I can discuss with you further I would be more than happy to be contacted, as a regular visitor to Middlegate Road I feel very passionate about protecting its unique character and wildlife.

ID1:

1206

comment_author: David Hodgson

comment content:

I object to the proposal of Housing Development of this size on this site for the following reasons. 1. Middlegate Road which would be the main access point to this area is a very narrow road at its junction with the A16 and already causes issues if coaches, buses and Lorries meet close to this junction in the section between Grosvenor Road junction and the A16. The increased volume of traffic from 196 properties would exaspate this issue. 2. Since the development of the Water treatment plant there has always been smell issues at the junction of Middlegate Road and the old A16 that have never been dealt with and rectified. 3. The land in this area is greatly running silt and has always given issues with settlement of underground pipes etc. 4. As stated in the plan Middlegate Road at present forms a very good boundary for the village of Frampton and should not be stretched to the possible affect of Frampton becoming part of Wyberton/Boston. 5. The Junior school in Kirton is to capacity and basically land locked so this could not be extended to take any further scholars. 6. The traffic getting into Boston is already chaotic at busy times and at weekends and with the already planned development at Wyberton would cause even more chaotic times for residents of Kirton & Frampton getting the 4 short miles into Boston. 7. However much Kirton & Frampton may grow in population it will never be large enough to attract profitable shopping outlets other than food shops so people will always need to go into Boston for all other items other than food.

Officer Comment:

The Highway Authority has identified that “the carriageway of Middlegate Road (West) is suitable to serve residential development on this site”.

The site approaches within 450m of the Frampton Water Recycling Centre, and new homes may suffer smell or other disturbance.

Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site.

The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. The Local Plan will need to demonstrate how such 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.

Although this is a large and visually prominent site and it is arguable that Middlegate Road represents a strong barrier to the village’s northwards growth , the SHLAA identifies that the impacts of its development upon the character and appearance of the area would be broadly acceptable, given that it would extend development on the western side of the A16 to the same point as it currently extends on the eastern side.

If the development of this site would cause congestion towards Boston, the same would be true for all other sites in Kirton and other villages to the south.

Officer Recommendation:

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ID1:

1207

comment_author: Mr & Mrs Hickling

comment content:

Kirton has over the years doubled in size. The infrastructure of schools, medical centres, sewerage works/water recycling centres are stretched to the maximum. In the last three years Middlegate Road West has been out of commission for 9 months in total & that is before any more building has taken place.

Kir013: This site would have very good access to A16 Kirton roundabout and pelican crossing into village. Sewerage network and water recycling centre could be installed on this site to include developments at Kir013, Kir036 & Fra005.

Kir036: Very similar to Kir013. Good access to A16 Kirton roundabout and pelican crossing. A new sewerage network and water recycling centre would have to be built to cope with the extra houses and new road infrastructure.

Fra005: Wrong side of Middlegate Road. Development to the north of Middlegate is not within the village boundary and will not contain the village and its facilities. Housing development needs to take place on the brown sites within the village centre. Water recycling and sewerage network would definitely have to be installed as the properties along Middlegate Road West and Grosvenor Road estate continually have effluent problems.

Fra024: Very poor access if using Middlegate road, traffic already struggling on Middlegate Road, very close to sewerage works and will be unpleasant with a NE wind. Definitely a visual impact, road already

Officer Comment:

The Local Plan will need 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.

The support for site Kir013 is welcomed. However the Highway Authority comments that, although the access between 32 & 34 Horseshoe Lane is wide enough to accommodate an adoptable estate road & footways, this opening is on the inside of a bend & it would appear that the formation of the necessary visibility splays may require some land from the frontages of neighbouring properties. Consequently (unless it can be demonstrated that the necessary land to provide visibility splays is under the land owner's control), site Kir013 is considered to be undevelopable, and is therefore not proposed to be taken forward as a Preferred Housing Site.

The support for site Kir036 is welcomed. Although site Kir036 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

The SHLAA identifies that site Fra005's impacts on the area's character would be acceptable - it does not have an open countryside character, is enclosed on two sides by the village's existing built-up area, and there is already considerable development on the northern side of Middlegate Road. It is accepted that it is preferable to redevelop previously developed sites, but such sites are not available in sufficient numbers to meet Kirton's

Officer Recommendation:

No change is necessary.

Site Kir013 should not be taken forward as a Preferred Housing Site.

Site Kir036 should not be taken forward as a Preferred Housing Site.

Site Fra005 should not be taken forward as a Preferred Housing Site.

Site Fra024 should not be taken forward as a Preferred Housing Site.

Site Kir037 should be taken forward as a Preferred Housing Site.

struggling with traffic.

Kir037: A very good site, ideal for Kirton Village, some infrastructure already in Place,

Keep development for employment on village outskirts.

housing needs. Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. Although site Fra005 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Fra024 - The Highway Authority has identified that “the carriageway of Middlegate Road (West) is suitable to serve residential development on this site”. The site approaches within 450m of the Frampton Water Recycling Centre, and new homes may suffer smell or other disturbance. Although this is a large and visually prominent site and it is arguable that Middlegate Road represents a strong barrier to the village’s northwards growth, the SHLAA identifies that the impacts of its development upon the character and appearance of the area would be broadly acceptable, given that it would extend development on the western side of the A16 to the same point as it currently extends on the eastern side. Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

The support for site Kir037 is welcomed.

ID1:

1208

comment_author: Tim Sharpe

comment content:

I write to you from one of the oldest properties on Middlegate Road Frampton. We have the Bench mark on the front of the house which leaves us under no illusions as to what will happen in the event of a flood. Whatever decisions are made at Council level will remain with us all for centuries to come and remain a legacy to either foresightedness or crass irresponsibility. Our road was initially blighted by the Leighton Avenue development. Resulting in sewage spewing out of the manhole covers at the Dinwoody household. A problem unresolved for many years until the intervention of a concerned resident, on public health grounds. Many subsequent developments have added to the problems of drainage resulting in a collapsed sewer - graphically illustrated by an iconic picture in the local press of a grain lorry with its rear axle] disappearing below the road surface. Numbers 34 and 36 were over whelmed by the alarming level of human waste coursing around their properties in 2014. Anglia Water initially had to address the problems after a previous engineering company found the task of silt land and excessive rainfall too much to cope with. D s Hebden Bridge, Calderdale come to mind here? Ominously the surface of the road outside numbers 16 and 18 Middlegate Road forebodes of things to come " with a big dip appearing again now! At the turn of the nineteenth century the Dutch, with their expertise along with pioneering local farmers set about the arduous task of reclaiming land along the East coast from the sea. Their work and the extensive programme in the 1960 s (i.e. Strategically placed pumping stations and deep cut drainage systems) resulted in the well drained, highly fertile soils capable of producing three

Officer Comment:

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It is accepted that it is preferable to redevelop previously developed sites, but well-located examples of such sites are not available in sufficient numbers to meet Kirton's housing needs. The site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally.

Anglian Water Services has indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land.

Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

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crops in a two year cycle " known as double cropping " unique to this area. Silt land now commands a price of £16,000 per acre as arable farming land such is its importance. Very much sought after by institutes looking for a secure investment for the future. The local development of 150 houses along London Road, Kirton is now underway. The folly of which is there to be seen. Each house requiring £20,000 to stabilise a structure on the unstable silt land. E.g. Piling and concrete rafting. When the eventual tarmac and concrete structures covers the fertile soil " what happens to the surface water? The full impact should be monitored before any future enterprises are considered. Imagine one household's discharge of waste water times by 150! I find it difficult to believe anyone from a farming background gleefully rubbing their hands together in anticipation of financial rewards for wilfully destroying their heritage and the negative impact this will have on their neighbours. From being a custodian of the countryside to the seduction of the pound coin maybe a case of gamekeeper becoming the poacher. I understand the development along Middlegate Road was being discussed way back in 2008 with no publicity. The Council managed to keep everything under wraps until I discovered, by chance, the week prior to the local plans being displayed at Kirton town hall. My wife, myself and a neighbour alerted as many residents as possible to the proposals. The outcome of which was a lively, well attended meeting. The general feeling is that of a done deal and the frustration of knowing we have a short limited time to express our dismay over a folly not worthy of serious consideration. The eventual impact on Frampton/countryside/wildlife/tranquillity will potentially leave us ashamed for years to come ~ if we are not allowed to voice our concerns. Where will the boundaries end? Are we to become an annex of

Boston? Please show some fortitude and dismiss this farming of houses on an industrial scale, as inappropriate to the locality - take a lead from the Lincoln City Council with its rejection of an unsightly student accommodation plan as obscuring the view of Lincoln Cathedral as inappropriate to the Lincolnshire land/sky scape . On a positive note I am aware that the demand for housing is not entirely a local problem. According to the Economic Watchdog International Monetary Fund warns how Europe is struggling to cope with the tide of refugees and presenting major challenges to the absorptive capacity of E.U. Labour market and testing political systems. Perhaps a transient body of people require transient solutions not permanent structures which will remain long after the knee jerking reactions have past. Has no one explored the disused land of airfields army camps from our depleted services? Not many people would object to utilising an under used resource which can provide space for temporary housing and at a later date returned to possible arable land which may one day be valued as a source of feeding our own people!

ID1:

1209

comment_author: Carolyn Sharpe

comment content:

I have lived on Middlegate Road, Frampton all my married life. I have brought up three children here - an idyllic setting to do this. The reason we set up home on Middlegate Road in the first place? Simply because it was the perfect place with wonderful trees, wildlife and views. The Council and Government is always telling us that it is important to save our wildlife, birds and trees and Middlegate Road in Frampton is a place to be proud of for doing just that. The birds are too numerous to list, there are bats, bees, squirrels, buzzards and owls and hedgehog (to name a few) that use the trees, fields and hedge rows to live along side us humans - again something to be very proud of. Middlegate Road IS Frampton - there is no heart to this village like most " but that d s not take away from the fact it is one of the most beautiful places to live in Lincolnshire. When we talk to people of it they all know about Frampton and it is famous for the wildlife (the Marsh), trees and views - something you as Planning Officer should also be very proud of because you have thus far continued to protect Middlegate Road from being ripped apart and destroyed - taking with it all the things that makes Frampton special. Up to now there have even been restrictions an driveways being built on this road and obviously many other building restrictions to keep the important parts of Frampton undamaged. Any thought of new housing estates and buildings on the fields along Middlegate Road is not just upsetting for us as residents but will upset wildlife and birds who also call this their home. The land in question is good silt land - again quite something to be proud of as it produces amazing crops that Lincolnshire is famous world wide for. How can taking this land and everything that g s

Officer Comment:

The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc.), but Natural England has identified that the site may be functionally linked to the Wash SPA and, given the site's size, it cannot be ruled out that its development would have harmful impacts upon the Pink Footed Goose population.

It is accepted that it is preferable to redevelop previously developed sites, but well-located examples of such sites are not available in sufficient numbers to meet Kirton's housing needs. The site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally.

The Highway Authority has identified that "the carriageway of Middlegate Road (West) is suitable to serve residential development on this site".

Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site.

The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. The CCG has commented that currently there is some capacity at local GP surgeries to accommodate additional patients, however County wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. The

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

with it and building masses of houses etc be classed as progress . The road itself is already very busy and only just able to cope. How can adding to the traffic and use be safe? Buses and children already use it each day. When there is an accident who then will take responsibility for this? Frampton has flooding risk too - again this should be taken into consideration when building houses and filling the land and existing drainage with concrete. Frampton has no amenities as such " and yet we chose to live here like all the thousands of other residents. We put up with the Victorian drainage system that already struggles to cope with the houses that are here. The pipes that break and the holes that have appeared in the road over the last ten years when the sewer collapses. We do this because we love Frampton and all it offers. Kirton - the next village has shops, schools and Doctors - but even this struggles now with the amount of new houses being built. But at least it d s actually have all of these. How can building on such good green land and destroying what this area is about be good for Frampton or even the county of Lincolnshire? I know I am no one important as such but my heart is in the right place and it is with Frampton and Middlegate Road. I want to see this beautiful part of Lincolnshire protected from being destroyed and left as perfect as it is for new generations

Local Plan will need to demonstrate how such 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;The Local Plan will need to demonstrate how such 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.

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ID1: 1210 comment_author: Tim Taylor & Sarah Bull

comment content:

We are writing in reference to the proposed planning for housing in the Kirton / Frampton area, in Boston Borough. FRA024. We live on the opposite side of Middlegate Road West to FRA024, and we have the following concerns to the proposed area for housing: We currently have low water pressure at our property, therefore if houses were built in the area there would need to be significant work on the water supply to increase the pressure to supply this area. This is also the case for the sewage drainage to our property. We regularly have sewage pipes blocking where we have to flush our drains through and get it moving again. This is due to the sewage not draining, and not anything blocking the sewage from flowing. We would have concerns that such a large number of houses being built in FRA024 would cause the sewage flow to get worse. During the summer months we can smell the sewage works which is just off the A16. If the proposed area of housing were to go ahead then they would be closer to the sewage works, therefore they would be more likely to smell the sewage works than what we currently do now. Also would this be a concern to residents health? The other impact on Middlegate Road West would be the amount of traffic using the road. Currently you struggle to get two cars side by side at the entrance to the road from the A16. There are numerous pot holes or area's where the road is sinking slightly causing a sharp impact on a cars suspension. We ensure that we remain below the 30mph limit on our road due to the children and also the number of cats and dogs in the area. However you can watch many a car, and even a number of lorries and tractors exceeding this speed limit and in turn shaking the property. This traffic on

Officer Comment:

Site Fra024 - Anglian Water has commented that, whilst water resources are adequate to serve the proposed growth, upgrades to the supply network may be required to serve some sites. Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The Local Plan will need to demonstrate how such 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. Site Fra024 approaches within 450m of the Frampton Water Recycling Centre, and new homes may suffer smell or other disturbance. The Highway Authority has identified that the carriageway of Middlegate Road (West) is suitable to serve residential development on site Fra024. Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

The support for Kir037 is welcomed.

Officer Recommendation:

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the road would only increase if there were additional housing in FRA024, causing concern for the current residents on Middlegate Road West.

If you were to ask us to choose an area in Kirton/Frampton, we would suggest area KIR037, where the housing would be closer to the village centre and schools, and it would also provide a better use of the underused industrial area.

ID1:	1211	comment_author:	Mr S E Woodward		
comment_content:	In respect of Fra024 I am reluctant to object to this development if really needed. I and many other residents would be very concerned indeed if the access to this development was to be sited on Middlegate Road West. The road is very narrow in places, the sewer along this stretch of road is in a very delicate state. Collapses and road closures have become common in recent years, due to increased weight of traffic and poor underground soil conditions (running silt). A possible solution could be to widen the junction of Middlegate Road West, with the new A16, which may meet the approval of local users and also bring in the access to the new development there.	Officer Comment:	The Highway Authority has identified that "the carriageway of Middlegate Road (West) is suitable to serve residential development on this site." Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.	Officer Recommendation:	Site Fra024 should not be taken forward as a Preferred Housing Site.

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ID1: 1212 comment_author: Brian & Lesley Chittim

comment content:

Kir013 As you are aware this is the wrong side of the ever busier A16. Anglian Water have an ongoing struggle already maintaining water and sewage facilities. Residents and traffic on Horsesh Lane is frequently inconvenienced as they explore problems. Providing additional facilities will no doubt be expensive.

Kir037 This looks the best option. It keeps the Kirton built up area nice and compact, offering residents good access to local services and exit routes. Water recycling will be an issue whichever site is chosen. Hopefully it will ensure that any independent developments on this site will tie in with the overall plans for the future.

Kir036 Being the wrong side of the A16 will mean poorer access for residents to services in Kirton. Similar to Fra024, there are problems on Horsh Lane with services from Anglian Water and there are regular road restrictions as they try to grapple with problems.. This and provision of anti-flood measures will add to costs.

Officer Comment:

It is accepted that site Kir013 is separated from Kirton's centre by the A16 which means that it is not as accessible to the majority of the town's services and facilities as sites on the western side of the A16, but nonetheless, the site is considered to be acceptable in terms of its location. Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of Kir013. The Local Plan will need to demonstrate how such 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. However the Highway Authority comments that, although the access between 32 & 34 Horseshoe Lane is wide enough to accommodate an adoptable estate road & footways, this opening is on the inside of a bend & it would appear that the formation of the necessary visibility splays may require some land from the frontages of neighbouring properties. Consequently (unless it can be demonstrated that the necessary land to provide visibility splays is under the land owner's control), site Kir013 is considered to be undevelopable, and is therefore not proposed to be taken forward as a Preferred Housing Site.

The support for Kir037 is welcomed.

It is accepted that site Kir036 is separated from Kirton's centre by the A16 which means that it is not as accessible to the majority of the town's services and facilities as sites on the western side of the A16, but nonetheless, the site is considered to be acceptable in terms of its location. Anglian Water has commented that

Officer Recommendation:

Site Kir013 should not be taken forward as a Preferred Housing Site.

Site Kir037 should be taken forward as a Preferred Housing Site.

Site Kir036 should not be taken forward as a Preferred Housing Site.

enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of Kir036. The Local Plan will need to demonstrate how such 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. Although site Kir036 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

ID1: 1213 comment_author: Brian & Lesley Chittim

comment content:

Kir013 As you are aware this is the wrong side of the ever busier A16. Anglian Water have an ongoing struggle already maintaining water and sewage facilities. Residents and traffic on Horsesh Lane is frequently inconvenienced as they explore problems. Providing additional facilities will no doubt be expensive.

Kir037 This looks the best option. It keeps the Kirton built up area nice and compact, offering residents good access to local services and exit routes. Water recycling will be an issue whichever site is chosen. Hopefully it will ensure that any independent developments on this site will tie in with the overall plans for the future.

Officer Comment:

It is accepted that Kir013 is separated from Kirton's centre by the A16 which means that it is not as accessible to the majority of the town's services and facilities as sites on the western side of the A16, but nonetheless, the site is considered to be acceptable in terms of its location. Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of Kir013. The Local Plan will need to demonstrate how such 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. However the Highway Authority comments that, although the access between 32 & 34 Horseshoe Lane is wide enough to accommodate an adoptable estate road & footways, this opening is on the inside of a bend & it would appear that the formation of the necessary visibility splays may require some land from the frontages of neighbouring properties. Consequently (unless it can be demonstrated that the necessary land to provide visibility splays is under the land owner's control), site Kir013 is considered to be undevelopable, and is therefore not proposed to be taken forward as a Preferred Housing Site.

The support for Kir037 is welcomed.

Officer Recommendation:

Site Kir013 should not be taken forward as a Preferred Housing Site.

Site Kir037 should be taken forward as a Preferred Housing Site.

ID1:

1214

comment_author: Mr & Mrs Skiba

comment content:

Fra024 we object to this proposal: Sewers. There have already been major problems with sewers and water supplies without adding to them. We have had two occasions in the recent past when sink holes developed which caused collapse of sewers running down our road and also causing the water mains to collapse. AW have said there is running silt along the course of the road which makes a void and then the road and pipework collapse. On both occasions the road was closed for months. The proposed development site would add greatly to these problems as the vibrations from heavy traffic & added volume of traffic would only exacerbate the likelihood of a new collapse. There is already a new dip forming outside 'Cedar Hose' at the Boston Road end of our road. Water Supply. There is already very low water pressure in this road, our neighbour has just been told he cannot have a combi boiler fitted due to the poor water pressure. Road Safety. The A16 junction at the other end of our road is a major accident waiting to happen - its very narrow and cannot easily cope with two large vehicles passing each other or cars. The increase of traffic caused by development would greatly add to this. Flood Risk. Even without a collapse or blockage of the sewer the bungalows opposite us have had their gardens & properties flooded in heavy rain as the sewers can no longer cope with runn off from other properties / developments already added to the system in areas beyond Lighten Avenue area (Saxongate etc).

Officer Comment:

Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The Local Plan will need to demonstrate how such 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.

Anglian Water has commented that, whilst water resources are adequate to serve the proposed growth, upgardes to the supply network may be required to serve some sites. The Local Plan will need to demonstrate how such 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.

The Highway Authority has identified that "the carriageway of Middlegate Road (West) is suitable to serve residential development on this site."

Anglian Water Services ha indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replixcate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water from impacting on neighbouring land.

Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

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ID1: 1215 comment_author: Miss Sally Minns

comment content:

Fra024: This site is in the village of Frampton. I object to this development which would detract from this rural agricultural area. It would also lead to further traffic congestion into Wyberton and Boston because the Kirton primary school has no further capacity to expand. It would be acceptable to extend the current single row of dwellings along the north side of Middlegate Road West until it joins the A16. If the full development of Fra024 were to take place then only a single story dwellings should be built behind existing bungalows to the north side of Middlegate Road West to protect their privacy.

Officer Comment:

Although this is a large and visually prominent site and it is arguable that Middlegate Road represents a strong barrier to the village's northwards growth, the SHLAA identifies that the impacts of its development upon the character and appearance of the area would be broadly acceptable, given that it would extend development on the western side of the A16 to the same point as it currently extends on the eastern side.

If the development of this site would cause congestion towards Boston, the same would be true for all other sites in Kirton and other villages to the south.

The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. The Local Plan will need to demonstrate how such 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.

Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

ID1: 1216 comment_author: Yvonne Wood

comment content:

After visiting Kirton town hall to view proposed plans for the development of the land behind Middlegate Road I feel I have to submit a few comments. The drainage on Middlegate Road is inadequate to say the least, although I was assured that the drainage for the new builds would be addressed I feel it would not be enough. The wildlife on that field would be seriously affected and with more building works in the area they will soon have nowhere to go. Why build on fertile land? Could you not find brown sites? At the risk of being called a nimby I have a couple of personal anxieties. We retired here because of the beautiful view across to the stump which can be seen all the way along Middlegate Road. Unfortunately my Husband only managed two years of that retirement, he died just before Christmas so I hope you can understand my reluctance for buildings to go up at the bottom of my small garden and obscuring the beautiful view we have of the stump. The lady who lived here before had the fence reduced to three feet so she could enjoy the view. Another concern is that we were not informed of these plans, surely a circular to the residents in the areas concerned would not be too much to ask. I hope that secrecy is not a common occurrence within the council planning office. I and many others would be, to say the least disappointed that our council does not wish to involve the residents in plans that affect our homes.

Officer Comment:

Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The Local Plan will need to demonstrate how such 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.

The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc.), but Natural England has identified that the site may be functionally linked to the Wash SPA and, given the site's size, it cannot be ruled out that its development would have harmful impacts upon the Pink Footed Goose population.

The site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally.

It is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss.

Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

ID1: 1217 comment_author: Miss Sara Ibbitt

comment content:

Fra024: Middlegate Road cannot cope with the amount of sewage and traffic now, let alone cope with more. The road and sewerage pipe has collapsed on several occasions over the years (right outside my house - No. 32), the last being approx. 5 years ago and several residents, including myself, could not directly access their property with vehicles - it took 6 months to repair. With the exception of 1 property, all the rest are bungalows, and so houses built along the back would certainly have a negative impact on light and visibility. With these issues I am strongly opposed to any building works in the Fra024 area of proposed housing.

Officer Comment:

Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The Local Plan will need to demonstrate how such 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.

The Highway Authority has identified that “the carriageway of Middlegate Road (West) is suitable to serve residential development on this site”.

It is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss.

Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

ID1: 1218 comment_author: Mr Alan Holliday

comment content:

Fra024: 1. Middlegate Road West is a lane, which cannot take an increase in traffic. The road is narrow and if a bus or lorry meets a car one of the vehicles needs to slow down or stop to ensure a safe passage. The safety of pedestrians would also be put at risk with an increased traffic flow. 2. The exit from Middlegate Road West onto the A16 is at this time difficult to access either towards Boston or Spalding. Middlegate Road West would require widening and the path replaced and a roundabout placed at the A16 to eliminate these problems. 3. The underground utilities (Gas/Water/Sewage) have all ready been damaged by the present traffic use. The road was closed for a number of weeks due to a fracture in the mains water system. Any vehicle increase will require the road above the utilities to be checked for suitability for the extra traffic load. The Sewage system is at this time unsuitable for the number of houses using it. There have been a number of incidents with the sewers flooding and effluent come up drains in the gardens at both ends of this road. 4. A mains gas pipe extends across the area marked for building on. 5. There is already a smell problem from the Frampton Water Recycling Centre at certain times. 6. Building in this area will extend the Kirton footprint towards Wyberton.

Whereas containing the development within the established Kirton area (Kir037) would benefit the village community and local business and limit the effect on the ecology of the wider local area.

Officer Comment:

Site Fra024 - The Highway Authority has identified that "the carriageway of Middlegate Road (West) is suitable to serve residential development on this site". Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The Local Plan will need to demonstrate how such 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. The presence of a gas main would not make the site unsuitable for development, although its presence would have to be reflected in the layout of any scheme for development. The site approaches within 450m of the Frampton Water Recycling Centre, and new homes may suffer smell or other disturbance. Given that it would extend development on the western side of the A16 no further than it currently extends on the eastern side, it is not accepted that the site's development would significantly erode the undeveloped 'gap' which separates Kirton from Boston. Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

The support for site Kir037 is welcomed.

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

Site Kir037 should be taken forward as a Preferred Housing Site.

ID1: 1219 comment_author: Natural England

comment content:

Natural England has some concern with the following sites: FRA024 and FRA005 to the north of Kirton “ these site are partly within land highlighted by our Impact Risk Zones (IRZ) as functionally linked to the Wash Special Protection Area (SPA) where Pink Footed Geese have been known to forage

Officer Comment:

Site Fra005 has an area of 2.44 hectares, and it is considered unlikely that its development would impact significantly upon the Pink Footed Goose population. Although site Fra005 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Site Fra024 is significant in size (9.82hectares), and it cannot be ruled out that its development would have harmful impacts upon the Pink Footed Goose population. Although site Fra024 is still considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Fra005 should not be taken forward as a Preferred Housing Site.

Site Fra024 should not be taken forward as a Preferred Housing Site.

ID1: 1220 comment_author: Mr & Mrs Anthony Gibbs

comment content:

Kir037: We do not agree with building houses on a flood plain. Flooding is our biggest concern and we do not understand the comments within the document which say 'Danger to some'. The development is going to be built on fertile agricultural land which is currently being cultivated. This is not fallow land and has been cultivated for years providing employment to local people. Once this land is lost it is lost forever. We have serious concerns regarding the ability of the sewage systems to cope with all the additional housing. This is evidenced by the months of severe disruption and inconvenience caused to local residents in Church lane and Willington Road when the sewers collapsed and failed several times following the development at Ostler Walk. We have concerns as to where the increased surface water will go and the possible impact of flooding that this may have on existing properties surrounding the development. There is an existing Public Footpath between the Exotic Fruit Factory and the neighbouring fields. This is used extensively by local people, Ramblers and Dog walkers. We do not want to lose this footpath. The road network around Church Lane and Woodfield Road are extremely narrow single track roads with restricted vision in places, They are simply not suitable for a large development with a significant increase in traffic from either construction vehicles or the increased traffic following completion of the development. In my opinion this represents a significant Road Safety risk. The [housing paper] acknowledges that the Local Education and Health services facilities are struggling to cope with the existing population, How are they going to cope with another 500 families and how is this going to be funded

Officer Comment:

Flood risk at site Kir037 is assessed as 'danger for some' and '0.25m to 0.5m', which is less severe than for sites Fra005, Fra024 and Kir036.

The majority of the site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally. Furthermore, approximately 25% of the site is made up of previously-developed land.

Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. The CCG has commented that currently there is some capacity at local GP surgeries to accommodate additional patients, however County wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. The Local Plan will need to demonstrate how such 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.

Anglian Water Services has indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment)

Officer Recommendation:

Site Kir037 should be taken forward as a Preferred Housing Site.

in the current financial climate ? Has the impact of these developments on existing homeowners been considered where properties which once enjoyed a quiet rural outlook are blighted by commercial development. My wife and I are strongly against the proposals for the reasons given.

and prevent surface water impacting on neighbouring land.

The existing public footpath route across the site would need to be retained within any new residential layout.

The Highway Authority has commented that “vehicular access into the site from Church Lane or Woodside Road would not be acceptable”.

It is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss.

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ID1:

1221

comment_author: Criddle

comment content:

Kir 013, Kir 036 Opposed. In poor location next to major road, which would more than double the number of residences on Horsesh Lane and create traffic problems. Based on use of good quality agricultural land.

Officer Comment:

Site Kir013 abuts the A16, which may impact on the amenities enjoyed by any future occupiers, however impacts can be mitigated by site layout, house design, bunding/screening & acoustic vents to bedrooms facing the road. The Highway Authority comments that “the carriageway of Horseshoe Lane is suitable to serve residential development on this site.” The site is classified as ‘best and most versatile’ agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally. However the Highway Authority comments that, although the access between 32 & 34 Horseshoe Lane is wide enough to accommodate an adoptable estate road & footways, this opening is on the inside of a bend & it would appear that the formation of the necessary visibility splays may require some land from the frontages of neighbouring properties. Consequently (unless it can be demonstrated that the necessary land to provide visibility splays is under the land owner's control), site Kir013 is considered to be undevelopable, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Site Kir036 abuts the A16, which may impact on the amenities enjoyed by any future occupiers, however impacts can be mitigated by site layout, house design, bunding/screening & acoustic vents to bedrooms facing the road. The Highway Authority comments that “the carriageway of Horseshoe Lane is suitable to serve residential development on this site.” The site is classified as ‘best and most versatile’ agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally.

Officer Recommendation:

Site Kir013 should not be taken forward as a Preferred Housing Site.

Site Kir036 should not be taken forward as a Preferred Housing Site.

Although site Kir036 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

ID1:

1222

comment_author: Criddle

comment content:

Kirt 037 Support Located where roads are already in place and in quieter location would re-use former commercial land and balance up the village putting more houses onto quieter part.

Officer Comment:

The support is welcomed.

Officer Recommendation:

Site Kir037 should be taken forward as a Preferred Housing Site.

ID1: 1223 comment_author: Valerie Bryson

comment content:

As a long-time resident in Middle Gate Road, I am writing to express my grave concerns regarding the outline planning to a housing estate on the land along middle gate road and London Road. I'm particularly concerned regarding the following: 1. Brownfield not prime arable land should be used The use of arable land-the richest soil in Europe producing three not two crops are year--when there are ample suitable brownfield sites in Frampton and Kirton is unacceptable. I would point to the meat factory [ex George Adams, now closed for several years] which is apparently in very good condition, with plenty of parking and could be b used to provide a whole range of housing very high-quality, while supplying work local tradesmen during the conversion to houses/ flats, such as updating installation or other eco-friendly measures. Other sites in the vicinity such as the Moors arms pub in Frampton, and the many other brownfield Science in Frampton and Kirton, such as the exotic fruit factory, the pop-up shop/ ex- library, which could be made into flats, with the addition of another storey over the library etc. I will also query why new housing just up the road from Frampton was given permission to be converted to shops such is the tattoo parlour , given the character of the village and the need for housing. - 2- food supplies I'm appalled that our food supplies are not being protected given that Lincolnshire can well be considered the Garden of England. Lincolnshire county council appears to have permitted vast swathes of prime farmland to be used for other purposes then growing our food. A few years ago a strike by truckers revealed that we had only three days food supply in reserve. Feeding people should be the top priority for

Officer Comment:

It is accepted that it is preferable to redevelop previously developed sites, but well-located examples of such sites are not available in sufficient numbers to meet Kirton's housing needs.

The site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally.

The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc.), but Natural England has identified that the site may be functionally linked to the Wash SPA and, given the site's size, it cannot be ruled out that its development would have harmful impacts upon the Pink Footed Goose population.

Anglian Water Services has indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land.

Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. Anglian Water has commented that the capacity of the Water Recycling Centre may need to be enhanced to accommodate the proposed growth. Anglian Water has commented that, whilst water resources are adequate

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

everyone. Lincolnshire CC have failed in their duty of care to safeguard our food supplies -3- environment I have been informed by the RSPB that the habitats of raptors, animals reptiles and plants in Lincolnshire has been massively destroyed due to big business interests [e.g. Dyson], investing in a huge projects such as biomass/ anaerobic digestors/ Solar farms etc. Protect our views, wildlife Heritage before the damage is irrevocable. -4k-flood risk Extreme weather events are likely to become exponentially more frequent [prof Tim Flannery] up, so I am extremely concerned that the building up on open land Will increase the risk of flooding along Middle Gate road. There are many bungalows along the road, Many elderly people, and several large homes for the elderly within a stones throw from the crossroads at the end of middle gate road West/ Boston Road. Given the environment agency statement that allocations in area of hazard would need to ensure the finish floor levels I raised to the appropriate level with additional flood resilient construction and the proposed buildings must be a minimum of two stories we know logo for habitable accommodation, with the first floor limit living accommodation above the house predicted flood depth, these proposals are obviously of great concern and anxiety to elderly disabled people such as myself living in bungalows. -5-Insurance Residents might be unable to get home insurance with flood protection resulting in law cases / potential compensation -6- sewage Middle gate road has already had been the appalling environmental problem of sewage in peoples gardens. Due to high level of building which went on in recent years, phantom water recycling centre water, according to your documentation, require upgrades to its treatment capacity to accommodate any new sites. In the meantime, the health of vulnerable people such

to serve the proposed growth, upgrades to the supply network may be required to serve some sites. The Local Plan will need to demonstrate how such 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.

The Highway Authority has identified that “the carriageway of Middlegate Road (West) is suitable to serve residential development on this site”.

It is not accepted that the development of this site would have meaningful impacts upon the health of people living in nearby dwellings.

The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. The Local Plan will need to demonstrate how such 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.

Although site Fra024 is still considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

as the elderly, Young children, and the disabled would be severely compromised, and we are all familiar with the appalling delays in sorting out this problem on previous occasions -7-water supply -8-danger They-re have been i extremely dangerous sinkholes in the past both in middle gate road, and in West End Road on the other side of the crossroads, lorries carrying heavy loads have gone through the surface of the road. This could result in deaths. This also causes an extreme anxiety and stress: I need to walk along the road to keep what remains of my mobility -9-increased traffic What was once a quiet road overlooking the countryside, has become a rat run is such an extent that on occasions when the A16 has been blocked, I have been unable to turn it into my house from the road, which was extremely distressing and the end of a 10 hour day. The roads simply cannot take any more traffic. Moreover, the noise pollution from such traffic together with increased air-pollution would constitute a major health hazard. Dr Cyril Nyman---the local experts in cardiovascular health-has made these points very clearly other meetings regarding proposed housing developments locally. -10 increased traffic would also pose a danger to schoolchildren and old people crossing the road or waiting for a bus -11-housing crisis Having worked as a volunteer for a major housing charity in London in the past, I am more than aware of the necessity of providing decent housing to everybody. However this d s not have to be a house, that could be a flat or even one of the modern alternatives such is the module are hivehaus [the Guardian, monday, 29 June 2015] The housing charity bought houses to split into flats, as it was impossible even with both parents working for couples to afford the deposit on a flat, and rented accommodation was poorly regulated and often appalling then as now. -12-

education it is very difficult to predict demand for schools and housing, as in established feeder estates, demand drops as children leave home and schools have to axe staff. we have too few young people locally and nationally to support our pensions etc as the birthrate dropped, and though recent immigration has improved this situation, the portuguese immigrants disappeared in a very short period of time due to local exploitation. -13-I am extremely concerned at the failure to make residents aware of these plans, and that due process does not appear to have been followed. I have just been told that these plans under discussion were mooted by BBC in 2008, no attempt was made to consult castle to inform us of this major threat to middle Gate road residents. There would appear to have been a great lack of transparency and respect towards the local residents over this matter. Moreover I understand the website crashed at the Boston Borough Council on 20 January 2016, so several residents were not able to Lodge their objections online. At no point has anyone from Boston Borough Council contacted me to to inform me of this, or indeed a whole proposal. My information has come from other residents, who are also concerned about these proposals. -14-therefore, under the Freedom of information act, I'm formally requesting a copy of any documentation regarding discussions about this plan from 2008 to the present day.

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ID1:

1224

comment_author:

Hume Planning Consultancy Ltd

comment content:

Broadgate are firmly of the view that sites in Butterwick represent sustainable development in what is a rural district and that greater weight should be given to development in the villages in which the majority of people live.

The following site is capable of providing additional dwellings as follows: Kirton, Skeldyke Road - This site is capable of providing up to 120 dwellings phased over the Plan period. Allocation would realise the opportunity to extend the Graves Park playing field

Officer Comment:

It is assumed that the site referred to at Skeldyke Road, Kirton is site Kir012. This site was not put forward as a Potential Housing Site, because it was assessed by the SHLAA as undevelopable - it would have adverse environmental impacts, is poorly location, and because dwellings may suffer potential 'bad neighbour' impacts.

Officer Recommendation:

Site Kir012 should not be taken forward as a Preferred Housing Site.

ID1:

1225

comment_author:

Mr R Priestley

comment content:

Kir037 I am the owner of the northern and southern parts of the site. I support the proposal, as it balances the village around the centre: church, primary retail and play areas. There is good access to schools, park, village centre, good pedestrian access avoiding the fast A16 to all areas. The area is backed by Woodside Road woodland and open countryside, with easy safe access. The land is immediately available.

Officer Comment:

The support for Kir037 is welcomed.

Officer Recommendation:

Site Kir037 should be taken forward as a Preferred Housing Site.

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ID1: 1226 comment_author: Historic England

comment content:

Kir037 would adjoin Kirton Conservation Area Further assessment is required to determine the impact on the significance of these heritage assets.

Officer Comment:

The site abuts the Conservation Area for a length of just 6.5m, but it is accepted that it abuts the High St frontage, which is the key thoroughfare in the Conservation Area. Any development proposal on this site should be informed by a Heritage Impact Assessment, to address impacts on the historic townscape & in particular how it would preserve & enhance the Conservation Area. Nonetheless, with careful layout, design and choice of materials it is considered that impacts are highly likely to be acceptable. Thus, it is not considered that these issues mean that the site is undevelopable.

Officer Recommendation:

Site Kir037 should be taken forward as a Preferred Housing Site.

ID1: 1227 comment_author: Tim Sharpe

comment content:

A petition has been submitted with 101 names from 66 addresses, some of which have made their individual comments. The covering letter says "All feel the need to express their disapproval of the planned development on Middlegate Road. Each and every one has willingly supplied their details and would be grateful for the opportunity to give their own individual reasons for the scheme to be thrown out. Perhaps something the 'powers that be' should have considered in the first instance. Possibly the most succinct observation came from an elderly gentleman:"Thank the Lord I will not be around in a few years time to see what a mess they are making of things""

Officer Comment:

Receipt of the petition is noted. Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

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ID1: 1228 comment_author: Clive Wicks Associates

comment content:

Has commented that the site is available for a small road frontage development irrespective of the remainder of the site. It is immediately available and suitable for small developers. Potentially developable in 2 years.

Officer Comment:

It is assumed that the consultee is referring to site Kir010, which is part of the larger site Kir037 which is recommended to be allocated as a Preferred Option Housing Allocation.

Officer Recommendation:

Site Kir037 should be taken forward as a Preferred Housing Site.

ID1: 1229 comment_author: Valerie Bryson

comment content:

There are more than enough homes to meet all housing need, as the credit crunching 2008 due to bankers lending vast sums to low paid mortgagees _with the positive equity in their house as collateral __means that there are over twice as many empty buildings in GB and Europe to meet housing need. All that is required is for councils to use their powers of compulsory purchase on under half these unoccupied buildings ...those with the lowest litigation costs perhaps, though temporary accommodation for 3 years due to blocking of proposed repurposing of buildings [e.g. for schools] could be very valuable to those trying to get on the housing ladder. [we profited from this when first married and our baby was born in a magnificent old house with huge gardens which had been compulsorily purchased for an LEA school but blocked for 3 years. PRESERVE OUR ARABLE LAND/countryside/views-use brownfield only for housing Brownfield sites abound in boston/kirton/frampton such as the huge geo adams factory in west end road, Frampton-well built, perfect for housing and substantially cheaper than few years ago but left empty for years....

Officer Comment:

It is agreed that it is preferable to re-use previously developed land, rather than to develop greenfield sites. However, there are not sufficient suitably-located, brownfield in and around Kirton to meet the village's housing needs. Equally, whilst it is desirable for empty homes to be brought back into use, rather than building new ones, such a course of action could not realistically meet Kirton's housing needs

Officer Recommendation:

No change is necessary.

ID1: 1230 comment_author: Mr M Peberdy

comment content:

Re: Proposed Plan FRA 024 - Frampton off Middlegate Road I object to the proposal to designate for high density housing the land off Middlegate Road from the London Road to the A16. Our reasons are as follows: 1. 300 houses would generate considerable extra traffic. Traffic on Middlegate Road would increase dramatically to the detriment of local residents as well as to the road itself. 2. The sewers under Middlegate Road are already unable to cope despite continual repairs. There is always a smell of sewage after heavy rain. Frampton sewage works are also running at capacity 3. The risk of flooding to houses in Middlegate Road and Grosvenor Road would be increased with less open land to absorb rainfall 4. Many new homes have been built in the Frampton/Kirton area during the past few years and the local population has increased significantly. Further houses are under construction on London Road adjacent to the Medical Centre 5. Kirton Primary School has already increased its capacity and now has three classes across each year group. There is no space to expand further. 6. Kirton Medical Centre also has no more capacity. 7. The area proposed for housing is grade 1 agricultural land, some of the best in the country. 8. Residents in Middlegate Road and Grosvenor Road would lose their open country outlook, one of the reasons they have chosen to live there. Their houses would be devalued 9. Frampton is a small, desirable village where property commands a premium . 600 new residents would increase the population by 50% and change its character.

Officer Comment:

The Highway Authority has identified that “the carriageway of Middlegate Road (West) is suitable to serve residential development on this site”.

Anglian Water has commented that enhancements to the capacity of the foul sewerage network may be necessary to accommodate the development of the site. Anglian Water has commented that the capacity of the Water Recycling Centre may need to be enhanced to accommodate the proposed growth. The Local Plan will need to demonstrate how such 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.

Anglian Water Services has indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land.

The County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development. The CCG has commented that currently there is some capacity at local GP surgeries to accommodate additional patients, however County wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. The

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

Local Plan will need to demonstrate how such 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.

The site is classified as 'best and most versatile' agricultural land, but this is equally true of all greenfield sites in and around Kirton, and within Boston Borough generally.

It is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss.

Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

ID1:	1231	comment_author:	Mr S Kime
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comment_content:	Officer Comment:	Officer Recommendation:
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I give my approval to the boundary location which now includes the piece of land which used to be Kirton/Frampton Tennis Club, and the accompanying Policy 2 which allows the development of land in the related area.

The support is welcomed.

No change is necessary.

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ID1: 1232 comment_author: Mark Bassett

comment content:

Inset Map 6 (Kirton) Site Reference: Fra024 This site sits on the northern edge of the village but any development would be contained within parameters established by the existing development to the east (Lenton Way) and the existing housing fronting Middlegate Road. The SHLAA and Kirton Housing Paper identify that the impacts of development on the character and appearance of the area would be broadly acceptable and given the site's relationship to existing development this assessment is supported. The site is well located in relation to facilities and services and poses no traffic/highway concerns, with vehicular access achievable. In addition the proximity to the A16 by-pass provides excellent road accessibility to Boston, Spalding and the A17. It is recommended that given its location on the edge of the village any development would need to be of a sensitive density to respect the surrounding rural character. It is envisaged that a density of approximately 20 dwellings per ha would be most appropriate and thereby this site would deliver circa 196 dwellings. Although the A16 is located to the immediate east of the site, any noise mitigation proposals required would still present a highly attractive developable area. The site is within single ownership and there is firm developer interest in this site. It is also relevant to note that the landowner owns all the land between this site and the settlement's sewage farm, if upgrades were required. Furthermore the site is bisected by an adopted Internal Drainage Board dyke. Whilst any scheme should be SUDS led, this clearly offers opportunity for efficient removal of surface water, once SUDs has been exhausted.
Recommendation: It is recommended that this site is

Officer Comment:

The support is welcomed. Although site Fra024 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Fra024 should not be taken forward as a Preferred Housing Site.

allocated for housing development for approximately 196 dwellings. This is on the basis that the site has no significant constraints to development, is well located in relation to facilities and services and can make a proportionate contribution to Kirton s housing requirements, Without harm to the character of the wider area.

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ID1: 1233 comment_author: Mark Bassett

comment content:

Fra005 The site is situated directly adjacent to Site Fra024, but is separated by the A16 which forms the western boundary to the site. Whilst this site is disadvantaged compared to Fra024 in that it is separated from the main village by the A16, it is intrinsically linked to the neighbouring site and given that the merits for allocating development on Fra024 are strong, a comparatively minor infill development between Fra024 and Lenton Way has some clear logic. The site is within single ownership and there is firm developer interest in this site. Recommendation: It is recommended that this site is allocated for housing development for approximately 49 dwellings on the basis that it would form a logical extension to site Fra024.

Kir037 This site comprises 16.74ha of land on the west side of the village including approximately 25% of previously developed land which has recently been granted outline planning permission under reference B/15/0391 for 105 dwellings, with access and layout approved as part of this permission. The planning permission has divided the remaining land associated with Kir037 into two sections, north and south respectively of the site with planning permission. The approved layout of B/15/0391 makes provision for future vehicular access to the north, which comprises approx 7ha of land. The approved layout shows no such proposed highway connection with the land to the south, which totals approx 5.5ha. Both the north and south parcels of land either side of permission B/15/0391 are very well located in relation to the facilities and services of the village and although both

Officer Comment:

The support for site Fra005 is welcomed. Although site Fra005 is considered to be developable, it is not considered to be one of the best potential housing sites in Kirton, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Site Kir037 - The northern parcel has an area of 7.68 hectares, which could accommodate 154 dwellings at a density of 20/hectare. This would fall short of the residual requirement of 199 dwellings. It is therefore considered that both the northern and southern parcels of land should be allocated, which have an area of 12.79 hectares and could deliver 256 dwellings (at 20/ha). Whilst this would exceed the residual requirement, it would ensure that provision was made to meet Kirton's housing needs in full.

Officer Recommendation:

Site Fra005 should not be taken forward as a Preferred Housing Site.

Site Kir037 should be taken forward as a Preferred Housing Site.

sites would represent an incursion into the open countryside, both sites are well defined by physical boundaries and existing and consented development. As such the impact on the character and appearance of the area would be limited and contained. Although like the village as a whole the site is within Flood Zone 3, it performs better in relation to the flood hazard warning level than most other sites identified as potential development opportunities. Even accounting for a potential rise in housing numbers and a higher distribution to Kirton, given existing planning permissions (including B/15/0391) and our proposed recommendation to allocate sites Fra24 and Fra005, it is recognised that allocation of both the north and the south parcels of land remaining within Kir037 may not be necessary to meet the Plan's housing requirements. Whilst as commented above, there is little between the two parcels of land in regards to planning merit, it is recognised that the recent outline planning permission would provide a suitable access to the northern parcel of land and access to the southern parcel may potentially be more problematic. Recommendation: It is recommended that the parcel of land to the north of the site granted planning permission (B/15/0391) is allocated for housing development for approximately 140 dwellings. The southern parcel of land would be suitable for allocation should housing requirements significantly increase for the borough from that stated in the draft Plan or a large increase in dwellings for Kirton is proposed.

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ID1: 1234 comment_author: Chris Atkinson

comment content:

Inset Map 6 As noted our Client has land interests within the Kirton and they have noted that a new inset map is proposed for the settlement. Our Clients land is situated to the south of Station Road and north of Wash Road and has been identified within the SHLAA as site reference Kir018. The site is currently allocated within the Boston Borough Local Plan 1999 as proposed industrial/commercial use but no development has come forward on the land since the plan was adopted. Indeed, a full marketing exercise has been undertaken since January 2015 by Pycott & Crone and to date no offers have been received in respect of the land, which is a clear indication that the land should no longer be protected for such uses in the emerging plan. Our Client is therefore fully supportive of the Council's decision to remove the proposed employment allocation associated with the site. There is clear evidence to demonstrate that the site should not be retained as a proposed employment allocation and to continue to do so would be contrary to paragraph 22 of the NPPF, which seeks to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. In addition, our Client supports the settlement boundary as currently drafted as it is noted that their land continues to be located within development limits. Given the lands relationship with the existing built up area of the settlement, it is logical to retain the land within the development limits. Our Client objects to the fact that the site is not earmarked as a proposed housing allocation within the draft Local Plan. Sites located within the settlement boundary are sequentially preferable to those located

Officer Comment:

Site Kir018 was not put forward as a Potential Housing Site, since it was assessed by the SHLAA as undevelopable because it would have adverse environmental impacts, and because dwellings may suffer potential 'bad neighbour' impacts. The arguments put forward by the consultee do not alter this assessment.

Previously developed/poorer quality land - it is agreed that it is preferable to re-use previously developed or poorer quality agricultural land, rather than to develop best and most versatile, greenfield sites. However, there are not sufficient suitably-located, brownfield or poor quality greenfield sites in and around Kirton to meet the village's housing needs.

The support for Kirton's identification as a Main Service Centre is welcomed.

The support for the increase of Kirton's housing requirement from 420 to 500 is welcomed.

Officer Recommendation:

Site Kir018 should not be taken forward as a Preferred Housing Site.

Previously-developed/poorer quality land - No change is necessary in response to this comment.

No change is necessary to Kirton's place in the Spatial Strategy.

No change to Kirton's housing requirement is necessary.

outside of the settlement and it is questionable why the Council have overlooked the site in favour of edge of settlement, greenfield sites which are poorly related to the settlement in comparison and are considered to be less sustainable. It is understood that the SHLAA has been utilised to inform the draft Local Plan in terms of determining which sites are proposed as allocations. Our Client is very concerned about the assessments that have been undertaken by the Council in respect of some of sites put forward for Kirton, and in particular in reference to their site. The Council have assessed our Clients site (Kir018) as being undevelopable and this is wholly inaccurate. The Council acknowledge that the site is available and achievable but state that the site is not suitable on the basis that there are "adverse environmental impacts, and potential bad neighbour/ issues. In concluding that the site has environmental impacts the Council state the sites development would have adverse impacts upon the character and appearance of the area " the site is poorly related to the village s existing built form & would produce an incongruous group of dwellings in an area where employment uses dominate the visual character. This is not a fair or accurate description of the site and our Client is very concerned that the Council are placing significant weight on this matter. Residential development adjoins the site to the north, north east and north west, whilst recreational facilities are located to the east. A small employment site is located to the south east of the site, with community facilities being located to the west. It is noted that the land to the west is allocated in the existing Local Plan as existing industrial/commercial uses, however this no longer of relevance as the Council have granted outline consent for the construction of community facilities at the site, and the consent has been implemented. To

imply that the employment uses dominate the visual character is not true. Furthermore, the development of this site for residential development provides a clear opportunity to improve the visual appearance of the area. As noted within these representations the site is currently the subject of an outline planning application and the indicative layout has been designed in a manner which provides a significant tree buffer to the south of the site, which would screen the development from the proposed employment land to the south. In addition, the site would be accessed from Station Road and no access would be available from Wash Road and residents would approach the site through existing residential development rather than employment uses. The SHLAA assessment also explains why the site is no longer being allocated as an employment site and one of the reasons given is the "proximity to sensitive uses" and this is a clear indication that the land adjoins uses such as residential development and not employment, which adds further weight to the fact that the site is not set within an area where employment uses dominate the visual character. The Council also claim that there are potential bad neighbour issues, however as demonstrated above this matter has been significantly overplayed by the Council. It is very common for residential development to be located adjacent to other residential development, community facilities and recreational facilities. Indeed, such facilities often represent the hub of a settlement and to imply that these are bad neighbours is perverse. It is acknowledged that a single employment use is located adjacent to the site which is occupied by Allium and Brassica Centre, who breed and store plants. As part of the current planning application the applicant commissioned WSP to undertake a noise assessment, which concludes that "during the seven hours in total

spent on-site over two days there was no audible noise from The Allium and Brassica Centre to the south east of the site. Observations of the Allium and Brassica Centre operations made from the public carriageway offered no evidence that the site is likely to generate significant noise impacts at any time. There was no evidence of any other industrial and/or commercial noise sources present during the survey. Prior to undertaking the noise assessment, WSP agreed the details of the baseline survey work with Boston Borough Council prior to it being undertaken. The report concluded that internal ambient noise levels can be achieved to at the most exposed facades during daytime and night time hours with windows closed and trickle ventilators open for the provision of background ventilation. Similarly, the required internal noise levels can be achieved with windows sufficiently open for comfort. The site was found to be suitable for residential development in terms of its environmental noise exposure. There is clear evidence to demonstrate that there are no bad neighbours which would prevent residential development coming forward on this site and the Council have no justification to continue to not allocate the site.

Having undertaken a brief assessment of the sites which the Council are proposing to allocated for residential development, it is noted that the vast majority are edge of settlement, greenfield sites which comprise grade 1 agricultural land. Paragraph 112 of the NPPF states that "where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. It is noted that 31.01 hectares of grade 1 agricultural land will be lost should the Council take forward the

current proposed allocations and this cumulatively would equate to a significant loss of high grade agricultural land. Whilst it is assumed that the majority of land around Kirton is grade 1, this further emphasises the point that the Council should seek to allocate land within the settlement, such as our Clients in the first instance, to ensure that a minimum of grade 1 land is lost.

As noted in paragraphs 3.5-3.9 of these reps the Council have miscalculated the extent of housing that needs to be delivered through allocations and in order to meet this shortfall, our Clients site, which is achievable, available and suitable, should be allocated.

This representation has been prepared on behalf of Mr A Hall and sets out their comments on the draft Local Plan. The representations set out a number of issues in relation to the Local Plan that our Client believes should be addressed in subsequent drafts. Our Client has a keen interest in the future development of Kirton, and is grateful for this opportunity to engage in the forward planning process. They are committed to ensuring the latest emerging Local Plan is prepared on a sound and robust basis and in particular ensure that the correct provision of housing is provided throughout the plan period to meet the needs of residents within the district.

They are encouraged to see that Kirton is identified as a Main Service Centre which is earmarked to accommodate new housing, which reflects the sustainable nature of the settlement.

In addition, they are pleased to see that the housing provision for the settlement is increased from 420 to

500 in the current version of the Plan. Notwithstanding this, our Client reserves the right to make further comment on the specific housing requirement.

Our Client supports the proposal to remove the existing employment allocation associated with their land in the proposals map, as well as retaining the site within the settlement boundary. However, our Client objects to the proposed housing allocations within Kirton, as these are not considered to represent the most sustainable locations for new development. In addition, more suitable sites such as our Clients should be allocated and the SHLAA assessment undertake in relation to the site is wholly inaccurate. We trust that our Clients comments will be duly considered and can be incorporated into subsequent drafts of the Local Plan.

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ID1: 1235 comment_author: Freeths LLP

comment content:

Land which falls between Bungley Land and West End Road, which includes the existing complex of farm buildings and an irregular shaped parcel of land which runs parallel to West End Road, is proposed for a low density housing application for 9 dwellings. It is therefore recommended that this site is included within the settlement boundary for Kirton. Settlement boundaries define where Countryside policies end and where, in respect of Kirton, policies relating to Main Service Centres begin. It is acknowledged that the boundary is not intended to include all buildings; however paragraph 3.5 of the Settlement Boundaries Background Paper (2015) recognises that the settlement boundary should enclose areas of amenity and or recreation open space and sites with planning permission for development situated on the edge of the main built-up area. Inset map 6 Kirton sets out the settlement boundary for Kirton. The northern boundary of the site has been amended from that as set out in the Boston Local Plan (1999) to include the site for which outline planning permission was granted in 2014 for 140 dwellings (reference B/14/0094), as well as Kirton Cemetery and the adjoining single residential dwelling which fronts onto Boston Road. As a result of these amendments this site now sits adjacent to the settlement boundary. The proposal for this site, which was not included in the call for sites or identified as a potential site for housing in the draft Local Plan, would result in the delivery of 9 houses as windfall development. Pre application advice has been sought from Boston Borough Council who confirmed that the site is sustainably located and adjacent to the existing built-up settlement, and is therefore in principle

Officer Comment:

This land has a rural character, and it is appropriate that it should be shown as part of the countryside, rather than as part of the settlement.

However, the site is the subject of a planning application (ref. B/16/0099) for the erection of 9 dwellings and, should this application be permitted, the provisions of the Settlement Boundaries Background Paper suggest indicate that a settlement boundary should enclose "sites with planning permission for development situated on the edge of the main built-up area". On the other hand, this site is the only undeveloped land separating Kirton from Frampton West.

Officer Recommendation:

No change.

acceptable for the proposed development. An application is therefore being compiled with submission anticipated by the end of February 2016. Whilst the site sits on the northern edge of the village any development would be contained within parameters established by the existing housing fronting West End Road, to the west of the site, and existing housing which fronts Middlegate Road to the east of the site. It is not considered that any amendment to the settlement boundary to include this site would encroach into open countryside or cause Kirton to coalesce with any other settlements. The amendment will only reflect the likely position with regards to planning permission once the plan is adopted.

Recommendation: It is recommended that in light of the forthcoming application on land adjacent to West End Road, that the site is included within the settlement boundary for Kirton. The settlement boundary would therefore run from the top of Kirton Cemetery in a straight line to West End Road, and then travel along West End Road to meet up with the boundary as proposed along Middlegate Road.