

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

Post_title: 12: Butterwick

ID1: 1447 **comment_author:** David Dawson

comment_content:

I support development of But004. It is only grass land for the past 10 years not used for anything. It is only 200 yards from centre of village: shop, fish shop, pub, village hall, and close to school. Vacant for immediate development if required and if any builders are interested.

Officer Comment:

The support is welcomed

Officer Recommendation:

Site But004 should be taken forward as a Preferred Housing Site.

ID1: 1448 **comment_author:** Mr & Mrs J Barnes

comment_content:

We submitted But011, which is not shown on the Butterwick Map. We feel this plot of land (0.91H) with access being available from Sea Lane is an ideal site. The access was purposely left between 25 and 27 Sea Lane for this purpose. The land is jointly owned by us and at present is a grass field with no buildings. It is in a very central position in the village within walking distance of the church, village hall, school and post office. It is between Peter Paine Close and But003.

Officer Comment:

The Strategic Housing Land Availability Assessment identifies site But011 as undevelopable due to traffic issues - the Highway Authority comments that "there would not be adequate junction visibility due to the horizontal alignment of the road and the vegetation at the frontages of the adjacent dwellings. The suitability of a junction here would depend on whether it would be possible to improve the visibility."

Officer Recommendation:

Site But011 should not be taken forward as a Preferred Housing Site.

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ID1: 1449 comment_author: Mr & Mrs D Birch

comment content:

All of our comments relate to the development site But002. As owners and residents of The Limes, Sea Lane, Butterwick, we neighbour the southern boundary of the But002 site. We have three important issues which we wish you to consider and incorporate when considering this site for development. Firstly, our title deeds for The Limes, state that we have access onto But002 along the whole length of our northern boundary in order to carry out repairs and maintenance to our property. This is currently being enjoyed with the co-operation of the present owner. All agreements relating to future developments and changes to the But002 site must include this existing provision. Secondly, we refer to the treatment/disposal of ground water from the But002 site. The existing yard and buildings create a significant volume of standing water over the yard. When we moved into our home in July 2014 we noticed that a lot of this run off surface water discharged down cracks adjacent to our property and this penetrated our buildings foundations along our northern boundary. This is because our property is at a considerable lower level to the adjacent factory buildings, yard and road. With the agreement of the owner of But002 we have constructed a concrete barrier which has resolved much of this problem. However, the surface water which penetrates the ground of the yard currently leaks into our rooms which border onto But002. Within your proposals Anglian Water indicate that surface water may not be discharged to the public foul sewerage network and that no new surface water flow will be permitted to discharge to the combined network. The new development of 21 properties will generate a

Officer Comment:

Issues concerning rights of access do not affect the potential suitability of the site for allocation, but can be addressed at planning application stage. Similarly, the issues raised concerning surface water disposal do not affect the potential suitability of the site for allocation, although they will need to be given attention at planning application stage. 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. Lastly, issues concerning the detailed design of any new footway along Sea Lane do not affect the potential suitability of the site for allocation, but can be addressed at planning application stage.

Officer Recommendation:

Site But002 should be taken forward as a Preferred Housing Site.

significant volume of surface runoff water generated from roofs, paths, driveways, access roads and footpaths. If all this water is to be discharged into soakaways or a similar provision in the existing clay soils found in this area, it is highly probable that it will leach away from the site at the interface of the upper top and subsoil layers and the clays below. This could have serious flooding implications for the rooms contained within our home. It is imperative that the current flooding issues, which we are proposing to alleviate this year, are not made worse by any development. We recommend that full surveys are carried out regarding the treatment and disposal of all surface water prior to any development being approved and that all recommendations pertaining to prevent water penetration and flooding to our property as a result of the development be incorporated into any future planning and building regulation approval conditions. Lastly we appreciate that a footpath from the site along Sea Lane is required but we request that the grass verge along the length of our property be left as a grass verge, which we will continue to maintain.

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ID1:

1450

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: Butterwick, Bennington Road - Capacity 19 units over an area of circa 0.75 hectares located to the west of the settlement adjacent to existing development.

Officer Comment:

The scale of growth proposed for Butterwick took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements and their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. The objection does not seek to address any of these issues, and does not set out any substantive arguments to justify an increase.

The support is welcomed [Although the consultee does not use a reference number, it is assumed that they are referring to site But020].

Officer Recommendation:

No change to Butterwick's housing requirement is necessary.

Site But020 should be taken forward as a Preferred Housing Site.

ID1:

1451

comment_author:

Mrs Janice Kendrew

comment content:

Any of the five sites seem good for development and it will be a benefit to the village to have more housing. My only concern is the impact it will have on the Old Leake Medical Centre which is full to capacity now, as they cover a wide population.

Officer Comment:

The support for the sites is welcome. Whether there will be a need for any enhancement to the Medical Centre will be identified by the Infrastructure Delivery Plan that will accompany the Local Plan.

Officer Recommendation:

No change is necessary.

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ID1: 1452 comment_author: Rev David Kendrew

comment content:

Sites But020, But004, But003 and But002 preferable for development for houses.

Site But019 has some disadvantages. The corner of Brand End Road where the village shop is sited is a dangerous corner, particularly when cars are parked by shoppers on the right hand side. Traffic has to come round the corner blind not knowing what the incoming traffic is like. If site But019 was developed it might increase the problem on that corner. However if the land to the left of But019 was developed also, there is a possibility of access to the site where there is a plot of land in Mill Lane where the foundation have been laid but not built. This site has been like it for over 8 years. The land adjacent to the But019 is I believe owned by a lady who lives in Mill Lane. It is farmed by a local farmer. But019 The remainder is I believe owned with the house adjacent to it.

I also do not see why, bearing in mind the huge need for housing, there should not be a larger number of houses built in Butterwick. The village will probably be the better for it!

Officer Comment:

The support for sites But020, But004, But003 and But002 is welcomed. However, although site But003 is considered to be developable, it is not considered to be one of the best potential housing sites in Bicker, and is therefore not proposed to be taken forward as a Preferred Housing Site. In contrast, sites But002, But004 and But020 are considered to be the best potential housing sites in Butterwick, and are therefore proposed to be taken forward as Preferred Housing Sites.

The Highway Authority identifies that site But019's "frontage onto Brand End Road is long enough to accommodate a suitable estate road junction to serve 44 dwellings". However, the SHLAA classifies site But019 as undevelopable, and consequently it is not proposed to be taken forward as a Preferred Housing Site.

The scale of growth proposed for Butterwick took account of many issues, including: the findings of the South East Lincolnshire assessment of Settlements and their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. The objection does not seek to address any of these issues, and does not set out any substantive arguments to justify an increase.

Officer Recommendation:

Sites But002, But004, and But020 should be taken forward as a Preferred Housing Site.

Notwithstanding the consultee's support, site But003 should not be taken forward as a Preferred Housing Site.

Site But019 should not be taken forward as a Preferred Housing Site.

No change to Butterwick's housing requirement is necessary.

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ID1: 1453 comment_author: Clive Wicks Associates

comment_content:

Has resubmitted part of But013 & But018. It is available for housing and a planning application is being prepared.

Officer Comment:

This site has been registered as But029. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because it would have adverse environmental impacts.

Officer Recommendation:

Site But029 should not be taken forward as a Preferred Housing Site.

ID1: 1454 comment_author: Clive Wicks Associates

comment_content:

Has resubmitted But017 for a housing site and is immediately available.

Officer Comment:

The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because it would have adverse environmental impacts.

Officer Recommendation:

Site But017 should not be taken forward as a Preferred Housing Site.

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ID1:

1455

comment_author: Savills

comment content:

Object to the omission of land to the South of Spencer Gardens, Butterwick, as a proposed housing site on Inset Map 12 - Butterwick. A site location plan is enclosed with this submission. The site is under the ownership of Lincolnshire County Council. We request that the site be allocated for residential development in Butterwick as part of the South East Lincolnshire Local Plan going forward. The site is approximately 4.7 hectares in size and located to the immediate South and West of the existing settlement boundary of Butterwick. The site can deliver up to approximately 141 dwellings at a density of 30 dwellings per hectare. It is considered that this site can contribute to and accommodate all the proposed housing allocation for Butterwick (70 dwellings) over the plan period to 2036 as detailed in Policy 12 Distribution of Housing . The village of Butterwick is situated 6km east of Boston, 1km south of the main A52 (Boston to Skegness) road and 3km from the shore of the Wash. Both centres provide a wide range of services and facilities. The County Council land at Butterwick falls within Flood Zone 3. However, the Strategic Flood Risk Assessment considers there is a Low Probability of the land flooding with the Wash tidal defences in place. The development of this site would comply with paragraph 55 of the National Planning Policy Framework (The Framework) which states that To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. The majority of the site has been considered in the South East

Officer Comment:

This site has been registered as But027. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because it is not in scale with the 70 dwellings that the Plan seeks to be developed in Butterwick, and because the only public highway from which it could be accessed is unsuitable - Upsall Road is unsuitable to provide vehicular access to further development (the carriageway is only 2.5m (approx) wide and is of concrete construction with a bitumen overlay, which suggests that the original concrete surface has suffered some decay).

Officer Recommendation:

Site But027 should not be taken forward as a Preferred Housing Site.

Lincolnshire Strategic Housing Land Availability Assessment (SHLAA) (January 2016) as apart of site references But007 and But016. However, a strip of land in the centre of the site has been omitted from the SHLAA. It is also requested that this site, as shown on the site location plan is included in the SHLAA. The landowner is supportive of residential development at this site which is available, suitable and achievable for residential development now.

ID1:

1456

comment_author:

Create Planning Consultancy

comment content:

Re: Fre011 - The Old Cold Store & Reesons Farm, Girls' School Lane, Butterwick - My client Mr Worthington has put forward site Fre011 for consideration as part of the Emerging South East Lincolnshire Local Plan, Strategic Housing Land Availability Assessment (SHLAA) which seeks to achieve 70 dwellings in Butterwick. The Council accepts the Site is deliverable, developable and achievable as part of the SHLAA review. The site has failed in the category of suitability due to the Officer's assessment of Environmental Impacts. We do not agree with these conclusions and offer the following assessment which we ask should be re-considered in the site section process: ENVIRONMENTAL IMPACTS " The site would not have any adverse impacts on natural or historic assets. The site is previously developed land and contains existing buildings which do not offer a positive contribution to the character or appearance of the countryside and therefore its redevelopment for housing would offer a positive visual impact, subject to design. While the site is served from an access road which is approximately 300m out of settlement, it is located close to existing built development, including housing, as well as the Butterwick Park. It is therefore not a remote or isolated site, nor would it lead to ribbon development. The site would be related to the settlement is so far as it has a relationship to existing built development at School Lane and is close to the Public Park.

We have also taken opportunity to consider some of the other sites the Council has classified as developable which we believe to have comparable environmental impacts. Site But002; But003; But020

Officer Comment:

The Strategic Housing Land Availability Assessment (SHLAA) identifies site Fre011 as being undevelopable because it would have adverse environmental impacts, and is poorly located. In more detail, although the site is previously-developed, it is not located adjacent to the built-up area and its development would create a group of dwellings that would be visually unrelated to the existing village. The consultee's arguments do not alter this view of the site.

Site But002; But003; But020 and But004 - The majority of these sites are not previously-developed, so their development for housing will expand the settlement's built-up area, but it is not accepted that they would produce 'prominent' developments – they relate well to the existing village, and would have acceptable visual impacts. The sites vary in their flood risk but, in all cases, dwellings will not need to be three-storied. Consequently, it is not agreed that the sites' development will create particular amenity issues in relation to neighbouring residential properties. Lastly, whilst several of the Potential Housing Sites appear close together on the Inset Map, the reality is that they are significantly separated from one another and will not have a collective impact (except perhaps if viewed from Watery Lane). However, although site But003 is considered to be developable, it is not considered to be one of the best potential housing sites in Bicker, and is therefore not proposed to be taken forward as a Preferred Housing Site. In contrast, sites But002, But004 and But020 are considered to be the best potential housing sites in Butterwick, and are therefore proposed to be taken forward as Preferred Housing Sites.

Officer Recommendation:

Site Fre011 should not be taken forward as a Preferred Housing Site.

Sites But002, But004 and But020 should be taken forward as a Preferred Housing Sites. However, site But003 should not be taken forward as a Preferred Housing Site.

and But004. These sites are all located on the eastern outskirts of the settlement and would all lead to outward expansion of the settlement to the east. They are all close to existing residential development and in high flood risk areas which would result in potential amenity issues and more prominent development when travelling into the settlement in a westerly direction. The identified housing need for Butterwick is being located predominantly in one area rather than being sensitively dispersed around the village, resulting in a more obvious mark on the landscape, countryside and settlement. Smaller schemes, carefully located around the village, such as Fre011 would prevent this negative grouping from occurring and thus reduce the visual impact of housing growth in this settlement. A positive consideration is also given to But002 as it comprises previously developed land. We would therefore ask the Council to have full consideration of the above when reviewing its site selection process for housing in Butterwick.

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ID1: 1457 comment_author: Bloombridge LLP

comment content:

Produce World has announced the proposed closure of its vegetable processing and packaging facility at Main Road, Butterwick. In land use planning terms, this presents both a problem and an opportunity; either way, some form of planning response is required and, necessarily, this starts with a submission on the Strategic Housing Land Availability Assessment (SHLAA). Our previous SHLAA submission in May 2015 identified five sites owned by Produce World. We have previously made the point that the scale of land in single ownership may present the opportunity for some innovative planning in the form of a new village or urban extension.

We are now able to add a further 11 hectares of agricultural land north and south of the Main Works site, as shown on the Appendix to this short document. We would be grateful if these two parcels of land could be added to the SHLAA and assessed for their development potential

Officer Comment:

The Strategic Housing Land Availability Assessment identifies that these five sites (But017, But021, But022, But023, and But024) are unsuitable, because they will all have adverse environmental impacts, because four of them are poorly located in relation to the village, and because one of them would deliver development in excess of that sought for Butterwick. The consultee's arguments do not alter this view of these sites.

This site has been registered as But028. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because: it is not in scale with the 70 dwellings that the Plan seeks to be developed in Butterwick; it will have adverse environmental impacts; and it is poorly located.

Officer Recommendation:

Sites But017, But021, But022, But023 and But024 should not be taken forward as Preferred Housing Sites.

Site But028 should not be taken forward as a Preferred Housing Site.