

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

Post_title: 18: Gedney Hill

ID1: 1522

comment_author: G R Merchant

comment_content:

has submitted a site for consideration to the south of Geh003. It is to the rear of 9 and 11 West Drove South and 16,18 and the Post Office on Hill Gate.

Officer Comment:

This has been registered as Geh015 in the SHLAA. Considered in isolation, the site is unsuitable due to adverse environmental impacts. However, if it were developed in conjunction with site Geh003, these impacts would be overcome but the amount of housing would be more than is being sort.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

ID1: 1523

comment_author: G R Merchant

comment_content:

has submitted a site for consideration on West Drove South in front of Windy Nook Nursery and adjacent 22 West Drove South.

Officer Comment:

This has been registered as Geh014 in the SHLAA. It would create 130m of ribbon development which, whilst a characteristic form of development locally, is undesirable in that it would (in relation to the number of dwellings it would deliver) unacceptably increase the visual impact and perceived extent of the village's built-up area upon the surrounding countryside. Other options, in contrast, can consolidate the village's built-up area.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

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ID1: 1524 comment_author: Mr C Green

comment content:

has resubmitted Geh010 for consideration as a housing site.

Officer Comment:

This has been registered as Geh010 in the SHLAA.
LOCATION - It is not as accessible to Gedney Hill's existing services and facilities as other sites and is not located within Gedney Hill's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is unrelated to the village, and its development would intensify an existing group of buildings in the countryside, to the detriment of the area's character.
TRANSPORT - Services and facilities are potentially accessible by bicycle, but not by foot, owing to no footways and poor road. There is no public transport.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

ID1: 1526 comment_author: Sally Waltham

comment content:

In terms of priority for development, site Geh003 should be given priority over other proposed sites as it creates a better centre to the village

Officer Comment:

1. The support for Geh003 is welcome
2. There are 13 criteria in the SA. Only 4 score differently across the 6 sites being considered as options. These are:
 - Provide a mixture of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live;
 - To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
 - To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
 - To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;
3. The site has an uncertain impact on 'Provide a mixture of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live', owing to its size, in that it provides nearly all of the villages requirement, and therefore 'many eggs in one basket'.
4. The site is located in the centre of the village and with Geh004, Geh003 scores better for its ability to make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking than the other sites.
5. It scores worse, red rather than blue for all of the

Officer Recommendation:

- Conclusions on site Geh003 – It is considered that site Geh003 is a suitable Potential Housing Sites in Gedney Hill, and that it should be taken forward as a Preferred Housing Site because:
- The site is in Flood Zone 1
 - It is closer to a bus stop than Geh005, Geh006, Geh007 and Geh012
 - It strengthens the core of the village

other sites, owing to its impact on TPO'd trees.

6. The site has a neutral impact on listed buildings, with Geh005, Geh006 and Geh007. Geh4 and Geh012 have an uncertain impact.

7. The site does strengthen the core of the village.

8. The site is one of the best sites for flood risk, being in Flood Zone 1.

ID1:

1527

comment_author: Robert Congreve

comment content:

Inset map No 18 Geh 003 As owners of the specified plot Geh003 we firstly wish to confirm this plot is available and planning permission will be applied for as it becomes part of the accepted development plan. A planning agent has been engaged and there is interest from development companies. On gaining permission the plot will be offered to those developers firstly or placed on the Open market after that. A flood risk plan will be submitted along with a plan for waste recycling or sustainable drainage Should any of the chestnut trees covered by the TPO be affected, provision for and of replacement trees will be implemented within the site. Alternatively the current owners have land available in the village to provide additional planting. It is our view that this site is central to the village and its main amenities of shop, post office and bakery. The church school and village memorial hall. The bus route and secondary school buses pass close by. There is a golf course and fishing lakes nearby. There is a good road network accessible from Gedney Hill and it is only a short distance to connect with the A16, A17 and A47 roads which in turn can lead to main line railway stations.

Officer Comment:

1. The support for Geh003 is welcome
2. There are 13 criteria in the SA. Only 4 score differently across the 6 sites being considered as options. These are:
 - Provide a mixture of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live;
 - To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
 - To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
 - To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;
3. The site has an uncertain impact on 'Provide a mixture of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live', owing to its size, in that it provides nearly all of the villages requirement, and therefore 'many eggs in one basket'.
4. The site is located in the centre of the village and with Geh004, Geh003 scores better for its ability to make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking than the other sites.
5. It scores worse, red rather than blue for all of the

Officer Recommendation:

- Conclusions on site Geh003 – It is considered that site Geh003 is a suitable Potential Housing Sites in Gedney Hill, and that it should be taken forward as a Preferred Housing Site because:
- The site is in Flood Zone 1
 - It is closer to a bus stop than Geh005, Geh006, Geh007 and Geh012
 - It strengthens the core of the village

other sites, owing to its impact on TPO'd trees.
 6. It has a neutral impact on listed buildings, with Geh005, Geh006 and Geh007. Geh4 and Geh012 have an uncertain impact.
 7. The site does strengthen the core of the village.
 8. The site is one of the best sites for flood risk, being in Flood Zone 1.

ID1:	1528	comment_author:	Historic England
comment content:		Officer Comment:	Officer Recommendation:
Site Geh012 adjoins the curtilage of the Grade II Listed Church of Holy Trinity. Concerns are again raised in relation to the setting of the Grade I Church.		<p>1. The site has the same flood risk and the same score in the Sustainability Assessment as Geh004 in relation to its impact on the historic Environment. Historic England has not objected to Geh004. The mill and its curtilage are already characterised by being built up / having buildings around it, as well as Geh004 being separated from the mill by buildings. This is not the case in relation to the church in that the site, Geh012, runs against the church yard, only being separated by a footpath. The development of this site would therefore have a different impact.</p> <p>2. Also in relation to making 'efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking' Geh012 scores worse than Geh004;</p>	<p>Conclusions on site Geh012 - It is considered that site Geh012 is not one of the more suitable Potential Housing Sites in Gedney Hill, and that it should not be taken forward as a Preferred Housing Site because of:</p> <ul style="list-style-type: none"> • Its impact on the Church as a listed building and its Church yard • It is not as close to a bus stop as Geh004/Geh01.

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ID1: 1529 comment_author: Mr M Clarey

comment content:

Please find attached the local map number 18 for Gedney Hill, showing / highlighted the land which we would like to put forward for planning which is 28 Highstock Lane (total approximately just over 1 acre with 3/4 of this laid to lawn behind the property with drive running down one side from Highstock Lane), this land / property is adjoining land reference number Geh005 on Highstock Lane, map number 18.

Officer Comment:

This has been registered as Geh016 in the SHLAA. Considered in isolation, the site is unsuitable due to adverse environmental impacts. However, if it were developed in conjunction with site Geh005, these impacts would be overcome, but that site is not being put forward as a Preferred Option Housing Allocation because

- It is one of the worst sites for flood risk, being on flood zone 3a.
- It is not as close to a bus stop as Geh004

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

ID1: 1530 comment_author: Longstaffs

comment content:

In summary, Gedney Hill is a village offering a community environment suitable for a village far from the main towns, and new housing will help support the existing services. We hope the Local Plan review team can take on board these comments, and look forward to receiving an acknowledgment of this response in due course.

Officer Comment:

1. The support for Geh003 is welcome
2. There are 13 criteria in the SA. Only 4 score differently across the 6 sites being considered as options. These are:
 - Provide a mixture of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live;
 - To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
 - To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
 - To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;
3. The site has an uncertain impact on 'Provide a mixture of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live', owing to its size, in that it provides nearly all of the villages requirement, and therefore 'many eggs in one basket'.
4. The site is located in the centre of the village and with Geh004, Geh003 scores better for its ability to make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking than the other sites.
5. It scores worse, red rather than blue for all of the

Officer Recommendation:

- Conclusions on site Geh003 – It is considered that site Geh003 is a suitable Potential Housing Sites in Gedney Hill, and that it should be taken forward as a Preferred Housing Site because:
- The site is in Flood Zone 1
 - It is closer to a bus stop than Geh005, Geh006, Geh007 and Geh012
 - It strengthens the core of the village

other sites, owing to its impact on TPO'd trees.
 6. It has a neutral impact on listed buildings, with Geh005, Geh006 and Geh007. Geh4 and Geh012 have an uncertain impact.
 7. The site does strengthen the core of the village.
 8. The site is one of the best sites for flood risk, being in Flood Zone 1.

ID1: 1531 comment_author: Longstaffs

comment content:

Overall, on behalf of our clients, we very much support the proposal to include the site Geh 004. It is located close to the village centre, and its development for housing will help support local services. It would provide frontage development, of a kind seen often in rural villages. The SHLAA document identifies several positive aspects to the site's suitability for development, and is served well by road frontage (the B1166). In summary, Gedney Hill is a village offering a community environment suitable for a village far from the main towns, and we hope the Local Plan review team can take on board these comments, and look forward to receiving an acknowledgment of this response in due course.

Officer Comment:

1. The support for Geh 004 is welcomed.
2. The site is in Flood Zone 1.
3. The site will contribute frontage plots that are suitable for self builders and small building companies.
4. Owing to concerns about the impact of the nursery to the plots a further site has been submitted to the SHLAA as Geh017, which covers the whole area of the nursery.

Officer Recommendation:

Conclusions on site Geh004 – It is considered that site Geh004 is not a suitable Potential Housing Site in Gedney Hill, and should not be taken forward as a Preferred Housing Site because:

- It is part of Geh017 and they should be considered together.

ID1: 1532 comment_author: Longstaffs

comment content:

Overall, on behalf of our clients, we very much support the proposal to include the sites Geh 006 and Geh 007. They are located close to the village centre, and their development for housing will help support local services. The SHLAA document does identify some potential concerns with the sites, in connection with there being no suitable waste recycling centre and thereby no foul sewerage network, or road frontage. On these points, on behalf of our client, we wish to advise that a private drainage treatment plant was installed on the site for the development of the cul de sac Sycamore View. There is available capacity in this Treatment plant for additional waste to be treated, and therefore connect into. Furthermore, the estate road Sycamore View, has been adopted by the Lincolnshire County Council, and a roadway between houses on the existing development, providing access to the land at the rear, has been left sufficiently wide enough for two way traffic in order to access the sites Geh 006 and Geh 007. In summary, Gedney Hill is village offering a community environment suitable for young and old alike. It should not be allowed to die just because it is a village far from the main towns, and is perhaps thought by some to be out of sight and out of mind. We hope the Local Plan review team can take on board these comments, and look forward to receiving an acknowledgment of this response in due course.

Officer Comment:

Geh006.

1. Geh005, Geh006 and Geh007 all have the same score in the Sustainability Appraisal for:
 - To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
 - To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
 - To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;
2. In relation to Geh004 they score worse for transport, the same for green infrastructure and better for historic and built environment.

Geh007

1. Geh005, Geh006 and Geh007 all have the same score in the Sustainability Appraisal for:
 - To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
 - To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
 - To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;
2. The site is on Flood Zone 3a.
3. In relation to Geh004/Geh017 they score worse for transport, the same for green infrastructure and better

Officer Recommendation:

- Conclusions on site Geh006 – It is considered that site Geh006 is not a suitable Potential Housing Site in Gedney Hill, and that it should not be taken forward as a Preferred Housing Site because:
- It is in Flood Zone 2, rather than Flood zone 1, which Geh004/Geh017 is within, and it is not as close to a bus stop as Geh004
- Conclusions on site Geh007 – It is considered that site Geh007 is not a suitable Potential Housing Site in Gedney Hill, and that it should not be taken forward as a Preferred Housing Site because:
- It is one of the worst sites for flood risk, being on flood zone 3a.
 - It is not as close to a bus stop as Geh004/Geh017

for historic and built environment.

ID1: 1533 comment_author: Longstaffs

comment content:

Overall, on behalf of our clients, we very much support the proposal to include the site Geh 005. It is located close to the village centre, and its development for housing will help support local services. The SHLAA document identifies several positive aspects to the site's suitability for development, and we can confirm that the site does now have some developer interest, to bring the site forward for realisable development in the near future. In summary, Gedney Hill is village offering a community environment suitable for a village far from the main towns, and we hope the Local Plan review team can take on board these comments, and look forward to receiving an acknowledgment of this response in due course.

Officer Comment:

1. Geh005, Geh006 and Geh007 all have the same score in the Sustainability Appraisal for:

- To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking;
- To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire;
- To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment and cultural heritage;

2. In relation to Geh004/Geh017 they score worse for transport, the same for green infrastructure and better for historic and built environment.

3. The site is on Flood Zone 3a.

Officer Recommendation:

Conclusions on site Geh005 – It is considered that site Geh005 is not a suitable Potential Housing Site in Gedney Hill, and that it should not be taken forward as a Preferred Housing Site because:

- It is one of the worst sites for flood risk, being on flood zone 3a.
- It is not as close to a bus stop as Geh004/Geh017.