

Post_title: **19: Gosberton**

ID1: 1534 comment_author: Longstaffs

comment content:

we are disappointed to note that the site Gos004 has not been selected as a 'Potential Housing site'. There appear to be stated reasons to discount the site, which we feel could be resolved:

- a) Our client envisages any development of the site would be phased development. It is envisaged the access to the site would be via Welby Drive/Oaktree Close, however, it could also, additionally, be via site Gos001, if agreement is reached with the site owner. A smaller area of site Gos004, adjacent to Gos001 is shown on the attached plan 1.
- b) Alternatively, an area of frontage land only, on Churchfleet Lane. Area 2.

We therefore include revised 'site plans' showing the area immediately adjacent to Gos001, and an area of road frontage only, and would respectively request that these revised sites, replace the previously made site representation Gos004, and hope that they might be sensible additional 'Potential Housing sites' area to add to the settlement Proposals Map for Gosberton. The proposed site areas are approximately 1.8 Hectares and 0.6 Hectares respectively. We consider the development of these smaller areas of Gos004, in this quadrant of Gosberton, are far more suitable, as they are more central to the village than other sites that have been selected as potential housing sites, in the north west and south west outlying areas of the village.

Officer Comment:

This has been registered as Gos025 & Gos026 in the SHLAA.

1. Gos025 – Gosberton. The SHLAA says the site will have an adverse impact upon the character and appearance of the area - considered in isolation, it has an unsatisfactory relationship to the existing village. Only if it were considered in conjunction with site Gos001 would the site potentially have acceptable visual impacts. Gos001 has been suggested as a Preferred Option Housing Allocation but Lincolnshire County Highways have advised for Gos001 that the access from York Gardens joins Welby Drive, which already serves a lot of development as a cul de sac. Extra development may cause extra delays exiting onto High Street. Owing to Gos001 providing 76 dwellings it is not considered prudent to add a further 36 until the impact on the Welby Drive High Street junction is identified.

2. Gos026 – Gosberton. The SHLAA says it will have an adverse impact upon the character and appearance of the area - it would create 135m of ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area. Furthermore, the site's north-eastern boundary is not defined by any physical feature and it is therefore likely that the allocation of this land would create pressure for further ribbon growth at a later date, with greater harm to the area's character.

Officer Recommendation:

The site Gos025 should not be taken forward as a Preferred Housing Site.

The site Gos026 should not be taken forward as a Preferred Housing Site.

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

ID1: 1535 comment_author: Longstaffs

comment content:

We very much support the proposal to include site Gos001. It is close to the village centre, and its development for housing will be able to support local services and the Medical centre, whilst the village also links very well with transport services and the road networks in the district. However, my clients, as residents of Gosberton for many years, are concerned that the development of site Gos003 will draw population away from the village centre, to the detriment of the existing village of Gosberton.

Officer Comment:

1. The Sustainability Appraisal scores Gos001 the best site with 4 positive, green, impacts and, along with two other sites, the least (3) negative, red, impacts.
2. It is in flood zone 3a, along with five other sites. Only one site is in a better flood zone. This is Gos003 in flood zone 1.

Officer Recommendation:

Conclusions on site Gos001 – It is considered that site Gos001 is a suitable Potential Housing Site in Gosberton, and that it should be taken forward as a Preferred Housing Site because:
• It is the best scoring site overall and thereby the best site in flood zone 3a.

ID1: 1536 comment_author: Longstaffs

comment content:

we very much support the proposal to include site Gos 006. It is close to the village centre, and its development for housing will be able to support local services.

Officer Comment:

1. The site provides frontage plots and is therefore suitable for self builders and small building companies. The site is opposite an existing ribbon of dwellings and has trees / hedging on the frontage which may have to be removed to provide a footpath or will have to be removed in places to allow access to the plots. The trees are not protected by a TPO. Other properties in Bowgate have trees in front of them that are protected and so leaving some of the trees would preserve the character of the road.

Officer Recommendation:

Conclusions on site Gos006 – It is considered that site Gos006 is a suitable Potential Housing Site in Gosberton, and that it should be taken forward as a Preferred Housing Site because:
• This is the third best scoring site in the Sustainability Appraisal and is thereby the second best site in flood zone 3a.
• It provides frontage plots suitable for self builders and small building companies. The trees are not protected by a TPO. Other properties in Bowgate have trees in front of them that are protected and so leaving some of the trees would preserve the character of the road.

ID1:

1537

comment_author:

Robert Doughty Consultancy Ltd

comment content:

We note that the Inset Map identifies our client's land at Belchmire Lane, Gosberton (reference GOS11) as 'Recreational Open Space' Proposed Green Infrastructure' and 'Potential Housing Site'. We are concerned, however, that although the Gosberton Housing Paper, published as evidence to support the Local Plan consultation, links the three sites as part of linked development opportunities, the Inset Map and the written statement do not make those links. As such, the relationship between the different parts of the site is unclear. The delivery of land for the expansion of the playing field and the cemetery may not be achievable without the delivery of the adjacent housing site. This policy, however, is concerned with ensuring that the community has access to high quality open space and sporting facilities. Its wording refers to the approach to be taken in considering proposals for the redevelopment of open spaces, but does not include any reference to identification of any such sites on the Proposals Map itself. At this time the notation for recreational open space should be removed from the Inset Map.

SHLAA - GOS001: We object to the suitability of this site for development. The land has a constrained access via Welby Drive. The SHLAA assessment concludes that the site 'will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities'. Although the greenspace assessment identifies a lack of open space, a shortfall which will be worsened, but not met, by the development of this site.

SHLAA - GOS003: We object to the suitability of this site for development. The site is currently in employment

Officer Comment:

The Sustainability Appraisal scores Gos001 the best site with 4 positive, green, impacts and, along with two other sites, the least (3) negative, red, impacts. It is in flood zone 3a, along with five other sites. Only one site is in a better flood zone. This is Gos003 in flood zone 1.

Gos003 is partly brown field and has the best flood risk, being in flood zone 1. Along with one other site the Sustainability Appraisal scores the site with 2 positive, green, impacts and 3 negative, red, impacts.

Gos006 provides frontage plots and is therefore suitable for self builders and small building companies. The site is opposite an existing ribbon of dwellings and has trees / hedging on the frontage which may have to be removed to provide a footpath or will have to be removed in places to allow access to the plots. The trees are not protected by a TPO. Other properties in Bowgate have trees in front of them that are protected and so leaving some of the trees would preserve the character of the road.

Gos011

1. The Parish Council have been contacted to establish how much burial land they have. The Chairman has advised they are looking for land at the back of the cemetery as they only have enough burial ground for around 18 months. The SHLAA submission also showed the potential to increase the size of the playing field.

2. An alternative SHLAA option, which was rejected as an option for the consultation held in January, was to build on the existing playing field and some other land, provide an extension to the cemetery and replace the

Officer Recommendation:

Conclusions on site Gos001 – It is considered that site Gos001 is a suitable Potential Housing Site in Gosberton, and that it should be taken forward as a Preferred Housing Site because:

- It is the best scoring site overall and thereby the best site in flood zone 3a.

Conclusions on site Gos003 – It is considered that site Gos003 is a suitable Potential Housing Site in Gosberton, and should be taken forward as a Preferred Housing Site:

- When looking at all the sites in the Sustainability appraisal it is the fifth site of six. However, the site is partly brown field and is in the best flood zone and therefore should be considered as a suitable potential housing site above other site(s).

Conclusions on site Gos006 – It is considered that site Gos006 is a suitable Potential Housing Site in Gosberton, and that it should be taken forward as a Preferred Housing Site because:

- This is the third best scoring site in the Sustainability Appraisal and is thereby the second best site in flood zone 3a.
- It provides frontage plots suitable for self builders and small building companies. The trees are not protected by a TPO. Other properties in Bowgate have trees in front of them that are protected and so leaving some of the trees would preserve the character of the road.

Conclusions on site Gos011 – It is considered that site Gos011 is not a suitable Potential Housing Site in Gosberton and that it should not be taken forward as a

use. Provision of employment sites contribute to the sustainability of a settlement and should be safeguarded where possible. The analysis assumes that the site will not come forward until year 9, and therefore its development is far from certain and will not contribute towards housing need in the first five years. The SHLAA assessment concludes that the site 'will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities' Although the greenspace assessment identifies a lack of open space, a shortfall which will be worsened, but not met, by the development of this site.

SHLAA - GOS006: We object to the suitability of this site for development. The land would serve to extend an area of ribbon development. The site would not consolidate the built form of Gosberton. The site would only accommodate frontage development, would be an inefficient use of land and would necessitate the loss of a number of trees to facilitate development of the individual plots. The SHLAA assessment concludes that the site will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities' Although the greenspace assessment identifies a lack of open space, a shortfall which will be worsened by, but not be met by the development of this site.

SHLAA - GOS023: We object to the suitability of this site for development. The development of this site would be dependent upon the delivery of GOS023, development of which is not anticipated until year 9. The site will clearly not contribute towards housing supply until the later stages of the plan period. As the development would be accessed from Quadring Road, but lies behind ribbon development on Bow Gate, the development would not consolidate development of

open space, where this option seeks to build houses. This alternative option was rejected because of the change in character it would have on the centre of the village and that the replacement open space would be peripheral and more isolated.

3. The Sustainability Appraisal for Gos011 scores it the worst of all six sites that were shown on the inset map for the January consultation, with: 1 positive impact, 5 uncertain impacts, 1 neutral impact and 6 negative impacts. The rejected alternative option scores better with: 1 positive impact, 8 uncertain impacts, 1 neutral impact and 3 negative impacts. The areas of improvements are:

- 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; o This is because the rejected alternative is closer to the shops and bus stop than Gos011.
- To promote strong, secure, socially inclusive and cohesive communities for all residents of South East Lincolnshire; o This is because the rejected alternative is outside the ideal walking distance of some essential services, rather than the majority and is just within the ideal 7km distance to the nearest employment site, which is Millfield Road in Donington
- To protect the quality and character of landscape and townscape and seek opportunities for enhancement o This is because the rejected alternative site could have an adverse impact on the character and appearance of the area. Although most of the site is located within the development limits of Gosberton and has a good relationship with the existing built up area, its development would change the open character of this of this part of the village. However, Gos011 would

Preferred Housing Site because:

- The Sustainability Assessment scores it the worst of all six sites. Even if it was replaced with the previously rejected option, despite it scoring much better, it still does not improve its position, owing to having only 1 positive impact.

Conclusions on site Gos023 – It is considered that site Gos023 is a suitable Potential Housing Site in Gosberton, and that it should be taken forward as a Preferred Housing Site because:

- It fills in between frontage development on Bowgate and Gos003
- The Sustainability Appraisal gives the site the second best score of the six sites that were consulted upon in January 2016.

the settlement. The SHLAA assessment concludes that the site 'will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities'. Although the greenspace assessment identifies a lack of open space, a shortfall which will be worsened, but not be met, by the development of this site.

SHLAA GOS024: We object to the suitability of this site for development. The land currently plays an important role in the character of the settlement due to the open frontage on Boston Road. Access would be difficult due to the 50 MPH speed limit on Boston Road. The SHLAA assessment concludes that the site 'will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities'. Although the greenspace assessment identifies a lack of open space, a shortfall which will be worsened, but not be met, by the development of this site.

SHLAA - GOS004: We welcome the decision not to promote this site for housing in the Local Plan. The site would have a significant impact on the setting of the settlement, extending as it does out into the open countryside. The SHLAA assessment concludes that the site 'will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities'. Although the greenspace assessment identifies a lack of open space, a shortfall which will be worsened by, but not be met by the development of this site. The site, together with GOS001 offers a potential development opportunity for a comprehensive development at some stage in the future beyond the current plan period, but should not be developed at this time.

SHLAA - GOS014: We welcome the decision not to promote this site for housing in the Local Plan. The site

have an adverse impact on the character and appearance of the area. Although the site is located adjacent to the development limits of Gosberton, its size and location means that it would extend the built up area into the countryside to the detriment of the area's character. The impact of both proposals depends on the quality of the design.

Gos023.

1. This comment was submitted by an agent supporting Gos011. It is considered the second sentence should refer to Gos003, not Gos023. Gos011 provides more open space than it would need to and would make up the shortfall in the village. However, the selection of sites has to be considered on wider criteria than open space and it is not a reason to choose Gos011 in advance of other sites. Sites are required to meet the needs they require and so the under provision in the village should remain unchanged, not worsened. The site would consolidate Gosberton in that it fills in behind frontage development. Its advantage is that this consolidation is not obvious from a public view point and helps maintain the character of Bowgate.

2. It is acknowledged that the SHLAA assumes Gos003 would not commence until year 9 of the plan period, ie 2020, as the plan period commences 2011. This is in four years time. The SHLAA also assumes Gos023 and Gos011 will also not commence before year 9 of the plan period. They are assumptions and physical development may not be provided in the same timeframe.

3. The western end of the site is just within the 400m buffer Anglian Water use to assess if residential development might be affected by odour from the water recycling works to the west. The site, either individually or in combination with Gos003 would be

is the back garden of an existing property and as such its development would be contrary to national policy. The previous application and appeal have highlighted the difficulties facing this site. The development of this site would be dependent on the prior development of GOS11 to overcome the backland nature of the site. The SHLAA assessment concludes that the site 'will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities' although the greenspace assessment identifies a lack of open space, a shortfall which will be worsened, but not be met, by the development of this site. The site, together with GOS001, offers a potential development opportunity for a comprehensive development at some stage in the future beyond the current plan period, but should not be developed at this time.

SHLAA - GOS022: We welcome the decision not to promote this site for housing in the Local plan. Although the site is surrounded by development on three sides, its development does not offer the potential to consolidate the settlement, offering as it does only one access point onto Bow Gate. The access is restricted due to the narrowness of the gap and the impact on a significant number of trees along the road frontage, which would need to be cleared to allow for the appropriate site access arrangements. The SHLAA assessment concludes that the site 'will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities' although the greenspace assessment identifies a lack of open space, a shortfall which will be worsened by, but not be met by the development of this site.

required to provide open space to meet the needs of the site. As a result the open space might need to be located within this zone.

ID1: 1538 comment_author: JH Walter

comment content:

My client's site has been included in its entirety on the plan noted as January 2016 SHLAA and referenced GOS024, address 25A High Street, Gosberton. Being in a Minor Service Centre it is one of the more sustainable locations for development in the plan area as such has been scored as available, achievable and suitable for between 44 and 66 houses. Even more confidence in the deliverability of the site than demonstrated in the draft is appropriate as the owners are presently preparing a pre-planning application and it is expected that at least some of the housing could be delivered within 5 years, if this suited the SE Lincs plan process. Due diligence is presently underway with respect to the preapplication enquiries. It has been confirmed by Anglian Water that there is capacity for site with respect of foul drainage and it was accepted that there were a number of possible surface water disposal options for a development at this location. There were no Anglian Water assets running through the site that might otherwise create constraints on development. In addition to the above there are no known archaeological constraints, (except for part of the site's proximity to the village core, creating some general interest), which has been further reviewed against the Lincolnshire HER and no archaeological constraints identified. To date there have been no ecological constraints identified. The site is a sustainable location and has no known constraints and we look forward to the site being allocated, and as such GOS024 becoming part of the proposed and future 5 year housing supply for South East Lincolnshire Local plan.

Officer Comment:

1. At the time of writing this report a planning application had not been submitted on the site.
2. The Sustainability Appraisal scores the site the fourth best of the six sites. However, the fifth placed site has a better flood risk, measured by its Flood Zone position, and has therefore been put forward as a Preferred Site.
3. This site fills in an area of land fronting Boston Road, which although it will change the character and appearance of the area, this is reduced because it is bounded on most sides by existing development. It does not extend the village out into the countryside. However, Lincolnshire County Highways have advised that access onto Boston Road would require large visibility splays owing to it being within a 50 mph speed limit and being on the inside of a bend. Accesses onto High street are either only suitable for pedestrian access or against the school crossing.

Officer Recommendation:

Conclusions on site Gos024 - It is considered that site Gos024 is not a suitable Potential Housing Sites in Gosberton, and that it should not be taken forward as a Preferred Housing Site because of:

- The sites that have been assessed above have been chosen on the basis of flood risk, measured by their Flood Zone position, and their rank in the Sustainability Appraisal. Four sites have been chosen that almost achieve the residual requirement and this site has not been chosen owing to its fifth place when ranked by flood zone and the Sustainability Appraisal score.

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

ID1:

1539

comment_author:

Hume Planning Consultancy Ltd

comment_content:

The following site is capable of providing additional dwellings as follows: Gosberton, Quadring Road - Part of this site is brownfield, meeting one of the Core Principles set out in the Framework at paragraph 17. The site is capable of accommodating up to 130 dwellings in a phased development over the Plan period

Officer Comment:

The site is partly brown field and has the best flood risk, being in flood zone1. Along with one other site the Sustainability Appraisal scores the site with 2 positive, green, impacts and 3 negative, red, impacts.

Officer Recommendation:

Conclusions on site Gos003 – It is considered that site Gos003 is a suitable Potential Housing Site in Gosberton, and should be taken forward as a Preferred Housing Site:
• When looking at all the sites in the Sustainability appraisal it is the fifth site of six. However, the site is partly brown field and is in the best flood zone and therefore should be considered as a suitable potential housing site above other site(s).

ID1:

1540

comment_author:

Longstaffs

comment_content:

Overall, it is disappointing to see that site Gos 005 has not been included as a 'Potential Housing site'. It is closer to the village centre than sites that have been selected north west and south west of the village. We propose, as an alternative, a site of frontage development to Boston Road, with access from Highbridge Lane "shown edged and hatched red on the attached plan. The site area in total is approximately 2 acres (0.8Ha) This form of frontage development for housing is consistent with the linear form of development seen in the settlement of Gosberton as a whole, and is in line with previous development on the site in historic times (there was a row of cottages from 'The Cobblers' to No. 18 Spalding Road).

Officer Comment:

This has been registered as Gos027 in the SHLAA. The SHLAA says it will have an adverse impact upon the character and appearance of the area - it would create approximately 200m of ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area.

Officer Recommendation:

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