

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

## Post\_title: 24: Quadring

ID1: 1584 comment\_author: Mrs J Edwards

### comment\_content:

As part owner of Qua006 I am in total support of the land being built on. There are two entries to the land, one from Main Road and the second from Watergate. There is a third entry from Charlotte Walk. When the builders, Allison Homes, built Charlotte Walk they left a road entry going to the field for a possibility of the land being developed in the future. The land is in centre of the village and an ideal area for future development.

### Officer Comment:

The site is well screened and has limited impact on the village. However, it is in flood zone 3a and other sites, that score the same in the Sustainability Appraisal, are sequentially better, being in flood zone 1 and 2.

### Officer Recommendation:

Conclusions on site Qua006 – It is considered that site Qua006 is not a suitable Potential Housing Site in Quadring and that it should not be taken forward as a Preferred Housing Site because:

- It is in flood zone 3.

ID1: 1585 comment\_author: Longstaffs

### comment\_content:

We very much support the proposal to include the site Quad 003. It is located at the village centre, and its development for housing will be able to support local services. The village links very well with transport services and the road networks in the district, and additional housing at this location would be a suitable and successful alternative use for the site.

### Officer Comment:

1. Support for Qua003 is welcome.
2. The previous housing paper issued for the January 2016 consultation shows the site is in flood zone 1. The Sustainability Appraisal shows the site in flood zone 2. GIS analysis shows 2.146H of the site is in flood zone 1, 1.053H of the site is in flood zone 3a and 0.954 is in flood zone 2. This would change the SA assessment from uncertain to positive and result in an overall score of 2 positive, 1 neutral, 8 uncertain and 1 negative impacts, the same as 2 other sites (Qua004 & Qua006).

### Officer Recommendation:

Conclusions on site Qua003 – It is considered that site Qua003 is a suitable Potential Housing Site in Quadring, and it should be taken forward as a Preferred Housing Site because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

ID1: 1586 comment\_author: Longstaffs

## comment content:

We very much support the proposal to include sites Quad 002 and Quad 012. They are close to the village centre, and their development for housing will be able to support local services, whilst the village also links very well with transport services and the road networks in the district.

However, we note that the site Quad 013 (frontage land on Town Drove, and land at the rear) has not been selected as a 'Potential Housing site'. There do not appear to be any stated reasons to discount the site, other than that the site could be impacted by HGV movements to a site located to the west. We put forward that the site's location (being adjacent to the village defined settlement limit), and closer to the village than existing housing, make it a sustainable frontage area to include. We therefore include a revised 'site plan' showing an area of road frontage of the site only, and would respectfully request that this revised frontage site, replaces the previously made site Quad 013, and might be a sensible additional 'Potential Housing sites' area to add to the settlement Proposals Map for Quadring. The proposed site area is approximately 0.68 Hectares.

## Officer Comment:

Qua002

Support for Qua002 is welcome.

Qua012

1. Its development would have more adverse impacts upon the character and appearance of the area than the other sites. It would create 127m 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.

2. The previous housing paper issued for the January 2016 consultation shows the site is in flood zone 1. The Sustainability Appraisal shows the site in flood zone 3a. GIS analysis shows 0.206H of the site is in flood zone1, 0.189H of the site is in flood zone 3a and 0.125 is in flood zone 2. This would change the SA assessment from uncertain to positive and result in an overall score of 3 positive, 2 neutral, 4 uncertain and 4 negative impacts.

3. The site scores 4 negative impacts, more than any other site. Two of these relate to issues that all other sites score better on and these are:

- To improve the health and wellbeing of all, reduce health inequalities and promote healthier lifestyles for residents of South East Lincolnshire;
- 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;
- 4. The site's peripherality does not help its Sustainability Appraisal. It is the furthest from the villages open space and is too small to provide its own.

## Officer Recommendation:

Conclusions on site Qua002 – It is considered that site Qua002 is a suitable Potential Housing Site in Quadring, and that it should be taken forward as a Preferred Housing Site because:

- The site is previously developed land and the Sustainability Appraisal shows it is the best site with 4 positive impacts. It is also in Flood Zone1.

Conclusions on site Qua012 – It is considered that site Qua012 is not a suitable Potential Housing Site in Quadring and that it should not be taken forward as a Preferred Housing Site because:

- Its peripheral position and the consequent extra impact it would have on the character of the village.

Qua015

The SHLAA says development would have adverse impacts upon the character and appearance of the area - it would create 130m 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 western boundary is not defined by any physical feature and it is therefore likely that the allocation of this land would create pressure for further western expansion at a later date, with greater harm to the area's character.

Therefore, the site should not be taken forward as a Preferred Housing Site.

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This has been registered as Qua015 in the SHLAA

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ID1: 1587 comment\_author: Tim Sharpe

comment content:

submits land behind 97-101 Watergate, which also extends through to Sarah Gate.

Officer Comment:

This has been registered as Qua016 in the SHLAA

Officer Recommendation:

The SHLAA says The site is not in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Quadring and its development would have adverse effects upon the character & appearance of the area. It has a very poor relationship to the existing village, and would create an incongruous group of dwellings in the countryside which would appear, at best, tenuously-related to the existing built-up area. Therefore, the site should not be taken forward as a Preferred Housing Site.

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ID1:

1588

comment\_author: Mr Leonard Parker

comment content:

I agree with development of Quadring but would like to see development of land to the south east which would take traffic away from the one major crossroads in the village. I would like to see development of land behind 47 Main Road and 11a Sarah Gate which can only add to existing settlement and has necessary drainage for additional settlement.

Officer Comment:

The support for Quadring's proposed housing requirement of 120 dwellings is welcome. We will reconsider housing numbers when we receive updated population data. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

This has been registered as Qua017 in the SHLAA.

The SHLAA says the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land. Services and facilities are accessible on foot, & by bicycle and bus. Sarah Gate is a narrow, rural road and may not be suitable to accommodate increased traffic - Highway Authority views are needed. Despite the issues with site characteristics and transport, the site is considered suitable and the settlement boundary has been changed to accommodate the site. The site is too small to be shown as an allocated site, because it holds less than 10 dwellings.

Officer Recommendation:

No change to the approach is required.

The site should be taken forward as a Preferred Housing Site.

ID1:

1589

comment\_author: Mr Colin Kenny

comment content:

I agree with development of Quadring but would like to see development of land to the south east which would take traffic away from the one major crossroads in the village. I would like to see development of land behind 47 Main Road and 11A Sarah Gate which can only add to existing settlement and has necessary drainage for additional settlement.

Officer Comment:

The support for Quadring's proposed housing requirement of 120 dwellings is welcome. We will reconsider housing numbers when we receive updated population data. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

This has been registered as Qua017 in the SHLAA.

The SHLAA says the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land. Services and facilities are accessible on foot, & by bicycle and bus. Sarah Gate is a narrow, rural road and may not be suitable to accommodate increased traffic - Highway Authority views are needed. Despite the issues with site characteristics and transport, the site is considered suitable and the settlement boundary has been changed to accommodate the site. The site is too small to be shown as an allocated site, because it holds less than 10 dwellings.

Officer Recommendation:

No change to the approach is required.

The site should be taken forward as a Preferred Housing Site.

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

ID1:

1590

comment\_author: Mrs Gillian Parker

comment content:

I agree with developing Quadring. I think there should be more development behind 47 Main Road, Quadring. I don't think the existing infrastructure should be damaged by over developing the centre of Quadring.

Officer Comment:

The support for Quadring's proposed housing requirement of 120 dwellings is welcome. We will reconsider housing numbers when we receive updated population data. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

This has been registered as Qua017 in the SHLAA.

The SHLAA says the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land. Services and facilities are accessible on foot, & by bicycle and bus. Sarah Gate is a narrow, rural road and may not be suitable to accommodate increased traffic - Highway Authority views are needed. Despite the issues with site characteristics and transport, the site is considered suitable and the settlement boundary has been changed to accommodate the site. The site is too small to be shown as an allocated site, because it holds less than 10 dwellings.

Officer Recommendation:

No change to the approach is required.

The site should be taken forward as a Preferred Housing Site.

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

ID1: 1591 comment\_author: Mr Stephen Whitmore

comment\_content:

I agree with development in Quadring. I would like to see more community areas like neighbouring Gosberton and Donington. I don't think the crossroads should be congested as the Local Plan development shows. Development to the south east would mean there isn't any congestion.

Officer Comment:

The support for Quadring's proposed housing requirement of 120 dwellings is welcome. We will reconsider housing numbers when we receive updated population data. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

Officer Recommendation:

No change to the approach is required.

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ID1: 1592 comment\_author: Mr Chris Iszatt

comment\_content:

I would like to see more development of Quadring to the south east. Development on Sarah Gate would take the traffic from the one main cross roads in the centre of the village.

Officer Comment:

The support for Quadring's proposed housing requirement of 120 dwellings is welcome. We will reconsider housing numbers when we receive updated population data. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

Officer Recommendation:

No change to the approach is required.

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

ID1: 1593 comment\_author: Mrs Lucy Kenny

comment content:

I agree with the development of Quadring. I would like to see development of land south east of Quadring on the previous footprint shown clearly on map 24. I would like to see development of land behind 47 Main Road and 11a Sarah Gate. This land has access to Sarah Gate which would take traffic from the crossroads which other sites would only make congested.

Officer Comment:

The support for Quadring's proposed housing requirement of 120 dwellings is welcome. We will reconsider housing numbers when we receive updated population data. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

This has been registered as Qua017 in the SHLAA.

The SHLAA says the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land. Services and facilities are accessible on foot, & by bicycle and bus. Sarah Gate is a narrow, rural road and may not be suitable to accommodate increased traffic - Highway Authority views are needed. Despite the issues with site characteristics and transport, the site is considered suitable and the settlement boundary has been changed to accommodate the site. The site is too small to be shown as an allocated site, because it holds less than 10 dwellings.

Officer Recommendation:

No change to the approach is required.

The site should be taken forward as a Preferred Housing Site.

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

ID1:

1594

comment\_author: Miss Jane Parker

comment content:

I agree with the development of Quadring but would like to see development of land to the south east which would take traffic from the one major crossroads in the village. I would like to see development of land behind 47 Main Road and 11a Sarah Gate which can only add to the existing settlement and has the necessary drainage. Also the previous footprint of the site can be developed upon which is shown clearly on map 24 behind 47 Main Road.

Officer Comment:

The support for Quadring's proposed housing requirement of 120 dwellings is welcome. We will reconsider housing numbers when we receive updated population data. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

This has been registered as Qua017 in the SHLAA.

The SHLAA says the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land. Services and facilities are accessible on foot, & by bicycle and bus. Sarah Gate is a narrow, rural road and may not be suitable to accommodate increased traffic - Highway Authority views are needed. Despite the issues with site characteristics and transport, the site is considered suitable and the settlement boundary has been changed to accommodate the site. The site is too small to be shown as an allocated site, because it holds less than 10 dwellings.

Officer Recommendation:

No change to the approach is required.

The site should be taken forward as a Preferred Housing Site.

ID1: 1595 comment\_author: Mr L Parker

comment content:

I agree with development in Quadring, but would like to see development of land to the SE which would take traffic away from the one major crossroads in the village. I would like to see development of land behind 47 Main Road and 11a Sarahgate which can only add to existing settlement and has the necessary drainage .

Officer Comment:

The support for Quadring's proposed housing requirement of 120 dwellings is welcome. We will reconsider housing numbers when we receive updated population data. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

This has been registered as Qua017 in the SHLAA.

The SHLAA says the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land. Services and facilities are accessible on foot, & by bicycle and bus. Sarah Gate is a narrow, rural road and may not be suitable to accommodate increased traffic - Highway Authority views are needed. Despite the issues with site characteristics and transport, the site is considered suitable and the settlement boundary has been changed to accommodate the site. The site is too small to be shown as an allocated site, because it holds less than 10 dwellings.

Officer Recommendation:

No change to the approach is required.

The site should be taken forward as a Preferred Housing Site.

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

ID1: 1597 comment\_author: Longstaffs

comment\_content:

We very much support the proposal to include the site Qua011. It is located at the village centre, and its development for housing will be able to support local services. The village links very well with transport services and the road networks in the district, and additional housing at this location would be a suitable and successful alternative use for the site.

Officer Comment:

This site and competes with Qua003 in terms of size. However, it is mostly in flood zone 2 rather than flood zone 1 and therefore is sequentially inferior. In addition it has the least positive impacts,1.

Officer Recommendation:

Conclusions on site Qua011 – It is considered that site Qua011 is not a suitable Potential Housing Site in Quadring and that it should not be taken forward as a Preferred Housing Site because:

- Sequentially it has a worse flood risk than Qua003 and scores poorly in the Sustainability Appraisal.

ID1: 1598 comment\_author: Hume Planning Consultancy Ltd

comment\_content:

The following site is capable of providing additional dwellings as follows: Quadring, Casswell Drive - A site of 18 dwellings

Officer Comment:

The site is quite small and adjacent to Casswell Drive, can be accessed from it and will be seen as part of that development. It is screened on two sides and the open sides are screened at a distance by other development which reduces the impact of the development on the village.

Officer Recommendation:

Conclusions on site Qua004 – It is considered that site Qua004 is a suitable Potential Housing Site in Quadring, and that it should be taken forward as a Preferred Housing Site because:

- The site has limited impact on the village and is in flood zone 2.

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

ID1: 1599 comment\_author: Mr Howard Baxter

## comment content:

Development of approximately 7 eco houses is sought for the rear garden area in accordance with the attached plan (DWG No MRQ/O1). This area is barely visible from the road even in winter. It is screened by the mature trees in the front part of the garden nearest the road, the evergreen trees on the island in the pond and the large earth mound behind the pond. It is requested that the green infrastructure designation in the new document 2016-2036 is not required as the attractive area and village street scene will remain unaltered, both by choice and because the TPOs in this part of the garden preclude any opportunity of development. The existing garden area including the pond, trees and earth screening mound will be retained along with the tree planting on top of the mound. Further planting to form a spinny is planned nearest the roadside. The land coloured red on the plan is the land for development and the land coloured blue is the retained land in our ownership. We are very aware that this area visible from the road is an important feature in our village. The farmhouse at 158 and the retained land will be properly managed. Full control over the development can be gained by outline permissions and reserved matters.

## Officer Comment:

This has been registered as Qua018 in the SHLAA

## Officer Recommendation:

The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts. However, the site is within the settlement boundary for Quadring where development is appropriate in principle. The site is also shown as designated green infrastructure, owing to the trees on the site, some of which are protected by a TPO. A planning application would therefore, be considered on its merits and the impact on the trees and the maintenance of the treed character of the site. The site should not be taken forward as a Preferred Housing Site.

ID1: 1726 comment\_author: Quadring Parish Council

comment content:

1. I have been made aware that a lot of people in the village did not know about this until very recently.
2. There have been sites passed for building in the village which are not included on the map i.e. 4 houses in Watergate.
3. We notice that the Nursery Site is one of the areas which may come in for development. There is already a plan passed for a house with a change of access onto the A152 on this site. Is this now redundant, because it is not shown on the map.
4. The majority of the land which could be used for development is prime silt agricultural land.
5. The village, at one time, was a low development area. What has happened to change this, as if all the development takes place, it will increase the size dramatically.
6. The amenities in the village will not stand a large number of extra houses. The sewerage system would need major work and the school would need extra classrooms and teachers. The road down to the school is very narrow and is a bottleneck and varying times of the day, with parents cars etc. There is limited parking for the school and the church and transport to both is necessary as they are so far from the village centre.

Officer Comment:

1. Ten exhibitions were held within South Holland which were widely publicised in the press, radio, TV and social media.
- 2 Sites less than 10 dwellings will not be allocated on the maps.
3. The planning permission can be implemented for as long as it remains valid. As it is for less than 10 dwellings it will not be allocated on the map. The plan shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
4. Most of the sites in SE Lincolnshire will be prime silt agricultural land. There is little land of lesser quality. We are required to meet our "Objectively Assessed Housing Needs" and so agricultural land will be used. The planning system seeks to minimise the amount and use the most appropriately located sites to meet other sustainable development requirements.
5. The village as it currently is resulted from the development of one allocation in the 1998 Local Plan. The 2006 Local Plan did have a settlement boundary for Quadring. The new approach is based on the previous growth the village has accommodated; the facilities it has, which are similar to other minor villages; public transport provision, which scores in the top half of the other settlements; employment, which scores the same as most other settlements for self containment; and flood risk, which is in Flood Zone 1.
6. The Local Plan will be supported by an Infrastructure delivery Plan which will demonstrate how arising infrastructure needs will be met.

Officer Recommendation:

No change to the approach is required.