

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

Post_title: 30: Wigtoft

ID1: 1662

comment_author: Aspbury Planning Limited

comment_content:

Our client, the Lincoln Diocese owns site ref: Wig009 for Wigtoft. This site is located within the proposed settlement boundary and is capable of accommodating a small scale residential development. The Diocese have previously undertaken pre application discussions with the Council where they promoted the availability of the landholding. In light of the proposed change in approach supporting 30 new dwellings for Wigtoft, this site offers a small suitable, available, deliverable and achievable option for new dwellings in the village.

Officer Comment:

The Strategic Housing Land Availability Assessment identifies that site Wig009 is undevelopable, because it will cause adverse environmental impacts - both Historic England and the Borough Council's Consultant Architect consider that the development of this site would be detrimental to the setting of the neighbouring Grade 1 listed church.

Officer Recommendation:

Site Wig009 should not be taken forward as a Preferred Housing Site.

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

ID1:

1663

comment_author: Savills

comment content:

We support the proposed housing sites Wig012 and Wig013 as shown on Inset Map 30. Sites Wig012 and Wig013 are under the ownership of Magdalen College. The landowner is supportive of residential development at these sites which are available, suitable and achievable for residential development now. The development of these sites 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." It is evident that land under the ownership of Magdalen College can accommodate all the proposed housing for Wigtoft in Policy 12 over the plan period to 2036. As such, we request that all the proposed dwellings be allocated on sites Wig012 and/or Wig013.

Also note that sites Wig016 and Wig017, as outlined in the South East Lincolnshire Strategic Housing Land Availability Assessment (January 2016) map for Wigtoft, is under the ownership of Magdalen College and this land could also accommodate residential development post 2036.

Officer Comment:

Site Wig012 - the support is welcomed. However, although site Wig012 is considered to be developable, it is not considered to be amongst the best potential housing sites in Old Leake, and consequently is not proposed to be taken forward as a Preferred Housing Site.

Site Wig013 - the support is welcomed. However, the Strategic Housing Land Availability Assessment identifies that site Wig013 is undevelopable, because it will cause adverse environmental impacts - there would be detrimental effects upon the neighbouring grade 1 church's setting, interrupting or masking views of the tower and steeple from the north.

The Strategic Housing Land Availability Assessment (SHLAA) identifies sites Wig016 and Wig017 as undevelopable because they would have adverse environmental impacts. No evidence has been put forward that changes this view of these sites.

Officer Recommendation:

Site Wig012 should not be taken forward as a Preferred Housing Sites.

Site Wig013 should not be taken forward as a Preferred Housing Site.

Site Wig016 should not be taken forward as a Preferred Housing Site

Site Wig017 should not be taken forward as a Preferred Housing Site.

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

ID1: 1664 comment_author: Historic England

comment content:

Proposed sites Wig009 (also within Wigtoft Conservation Area) and Wig013 will affect the setting of the Grade I Listed Church of St Peter and St Paul. These sites would be harmful in principle, sited directly to the north and west of the church, infilling the open space surrounding the church and therefore, serious concerns are raised. It is not considered that the quality of careful design and layout as suggested within the Sustainability Appraisal would overcome this significant concern.

Officer Comment:

Site Wig009 - the Borough Council's Consultant Architect agrees that the development of this site would be detrimental to the setting of the neighbouring Grade 1 listed church.

Site Wig013 - the Borough Council's Consultant Architect agrees that the development of this site would be detrimental effects upon the neighbouring grade 1 church's setting, interrupting or masking views of the tower and steeple from the north.

Officer Recommendation:

Site Wig009 should not be taken forward as a Preferred Housing Site.

Site Wig013 should not be taken forward as a Preferred Housing Site.