

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

Post_title: 31: Wrangle

ID1: 1665

comment_author: Mr & Mrs R Dickinson

comment_content:

Have submitted their garden as a potential housing site. It would extend as deep as the current position of the settlement boundary on the Wrangle inset map and extends out to the Green Gate road boundary.

Officer Comment:

This site has been considered in the Strategic Housing Land Availability Assessment (SHLAA) as site Wra007. The SHLAA identifies site Wra007 as undevelopable because it would have adverse environmental impacts. No evidence has been put forward that changes this view of the site.

Officer Recommendation:

Site Wra007 should not be taken forward as a Preferred Housing Site.

ID1: 1666

comment_author: Graham Lacey

comment_content:

Has submitted a site for consideration as a housing site. It fronts the A52 in two places and runs behind properties that front onto Church End, wraps around 'The Jays' and 'Edna' and beside 'Villa Drive' and a previously submitted site Wra008.

Officer Comment:

This site has been registered as Wra016. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because it would have adverse environmental impacts, and because it does not appear possible for an acceptable vehicular access to be created.

Officer Recommendation:

Site Wra016 should not be taken forward as a Preferred Housing Site.

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ID1:

1668

comment_author: Mr Simon Foster

comment_content:

Wra015: The major concern of this development is the Main A52/Broadgate/Chapel Lane junction. The junction is dangerous, and with more possible traffic, road improvements would have to be considered. Pathways would need to be improved at Junction too (as no current pathway).

Wra013 & Wra015: Both proposed sites are not in keeping with the existing housing layout of Wrangle. They generally follow all the main road(s), in rows.

Officer Comment:

Site Wra015 - the Highway Authority did not raise concerns about the impacts of increased traffic movements at this junction. The Highway Authority did, however, identify that a new footway should be provided on the west side of Broadgate back to Main Road, & that highway drainage and improved street lighting would need to be provided. However, although site Wra015 is considered to be developable, it is not considered to be the best potential housing site in Wrangle, and consequently is not proposed to be taken forward as a Preferred Housing Site.

Sites Wra013 and Wra015 - whilst it is true that Wrangle is predominantly linear in form, there are nonetheless existing examples of depth development (Church Close, Mel Marshall Way, and Elizabeth Road), and planning permission is outstanding for the redevelopment of the Kime & Co. Premises off Main Road with a small estate development. Consequently, it is not accepted that the development of these sites would conflict with the village's existing built form. In fact, it is considered that both sites could be developed without major adverse impacts upon the character and appearance of their surroundings. However, although site Wra015 is considered to be developable, it is not considered to be the best potential housing site in Wrangle, and consequently is not proposed to be taken forward as a Preferred Housing Site. In contrast, site Wra013 is considered to be the best potential housing site in Wrangle, and consequently is proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Wra015 should not be taken forward as a Preferred Housing Site.

Site Wra013 should be taken forward as a Preferred Housing Site.