

Post\_title: **39: Freiston**

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

ID1: 1678 comment\_author: Mr N Marshall

## comment content:

As chairman of the parish council and a parish resident for over 60 years, I would like to object to the lack of future development opportunities allocated to the parish of Freiston in the recently published South East Lincolnshire Local Plan. The parish covers a large area with the main housing areas being spread around the village centre, Haltoft End, Scrane End and Freiston Shore and no future development has been allocated to any of these areas. Increasing the number of homes in the parish can only be a benefit, with the area already offering all the amenities new residents would need: The centre of village and Haltoft End is on the main Boston to Skegness bus route. The village has three public houses, a butchers and a general shop with post office. The village has a diverse range of job opportunities at the local farms, at North Sea Camp and at the numerous businesses at the Enterprise Business Park (including the recently opened veterinary centre) The village also has a well maintained playing field (with football, cricket, bowls and children s play area) and large recently renovated community centre which both have huge local support. Funding has also been acquired for adult exercise equipment to be installed on the playing field later in 2016. The village has a vibrant church community, with recent grant funding improving the church grounds, internal facilities and disabled access. As a village we are keen to hold on to all the above amenities and without increasing our population until after 2036 this will be extremely difficult. It seems ludicrous that Fishtoft village has 3 large development areas and it has far more limited amenities (one pub, no shops, no large community centre) and minor job opportunities near the

## Officer Comment:

Decisions on a settlement's place in the Spatial Strategy took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements and their Sustainability Credentials (June 2015); the settlement's population; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding.

Judged against these issues, it is considered that Scrane End and Freiston Shore do not qualify as 'Other Service Centres and Settlements' - they are too small in scale and dispersed in character to allow meaningful settlement boundaries to be drawn.

Haltoft End is sufficiently large in size and cohesive in character to allow a settlement boundary to be drawn but, when it is considered against the above criteria, it is considered to be appropriately shown as an 'Other Service Centre and Settlement'.

Of the four settlements within the Parish, Freiston has by far the greatest service base and offers the greatest range of employment opportunities. However, in comparison to Fishtoft, Freiston is relatively small in scale and does not offer developable land that is at lower flood hazard. Consequently it is considered appropriate that Freiston should continue to be identified as an 'Other Service Centre and Settlement'. Nonetheless, the Settlement Boundary for Freiston includes much undeveloped land that either has planning permission (B/14/0433 and B/15/0275) or which would be likely to receive planning permission when judged against the emerging Plan's policies (land

## Officer Recommendation:

No change should be made in response to this objection.

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

development areas. Wouldn't it be far more sensible to move some of Fishtoft's development opportunities to Freiston village?

to the west of Butterwick Road) - and these parcels of land have the potential to deliver approximately 30 dwellings. It is considered that such a scale of growth over the Plan period should address the objector's concerns about the retention of services.

ID1: 1679

comment\_author: Hume Planning Consultancy Ltd

comment\_content:

One consideration when identifying objectively assessed housing need, is ensuring the right level of jobs is sustained by the appropriate level of housing provision. The Framework at paragraph 28, requires Planning Policies to support growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Under Policy 7 of the Plan, Freiston is regarded as an employment centre and so should have a wider level of housing than currently proposed to support it. Broadgate are firmly of the view that sites in Butterwick represent sustainable development in what is a rural district and that greater weight should be given to development in the villages in which the majority of people live. The following site is capable of providing additional dwellings as follows: Freiston, Butterwick Road - A site consisting of 10 dwellings

Officer Comment:

Decisions on a settlement's place in the Spatial Strategy took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements and their Sustainability Credentials (which looks at local employment opportunities); the settlement's population; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. Whilst Freiston has a relatively broad service base and offers a range of employment opportunities, it is relatively small in scale and does not offer developable land that is at lower flood hazard. Consequently it is considered appropriate that Freiston should continue to be identified as an 'Other Service Centre and Settlement', and that specific housing allocations should not be made. Nonetheless, the Settlement Boundary for Freiston includes much undeveloped land that either has planning permission (B/14/0433 and B/15/0275) or which would be likely to receive planning permission when judged against the emerging Plan's policies (including the land to the west of Butterwick Road, to which the objector refers). These parcels of land have the potential to deliver approximately 30 dwellings, and it is considered that such a scale of growth over the Plan period should address the objector's concerns about the relationship between employment and population growth.

Officer Recommendation:

No change should be made in response to this objection.

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

ID1:

1680

comment\_author:

Robert Doughty Consultancy Ltd

comment content:

We are instructed by C & K Hardy trading as C W Hardy, of The Round House, Wainfleet Road, Boston PE21 9RZ, the owners of the land referred to as site FreOO6 on the South East Lincolnshire Strategic Housing Land Availability Assessment (SHLAA) for Haltoft End (January 2016). The appraisal of the land undertaken as part of the SHLAA considers that it is Available although there is no planning permission or allocation but it has no known legal or ownership problems. It also confirms that its development is Achievable, with moderate values and infrastructure costs that are likely to be low. Like most of the land in the South East Lincolnshire Local Plan area, flood mitigation costs are likely. Should it be allocated, there is a reasonable expectation that it will be completed before 2026. FreOO6 meets the SHLAA requirements for Location, Infrastructure provision, Transport and, Site Characteristics - although it is claimed to be Grade 1 agricultural land and greenfield development. However, the SHLAA concludes that the site is unsuitable for development - explaining that it would create an extension to Haltoft End, where the emerging Local Plan seeks the identification of no new allocations. Draft Local Plan Policy 2 Spatial Strategy describes Haltoft End as an Other Service Centre and Settlement, where development will be permitted within the settlement boundary that supports its role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. We would make the point that Inset Map no 44 Haltoft End has a Settlement boundary drawn in such a way that with the exception of the two as yet unimplemented dwellings of Fre010 on Church Road, it

Officer Comment:

The Strategic Housing Land Availability Assessment (SHLAA) identifies site Fre006 as being undevelopable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts. No evidence has been put forward that changes this view of the site.

Officer Recommendation:

Site Fre006 should not be taken forward as a Preferred Housing Site.

would not be possible to provide any new development within the boundary that could support these service needs. We consider that as the role of Haltoft End is to help sustain existing facilities in Butterwick and Freiston the development of FreOO6 over years 6-15 of the Local Plan will assist in the achievement of that objective. Consideration of the Draft Local Plan Inset Map No 44 Haltoft End shows that FreOO6 has a road frontage onto Wainfleet Road and if developed, would not extend the body of Haltoft End any further north than it is already; i.e. no further north than the adjoining development of Acorn Close. To the east, FreOO6 is again contained by the existing Acorn Close development while to the west it is restricted by the grounds, large outbuilding used for business purposes, and house known as The Chestnuts. The SHLAA also states that although it has no adverse impact on natural or historic assets, the development of FreOO6 would have adverse environmental impacts on the character and appearance of the area, and that the development of this site would substantially increase the visual impact of the village's built-up area on its open, rural surroundings. We do not agree that the development of this site would have an adverse environmental impact upon the character and appearance of the area and increase the visual impact of the village. From the west, views into Haltoft and along Wainfleet Road and Bakers Lane are screened by the trees along both banks of the Hobhole Drain " which, running north to south, is itself a much more meaningful physical boundary for the west of Haltoft End. From north of Haltoft End, along Oak House Lane, the development of Acorn Close has little physical impact as it is wholly comprised of bungalows and their rear boundary treatment. The developed FreOO6, will similarly also have little visual impact from the north particularly if it too comprises

single and one and a half storey dwellings. The development of FreOO6 will have no visual impact from the east as it is screened by the existing dwellings on Oak House Lane, Forge Close and Acorn Close, and no visual impact from the south as it is screened by the dwellings on the Southside of Wainfleet Road. In respect of the above we consider that FreOO6 is wholly suitable for residential development and request that it be included within the South East Lincolnshire Local Plan as the subject of a residential allocation on Inset Map N044 Haltoft End. Should you wish to discuss any aspect of this letter please telephone me at the number shown above.

---