

Post_title: **40: Gedney Black Lion End**

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

ID1: 1301 comment_author: Mouchel Consulting

comment content:

Our client Lincolnshire County Council supports the general principles of the emerging South East Lincolnshire Local Plan (the Local Plan). However, we consider that the sites listed below and, detailed on the attached location plans, should be considered appropriate for inclusion as sites for residential development. These sites are:-

Holding 127 Y: Clifton's Land (Long Sutton)

Holding 155 D: Garnsgate Hall Farm (Long Sutton)

In relation to any of the sites which are within Flood Zone 2 or 3. National Planning Policy Framework and its associated Planning Practice guidance, along with proposed Policies 4 Strategic Approach to Flood Risk and proposed Policy 28 Climate Change and Renewable and Low Carbon Energy, of the Local Plan, address development in flood zones. These policies allows for residential development to take place in Flood Zone 3, subject to its compliance with the required Sequential and Exception Tests. All of the sites are in the single ownership of Lincolnshire County Council, which makes them more attractive to potential developers, thereby improving their deliverability status. The development of these sites could also provide a significant provision of affordable homes in accordance with the requirements of proposed Policy 15: Affordable Housing and developer contribution in accordance with proposed Policy 6: Developer Contributions. With regard to the site identified as Angle Farm this site, which is well related to the existing settlement of Tydd St Marys, is considered to be an appropriate extension of the built area and should be considered as a potential housing site.

Officer Comment:

These have been registered as Ged034 and Los004 in the SHLAA.

Ged034

The SHLAA concludes that the site is unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

Los004

The Highways Authority identifies that 'the development of Los004, requires Lutton Garnsgate to be provided with a footway, surface water drainage and street lighting. This would be expensive and would significantly alter the character of the road. Residential development would materially increase turning movements at the Lutton Garnsgate/A17 junction. Traffic on the A17 is fast and free-flowing at this point and the straightness and long forward visibility provides a relatively rare overtaking opportunity. There are unprotected ghost island right turn lanes on the A17 to provide refuge for vehicles turning right into Lutton Garnsgate. The left, then right, configuration of the junction means vehicles queuing to turn right one way would back up against vehicles waiting to turn right the other way. Any intensification of movements at this junction is likely to significantly increase the risk of vehicle conflicts at this junction and the Local Highways Authority does not recommend the inclusion of these sites as suitable for residential development'.

Officer Recommendation:

Ged034. The site should not be taken forward as a Preferred Option Housing Allocation.

Los004 is not one of the more suitable Potential Housing Sites in Long Sutton and should not be taken forward as a Preferred Option Housing Allocation.

ID1:

1681

comment_author:

Fletcher Salads

comment content:

In your report regarding sustainability credentials both Gedney Church End & Gedney Black Lion End have the same score of 28 but GCE is classed as a Minor Service Centre & GBLE as Other Service Centre. This would seem to be illogical as GBLE has certainly much better road & footpath infrastructure & is closer to Long Sutton. It also seems to be exacerbating the split in the village which is undesirable, & GBLE should also encompass Albert Avenue & the whole should be known as Gedney, as in the past. It would seem that the proposals for housing in GCE are too many for the infrastructure there, especially the roads, & some could be incorporated in GBLE.

Officer Comment:

The proposal to treat Gedney Church End and Gedney Black Lion End differently was based on flood risk data in that there is undeveloped land in Gedney Church End that has a lower hazard and depth category. All the land is national flood zone 3a. However, the comments re noted.

Officer Recommendation:

Gedney Church End should be re-categorised as Other Service Centres and Settlements and along with Gedney Black Lion End named 'Gedney' and shown on one map. As a result no sites will be allocated. Infill development within the settlement boundary would be acceptable. The development boundary has been drawn across Ged025 to link the rear boundaries of those properties that front Tops Gate and Church End so that it does not adjoin the curtilage of the Church.