

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

Post\_title: 61: Saracens Head

ID1: 1695

comment\_author: G R Merchant

comment\_content:

has resubmitted a site adjacent Red House Hill Farm for housing. This was submitted to the Strategic Housing Land Assessment and referenced Wha017.

Officer Comment:

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

Officer Recommendation:

No change to the approach is required.

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

ID1:

1696

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 233 B: Seymour's Land (Saracen's Head)

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:

This has been registered as Wha043 in the SHLAA.

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

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.