

Post_title: **62: Shepeau Stow**

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

ID1:

1697

comment_author: J & S Blencowe

comment content:

Strategic Housing land Availability Assessment Shepeau Stow.

Wha 030 land off Gypsy Lane

We acknowledge and endorse that the assessment has deemed this site unsuitable and therefore undevelopable. In addition, as neighbours of this site, we would note that this land has been the subject of two planning applications in 1983 and 1991. On both occasions permission was refused:

- 1) Outside settlement boundary, out of character with existing development in Shepeau Stow and contrary to the structure plan policies;
- 2) Gypsy Lane is inadequate in width and construction to serve additional development and additional traffic movements would pose highway safety problems close to a school. The viability of this particular site is riddled with potential issues, most of which have been explored previously during those planning applications. Regardless of policy, the main issues that were identified have no easy and obvious solution; the impact on traffic movements and the restricted access for example. Over more recent years we have also seen problems with domestic land drainage affecting local properties. Increasing the density of localised housing is only likely to exacerbate these problems. By its nature, any development on this site would result in properties enclosed by others which would be out of character with existing development and detract from the open countryside aspect of Shepeau Stow as well as adversely affecting all of the existing neighbouring properties. Bearing in mind that there is no shortage of other potential sites in the area which would allow new development totally in keeping with the existing

Officer Comment:

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

Officer Recommendation:

No change to the approach is required.

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

character of the locale, we do wonder why this particular field has been considered in this assessment.

ID1: 1698 comment_author: Mr A Finch

comment_content:

The current SE Lincs SHLAA (Jan 2016) proposes no allocations of housing land to Shepeau Stow. Shepeau Stow is classified under 'Other Service Centres & Settlements' and it is currently proposed to have a settlement boundary. However the intended settlement boundary will provide virtually no opportunity for development during the plan period to 2036. It is understood why the settlement boundary has been proposed tight to the existing built up area but there is virtually no potential with in the red line for any appropriately sited infill development. The settlement has a primary school but with no potential for growth it is difficult to see how this will survive and flourish as a valuable and sustainable facility in a rural location. The Local Plan says that development will be permitted in 'Other Service Centres & Settlements' that supports their role as a service centre for the settlement itself and helps sustain existing facilities or helps the needs of other local communities. This will not happen if no provision is made for any new housing. The site off Gypsy Lane has suitable access provision and is capable of providing a suitable mix of housing to provide appropriately limited sustainable growth to this settlement. It is therefore requested that consideration is given to include Wha030 within the settlement boundary in order that Shepeau Stow may have some potential for proportional and sustainable growth during and beyond the 2036 Local Plan Period.

Officer Comment:

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

Officer Recommendation:

No change to the approach is required.