

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

Post_title: **73: Wrangle Common**

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

ID1:

383

comment_author: Savills

comment_content:

request that land under their ownership in Wrangle Bank be included as a residential allocation in the South East Lincolnshire Local Plan going forward. A site location plan is enclosed with this submission (E: 542594 N: 353658). It is also requested that the site be included in the South East Lincolnshire SHLAA going forward. The landowner is supportive of residential development at this site which are available, suitable and achievable for residential development now. The site is approximately 0.5ha in size, is a greenfield site and in terms of topography the land is flat. As with the majority of the land in the Boston Borough District the site is located in Flood Zone 3 and there is no listed building located in close proximity. There are a number of larger settlements located in close proximity to Wrangle Bank, which are listed below: i.- Wrangle (2.8km South); ii.- Old Leake (5.6km South West); iii.- Sibsey (9.1km West); iv.- Boston (18.5km South West). Wrangle Bank is located within twenty five minutes of all the above settlements which provide essential services and facilities. The development of this site would comply with paragraph 55 of the National Planning Policy Framework (The Framework) which states that: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Economically, the development of dwellings at the site would have a positive effect in terms of construction jobs in building new houses as well as increasing the number of residents and economic activity in the

Officer Comment:

This has been registered as Wra017 in the SHLAA. This site is considered to be undevelopable because it would create an extension to Wrangle Common, where the emerging Plan seeks the identification of no new allocations, and because its development would have adverse impacts upon the character and appearance of the area - whilst three of the four quadrants of the Wrangle Bank/Bull Drove/Broadgate crossroads are already developed, the north-eastern quadrant (where this site lies) is undeveloped. Development in this currently open and undeveloped quadrant would greatly harm the character of the area and, given that the site's northern and eastern boundaries do not follow any geographical features, the site's allocation would make it difficult to resist pressure for further growth to the north and east, with further adverse effects

Officer Recommendation:

Site Wra017 should not be taken forward as a Preferred Housing Site.

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

village. The increase in the supply of housing to the area is also likely to provide a social benefit. There are significant advantages of developing this land to meet housing needs as residential development at this site would help the Council rectify its housing land supply shortfall. The Council states in its Assessment of 5-year Housing Supply as at 31 December 2015 to have 2.7 years housing land supply for the period 2016 to 2020.
