

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

Post\_title: 04: Donington

ID1:	129	comment_author:	Mrs E Walker
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comment\_content:

I understand people need houses but we no longer have a doctors or dentist in the village. The schools are already full and there is parking problems.

Officer Comment:

The CCG have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. The Local Plan will have to demonstrate how arising infrastructure needs will be met, and these matters will be dealt with in later versions of the document and the Infrastructure Delivery Plan that will accompany it.

Officer Recommendation:

Further work will be undertaken in the IDP to ensure the impact upon doctors and likely mitigation identified.

ID1:	130	comment_author:	Mrs Pam Huggett
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comment\_content:

I understand the need for housing but where will the doctors surgery be put, more transport links, more parking in market square. It will be horrendous without these. What about a satellite surgery incorporating a dentist?

Officer Comment:

The CCG have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. There are no plans to provide strategic transport improvements but each site taken forward will be expected to ensure that appropriate highways access can be achieved, and that suitable foot/cycle links and parking are provided. This will be addressed at the planning application stage. The Local Plan will have to demonstrate how arising strategic infrastructure needs will be met, and these matters will be dealt with in later versions of the document and the Infrastructure Delivery Plan that will accompany it.

Officer Recommendation:

Further work will be undertaken in the IDP to ensure the impact upon doctors and likely mitigation identified.

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ID1: 131 comment\_author: Mr Tom Smith

## comment content:

Having only today discovered the proposed changes to development for Donington my family are concerned regarding any encroachment on the eastern edge of Donington, specifically we have concerns that as our property is West-facing, with all main public and bedroom windows looking towards the Crosslands estate (across a large field), any new buildings are very likely to negatively impact our privacy.

It is also galling that such a development should be described in your plan documentation as "There are no bad neighbour uses. Visual impacts on neighbours would be acceptable" when only a few years ago your own planning department refused to allow 4 courses of bricks to be added to our barn conversion as it would be visually detrimental to the landscape. And I don't agree with wh ver has decided that I'd find the visual impact acceptable, for the last 14 years our outlook has been over the field, a change to multiple houses will certainly not be an improvement for us and therefore NOT ACCEPTABLE.

## Officer Comment:

The design of new housing development, including for Don018 should not lead to overlooking/loss of privacy or loss of light. Bad neighbour uses can include development that generates excessive noise, smell. A housing development is not considered to be a bad neighbour use. It is accepted that a residential development will change the view from neighbouring properties, but it is not accepted that well-designed new housing set back appropriately from adjoining properties would create an unacceptable visual impact. Each planning application is judged on its own merits so the requirements for a barn conversion may differ to a proposal for a housing development.

## Officer Recommendation:

Don018 is one of the more suitable housing sites in Donington and should be taken forward as a Preferred Option Housing Allocation.

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ID1: 132 comment\_author: Mr John Pearce

## comment content:

Public consultation on the Preferred sites for Development

Amec Foster Wheeler are instructed by the Duchy of Lancaster to submit representations to the above consultation document, in respect of their land at Park Farm Donington. Land at Park Farm, Donington is currently allocated within the South Holland District Local Plan (2006) under policy EC1(6) for employment development. Please see extract of the Proposal Map attached. The site was therefore considered suitable for employment development and in our view remains suitable.

The current consultation is seeking views on the Council's preferred sites for allocation within the Publication Draft of the South East Lincolnshire Local Plan, which we will understand will be published for consultation in the autumn. In respect of our client's site, we wish to object to the omission of Park Farm from the Preferred Sites for Development as shown on Map No. 4 for Donington. The site is not identified as one of the Council's preferred options for development and would indicate that the Council no longer support its suitability for employment development.

We disagree with the Council's assessment of the site and note that your own evidence base as set out in paragraph 4.44 of the South East Lincolnshire Employment Premises & Land Review describes the site as follows:

'In addition, a large Proposed Allocation (8H2) (10.6 ha) lies

## Officer Comment:

This site has been allocated for employment development since 2006, encompassing the existing farm and related uses. Despite having good access, no sensitive development and a low flood risk; no development has taken place and the site has not been marketed for employment development. National policy identifies that 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.' A flexible policy framework will ensure that should an employment scheme come forward for this site, that if the criteria are met employment development can operate from that location.

## Officer Recommendation:

DO004 Bicker Lane is not one of the more suitable employment sites in South Holland and should not be taken forward as a Preferred Option Main Employment Allocation.

west of Donington village immediately north of the A52. This site benefits from direct access onto the A52 via an upgraded, existing access. Whilst in a more remote location outside the Spalding urban area, the site has effective road frontage and access to strategic links, with no adjoining sensitive development, and within an area of low flood risk. Although there is no obvious indication of developer interest, this is assessed as a good quality employment site overall suitable for a range of mainly industrial employment uses."

The Employment Land Review concludes that this is a good a quality employment site and suitable for a range of mainly industrial employment uses. We concur with this view and maintain that the site is suitable for employment development and that there are no technical or physical reasons that would prevent its development.

The assessment noted at that time there had been little developer interest although to a large extent this is due to a prolonged period of economic recession unprecedented in recent times. Notwithstanding the above, our client is currently preparing a planning application as there is now interest from an existing local business in Donington that is looking to relocate to larger modern premises and they consider the Park Farm site suitable for their requirements. Development at the site would not only retain existing jobs within the village but potentially contribute to wider employment

opportunities and job creation. The application is due to be submitted in September. Paragraph 22 of the NPPF advises that planning policies should avoid the long term protection of employment sites if there is no reasonable prospect of the site coming forward for that purpose. We contend that in light of the occupier interest that is now being shown in the site, that there is a reasonable prospect that the site will be developed for employment use, and therefore there is every reason to maintain the allocation within the Council's Development Plan.

In conclusion, we confirm our objection to the omission of Park Farm, Donington from the Council's Preferred Sites for Development and remain of the view, that the site is still suitable for employment development and would contribute to the range and type of sites available within the District. Furthermore, the suitability of the site is further enhanced due to current occupier interest from a local employer in Donington who is looking to relocate within the village. To this affect, a planning application is being prepared and will be submitted shortly. In light of the above, we would like to see the land at Park Farm, Donington reinstated as one of the Council's preferred sites for development as per the original allocation in the adopted 2006 Local Plan, and that this proposed allocation be carried through into the Publication Draft of the South East Lincolnshire Local Plan which is due to be published in autumn.

We trust you take our comments into consideration but if you have any questions or would like to discuss then please do not hesitate to contact either Neil Hall or myself.

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ID1:	133	comment_author:	Mr Tom Collins (Fisher German)
comment_content:	Officer Comment:	Officer Recommendation:	
Don008:  Housing Paper - We welcome the comments made on the site in the Donington Housing Paper, and note that no objections were received to its proposed allocation for residential development.  SHLAA - We welcome the continued identification of the site as being available, achievable and suitable for residential development. Availability: The site is currently subject to a pending outline planning application for up to 73 dwellings, reference number HO4-0244-16, with an agreed target determination date 14 November 2016. The application was submitted by the landowner, confirming the site's availability. Achievability: The noise survey submitted with the application confirms that there is no need for a bund on the site in respect of providing noise attenuation, but that the orientation of dwellings and use of acoustic fences will ensure satisfactory levels of noise for the properties nearest the adjacent haulage yard. No other noise mitigation measures are needed on the site. On the basis of 2016 being year 6 of the plan, we anticipate that construction on site could be commenced in year 8, with a build-out period of 2-3 years. Suitability: We welcome the confirmation that the site is suitable in all regards. As discussed above, the potential noise impacts from the neighbouring haulage yard can be	The availability of Don008 with developer interest is welcome. It is agreed that the site has an outline planning application pending for 73 dwellings. It is agreed that no objections to the potential housing site were received. Provision of a noise survey to accompany the planning application is welcome. The suitability of the survey and its recommendations will need to be to the satisfaction of the Council's Environmental Health department. An anticipated start date of year 8 is welcome. The Sustainability Appraisal adopts a consistent approach to site assessment, therefore assesses each site as submitted to the SHLAA, without mitigation. It would be inappropriate to amend the SA site assessments to take into consideration surveys submitted with a planning application because it is possible that once planning permission is approved, a developer could re-negotiate various aspects of a scheme, so for example the amount of open space on-site could be reduced or the level of affordable housing could change. This would lead to a misleading SA analysis, however the SA will be updated to take into account new Local Plan evidence base – in this case the approach taken to flood risk means that Don008 scores positively against objective 11 rather than being uncertain so the overall sustainability score has increased slightly.	Don008 is one of the more suitable housing sites in Donington and should be taken forward as a Preferred Option Housing Allocation.	

addressed satisfactorily through appropriate design of the layout, and incorporation of minimal mitigation measures in the form of acoustic fencing for the rear gardens of those properties along the site's western boundary.

Sustainability Appraisal - The comments below relate to the assessment of the site against the 13 sustainability objectives set out in the paper published for the sites in Donington. References to scores are based on the same scoring method used in the SA, being green for positive, blue for elements which could be positive, orange for negative impacts and zero scores for issues which are not applicable.

1. Agree with the green scoring against this objective.
2. The planning application demonstrates the site's accessibility to a range of services and facilities by means other than the private car, the inclusion of 0.8ha of open space on the site (representing 22% of the site's area), and the noise mitigation required to ensure a satisfactory living environment for the residents. As such, this objective should be scored as a positive (green) impact, or a blue impact at worst.
3. The Transport Assessment submitted with the application demonstrates the acceptability of the proposed development in highways and access terms, with the Highways Authority making no objection to the application subject to the imposition of a number of conditions. Their response is enclosed with the representations. As such, this objective should be scored as blue.

4. The planning application proposes the delivery of 30% affordable housing on site. Combined with the accessibility of the site, it should therefore score green against this objective.
5. The development will provide a financial contribution towards the provision of additional primary school places, but the response received to the application from the Local Education Authority (enclosed with these representations) confirms that no contribution is required in respect of secondary education. Given the other positive outcomes from the development, it should therefore be scored green against this objective.
6. The ecology survey submitted with the application confirms that the site currently contains limited biodiversity value. In contrast, the landscaping, open space, SUDS and habitat creation proposed by the development will lead to net increases in biodiversity within the site. It should therefore be scored as green against this objective.
7. The Heritage Assessment submitted with the application confirms that there are no significant historic or culturally-significant features which are likely to be affected by the development.
8. We support the green scoring of the site, which reflects the high quality and sensitive design of the development as proposed by the current planning application.
9. As many of the issues considered in respect of this objective are addressed by the planning application and can be controlled by condition, this score should be



amended to blue.

10.The details relating to building materials and household waste management will be confirmed at the reserved matters stage, and so the blue scoring is considered appropriate.

11.The outline application demonstrates the incorporation of SUDS and protection of existing infrastructure of the Internal Drainage Board. Discussions are ongoing with the EA to confirm the final finished floor levels required within the site. The green scoring is supposed.

12.The planning application and SHLAA assessment have demonstrated the accessible location of the site, although details about the design and construction methods for the houses themselves will be confirmed at the reserved matters stage in the future. The blue scoring is supported.

13.The application has demonstrated that there will not be any unacceptable impacts on the local highway network, and the SA considers that the development would have positive impacts on local employment and the local economy. The site should be scored green against this objective.

We support the continued identification of site Dono08 (land west of Maltings Lane, Donington) as being suitable for residential development, and the intention to take it forward as a Preferred Housing Site. Although a number of issues have been identified in the Sustainability Appraisal for the site, the information contained within the pending application and summarised above demonstrates

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that the application is considered to be acceptable in all regards, and a number of scores from the SA should be updated to reflect the more detailed information now available.

ID1:	134	comment_author:	Environment Agency		
comment_content:	Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated. Phasing of development to ensure that adequate capacity is available to deal with foul water drainage before new dwellings are occupied may be required in order to avoid environmental harm.	Officer Comment:	Anglian Water has commented that the Water Recycling Centre can accommodate all sites except Don006; infrastructure and/or treatment upgrades will be required to serve the proposed growth (or a diversion of assets may be required). The foul sewerage network would require upgrading for all sites.	Officer Recommendation:	No change required to site selection. Further work will be undertaken in the IDP to incorporate the Environment Agency and Anglian Water's concerns.
ID1:	135	comment_author:	Anglian Water		
comment_content:	All of the proposed housing allocations in this area are expected to require improvements to the existing water supply and foul sewerage networks to enable development to come forward on these sites. Please refer to the enclosed spreadsheet [received via email] for detailed comments relating to these sites.	Officer Comment:	The Local Plan will have to demonstrate how arising water and sewerage infrastructure needs will be met, and these matters will be dealt with in later versions of the document and the Infrastructure Delivery Plan that will accompany it.	Officer Recommendation:	No change required to site selection. Further work will be undertaken in the IDP to incorporate Anglian Water's concerns.

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ID1: 136 comment\_author: Larkfleet Homes

## comment content:

We welcome the sites identification as a 'Preferred Housing Site' and being within the proposed settlement limit for the area. We note the JPU's comments on the site as being 'one of the most suitable Potential Housing Sites in Donington'

Larkfleet have an interest in the site and have drawn up plans showing a development of 110 dwellings ranging from 2 to 5 bed properties including detached, semi-detached and terraced properties. The layout shows a large central area of open space together with a play area.

## Officer Comment:

Support for Don006 is noted. Support for the proposed settlement boundary is noted. Developer interest in the site is welcome, the SHLAA identifies that the site is capable of accommodating 110 dwellings at 20 dwellings per hectare. A mix of house types would be welcome. Provision of on site open space and a children's play area would help meet the needs of the development.

## Officer Recommendation:

Don006 is one of the more suitable housing sites in Donington and should be taken forward as a Preferred Option Housing Allocation.