

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

Post_title: 06: Kirton

ID1: 147 **comment_author:** Mrs J Deane

comment_content:

Kir037 (North and South)
Support The site balances the spread of Kirton and the
Flood risk rating is lower.

Officer Comment:

The support is welcomed.

Officer Recommendation:

It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of:

- Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;
- Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and
- Kir041 – land to the west of London Road, Kirton (5.17 hectares) 103 dwellings.

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ID1: 148 comment_author: Andrew and Linda Skiba

comment content:

KIR037 Land to the West of London Road, Kirton.

We wish to support this site for the following reasons.

It is much nearer to the heart of Kirton Village and has better access to village services, schools, shops, bus routes and employment opportunities.

It is a quieter and safer site being further away from the noise and pollution of the A16.

It is lower flood risk than other sites.

A good percentage is using brown field sites, which are currently an eyesore.

It will have more potential access routes for both residents and emergency services.

Residents will have good access to the countryside by foot to quiet country roads and footpaths, essential for healthier living.

Children will be able to walk safely to school.

Officer Comment:

The support is welcomed.

Officer Recommendation:

It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of:

- Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;
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ID1:	149	comment_author:	Roslyn Deeming		
comment_content:	We acknowledge that a number of sites to the east of Boston, Fishtoft and Kirton are now not included as housing allocation sites which reduces potential impact on land which is functionally linked to the Wash Special Protection Area (SPA).	Officer Comment:	Natural England previously expressed concerns about two of the five Preferred Housing Sites identified in Kirton (Fra005 and Fra024) on the basis that they were within land highlighted by their Impact Risk Zones as functionally linked to the Wash SPA where Pink Footed Geese have been known to forage. Neither of these sites have been taken forward as Preferred Housing Sites, and Natural England’s comment suggests that these concerns are now satisfied.	Officer Recommendation:	It is not considered that the comment justifies a change to the Plan’s provisions.
ID1:	150	comment_author:	Heritage Trust of Lincolnshire		
comment_content:	<p>I have no objections to the proposals put forward on archaeological grounds.</p> <p>Kir037: likely that it would require archaeological intervention/survey prior to a planning application being submitted, in line with the NPPF.</p> <p>This advice is subject to change depending on the level of information available (for example, new information may come to light).</p>	Officer Comment:	The comments are noted.	Officer Recommendation:	<p>It is not considered that this comment calls into question site Kir037’s suitability. Consequently, it is considered that it should be taken forward as a ‘Housing Allocation’. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of:</p> <ul style="list-style-type: none">•Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;•Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and•Kir041 – land to the west of London Road, Kirton (5.17 hectares) 103 dwellings.

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ID1: 151 comment_author: Mr Martin Criddle

comment_content:

SITE Kir037

This is the most sensible and obvious area to develop in Kirton village as it is centrally positioned, makes use of a partial brownfield site, and has good access to roads and existing services in the village.

Officer Comment:

The support is welcomed.

Officer Recommendation:

It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of:

- Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;
- Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and
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ID1: 152 comment_author: Bruce Mather Ltd

comment content:

Kir036:

We STRONGLY OPPOSE the de-allocation of the site from January 2016's SELLP Housing paper - Kirton as Potential Housing Site 10 Countryside In the SELLP 2016 July Housing Paper for the following reasons:-

The site is already considered by Boston Borough Council to be acceptable in terms of its location 2 The Highway Authority state the carriageway of Horsesh Lane is suitable to serve residential development on this site 2

None of the two objections raised by the public actually affected the potential suitability of the site for housing allocation;

The Sustainability Appraisal gives site Kir036 the third best score of the Potential Housing Sites in Kirton;

The area KIR 036 can be developed in two ways, the area can be divided to the land east of the Craile Eau or to include the land additionally to the west by the A16. All three land owners have agreed their sites are available for immediate development. Horsesh Lane is predominantly a residential area within the settlement of Kirton;

Housing development has taken place recently to Horsesh Lane with former engineering works, a boat builder's yard and a site of similar open land being developed this year;

Officer Comment:

The positive attributes identified by the objector are not disputed. However, site Kir036 is exposed to higher flood risk than the 'Preferred Housing Site' Kir037('danger for most' and '0.5m-1.0m' as opposed to 'danger for some' and '0.25m-0.5m').

Officer Recommendation:

The SHLAA classifies site Kir036 as being developable, and consequently it was put forward as a 'Potential Housing Site' in the January 2016 consultation. However, it was not considered to be the best potential site in Kirton, and consequently it was not put forward as a 'Preferred Housing Site' in the July 2016 consultation. The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Kir036 should not be taken forward as a 'Housing Allocation'.

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The site has wide frontage onto Horsesh Lane and provides excellent visibility for traffic access to the site;

The land represents a potential infill development site with neighbouring properties already to the north of the site, 28 properties immediately south of the site at Craven Avenue and frontage development to the east (directly opposite). Horsesh Lane is considered by Boston Borough Council in recent planning decision notices as a sustainable location;

Two experienced developers, both having built residential sites in South East Lincolnshire have put forward proposals in 2016 for building 2,3 and 4 bedroom houses on a 3 year option period subject to planning at this site;

The site benefits by having the Craile Eau land drainage running along the west boundary. Horsesh Lane has also been considered as far enough away from points of inundation to avoid sudden trauma flooding;

Neighbouring sites on Horsesh Lane have achieved planning approval, one just recently in May 2015, through not being isolated and being a sustainable location ☐

Once developed the site would help reduce the flow of heavy commercial machinery movements along Horsesh Lane;

In previous granted planning decision notices the area has been described as Horsesh Lane forms a part of the Low Road route linking the Holland townships (Boston, Wyberton, Frampton, Kirton, Sutterton) towards Spalding running on the slightly

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higher and dry band through the Fens

The site provides three routes of traffic access, two of which link in well with the A16 trunk road.

SUMMARY. The site has achieved the third best score for Potential Housing Sites in Kirton because it is in a good location which is predominantly a residential area. It has excellent traffic routes already approved by the Highway Authority and it has two experienced Development Partners through the Agent ready to put in planning applications. The site will apportion the Housing Allocation for Kirton giving much needed consideration to traffic flow within the village centre.

ID1:	153	comment_author:	MA Clarke
comment_content:	Officer Comment:		Officer Recommendation:
Kir037:	The support is welcomed.		It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of: <ul style="list-style-type: none">• Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;• Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and• Kir041 – land to the west of London Road, Kirton (5.17 hectares) 103 dwellings.
I am in favour of Boston Borough Councils planning department proposal housing development schemes reference KIR037 as outlined at the July and previous meetings at Kirton town hall.			
These involves use of Brown Fields sites and will regenerate those areas therefore bringing people into the centre of the village and community life.			

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ID1:

154

comment_author: Geoffrey and Chris Woodward

comment_content:

When the Local Plan Consultation Draft was published in January 2016, it identified both Middlegate Road (Fra024) and the land surrounding ELGRO (Kir037) as sites suitable for residential development. We have a controlling interest in the entirety of Fra024, and the northern section of Kir037.

In considering our response, we were advised that the key determinant for the selection of residential building land in the modern planning process was 'deliverability', and that ownership and control were key ingredients within that. It therefore seemed to us that the Middlegate Road site, which is entirely owned by us, was far more deliverable than the Elgro site, which is in a number of ownerships. By placing the Middlegate Road site in the control of a single, competent housebuilder (Larkfleet Homes) and recognising its other positive physical attributes, such as excellent accessibility, and its proximity to sewer connections, our intention was to make it the natural choice for the expansion of Kirton.

By contract, we were nervous about the deliverability of the Elgro site. The key part of it - the food processing complex - is in an alternative use which may well be more valuable than its demolition for housing; it is not under the control of a housebuilder, but is being promoted (to the best of our knowledge) by Bakkavor, the food-processing landowner; and it is in a number of different ownerships. These factors seemed likely to combine to make its delivery as a housing site problematic.

Officer Comment:

The consultees own the more northerly 4.38 hectares of the northern part of site Kir037. Given that they indicate that they have no arrangements for bringing this parcel of land forward for development, it must be considered as unavailable. In these circumstances, it would be inappropriate to allocate it for development. However, it is considered that the remaining two parcels of land that made up the northern part of site Kir037 should continue to be allocated for residential development. [These two parcels of land are: Kir016 (the more southerly parcel with access to London Road) which could accommodate 25 dwellings at 20/ha.; and Kir034 (the more northerly parcel which would need to be accessed via the former Mani Firs premises) which could accommodate 41 dwellings at 20/ha. These parcels of land are exposed to less severe flood risk than site Fra024 – Kir016 is 'flood zone 3a', 'danger for some' and '0.25m-0.50m', and Kir034 is 'flood zone 3a', 'low hazard' and '0m-0.25m'];

Officer Recommendation:

It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of:

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For these reasons, whilst we have made every possible arrangement to bring the Middlegate Road site forward, and no such arrangements exist for our part of the Elgro site.

ID1:	155	comment_author:	Graham Warren Ltd
comment_content:	Officer Comment:	Officer Recommendation:	
Kirton is a settlement with a wide range of facilities and can support the level of development in a manner illustrated on the attached plan [plan provided by email]. The overall dwelling requirement for the Plan is expressed as a minimum and the Plan area as a whole is currently deficient in terms of being able to provide a five year supply of deliverable housing land. The site adjoins urban land uses and sits in a well foliated setting, particularly to the north and east.	It is not accepted that the emerging Plan's housing provisions fail to deliver five-years' supply of deliverable housing sites. The SHLAA classifies site Kir012 as undevelopable because: it is adjacent to existing and allocated industrial uses which may impact upon the amenities that would be enjoyed by new dwellings on the site; and the site has a countryside character and a poor relationship to the village's built form, and its development would have adverse impacts upon the character and appearance of the area.	The SHLAA classifies site Kir012 as being undevelopable, and consequently it was not put forward as a 'Potential Housing Site' in the January 2016 consultation, nor as a 'Preferred Housing Site' in the July 2016 consultation. The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Kir012 should not be taken forward as a 'Housing Allocation'.	
The site would be capable of providing 130 dwellings in a range of dwelling types as well as contribute to affordable housing. It should be allocated to significantly boost the supply of housing required by the Framework at paragraph 47.			

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ID1: 156 comment_author: Bruce Mather Ltd

comment content:

We STRONGLY OPPOSE the de-allocation of the site from January 2016's SELLP Housing paper - Kirton as Potential Housing Site to LOCAL PLAN 2016 Countryside in the SELLP 2016 July Housing Paper for the July following reasons:-

The site has already been considered by the Council as a potential Housing site as it is in a good location for road access and represents an infill between Middlegate Road and Craven Avenue.

The west side opposite has already been developed facing the A16, the successful and popular Grosvenor Road estate, so developing KIRO36 would effectively just be a mirror image and smarten up the location.

The land is a small piece of land and housing is important to the area.

The adjoining landowners the other side of the Craile Eau are also in agreement for site KIRO36 to be developed.

Two companies have offered option terms to develop the site on a conditional planning basis for an initial period of just 3 years. We would therefore have a professional development partner on board.

The Craile Eau could be used for drainage purposes.

Developing this site enables a common sense approach to providing much needed housing for the village which

Officer Comment:

The positive attributes identified by the objector are not disputed. However, site Kir036 is exposed to higher flood risk than the 'Preferred Housing Site' Kir037 ('danger for most' and '0.5m-1.0m' as opposed to 'danger for some' and '0.25m-0.5m').

Officer Recommendation:

The SHLAA classifies site Kir036 as being developable, and consequently it was put forward as a 'Potential Housing Site' in the January 2016 consultation. However, it was not considered to be the best potential site in Kirton, and consequently it was not put forward as a 'Preferred Housing Site' in the July 2016 consultation. The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Kir036 should not be taken forward as a 'Housing Allocation'.

is growing towards being a small town and taking a responsible approach to having traffic flow to the east of the village instead of all of the new homes traffic passing through Boston Road and London Road.

Horsesh Lane has experienced a lot of residential development over the last 15 years and has proved to be a popular location.

There were no valid objections from the public towards residential development at this site thereby showing public consent.

The site provides a unique opportunity to allow new residents to take advantage of the existing traffic network. Those residents looking to go to Boston can drive northwards onto Middlegate Road. Those residents wishing to drive southwards into the village or to Spalding can proceed along Horsesh Lane then onto the A16.

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ID1:

157

comment_author:

C R Ellis

comment_content:

SITE Fra024

This is the wrong site for development.

1. It d sn't solve the problem of the shortage of starter homes the Government wishes to address.
2. It will not provide the social housing that this area desperately needs, as it has a low wage economy and the majority of the workforce will never be able to raise the deposit to enable them to obtain a mortgage.
3. The proposed development consists of 'executive' style houses in a 'toy town' development which will not sort out the local housing problem, but will be bought by people from the South East of the country crystallising the profit on their existing homes, sometimes even 'right to buy' properties and as such will be likely to be of retirement age or by speculating absentee landlords for multi tenure occupation as the most of the local population will not be able to afford them.
4. If they are occupied by retired people this will place even more pressure on the hard worked Kirton Medical Centre leading to a deterioration of facilities there.
5. There is an extremely limited bus service available and when these new-comers become too old to drive what will happen? It's far too far for them to walk to the limited facilities in Kirton.
6. This proposed development would be 'boundary creep' of the worst type, as it wouldn't even be in Kirton being outside the red line and in the Parish of Frampton.
7. Then there is the question of the 200/300 plus cars for the 215 houses. How do the developers intend to provide access to the a16. It will need a roundabout to be built at their expense otherwise there would be

Officer Comment:

Site Fra024 is not put forward as a 'Preferred Housing Site'.

Officer Recommendation:

No change to the Plan's provisions is necessary in response to this comment.

'gridlock' every time someone attempted to go south. Alternatively, if they go west to the London Road/ West End junction you will need traffic lights particularly at busy times, as this is a very dangerous junction to negotiate even at the moment.

8. Presently site traffic for the site being developed next to the Kirton Surgery is banned. How do they intend to deliver materials to this new site? By helicopter?

9. We then come to the problems faced by Anglian Water. For about the past 30 years they have been trying unsuccessfully resolve the problem of human waste odour at the junction of Middlegate Road/London Road/West End. Indeed two separate applications to build an old people's home were turned down because of the problems of sewage disposal.

10. The problem of human waste odour also affects the area generally when there is a n.e. wind.

11. Anglian Water have also had to recently repair their pipes under Middlegate Road when the road collapsed, causing it to be blocked for a considerable period of time and you can imagine what would have happened if the vehicles from 215 more houses would have had to be catered for. Incidentally, the road is sinking again further up towards London Road and that problem will soon have to be addressed.

12. There has also been flooding this year with the increased rainfall and raw sewage had to be cleaned up by Anglian Water off the road near to one of the proposed entrances to the site and they paid compensation by halving the water rates paid by the occupants of the houses affected. It would be obviously foolhardy to tarmac and develop a new area to the north where excess water now runs off as the flooding risk would escalate which is a current problem the government is facing.

13. I imagine that the authorities will not be very keen on losing valuable agricultural land following Brexit at a time we will have to become self-sufficient in food to stabilise inflation from the fall in the pound's value.

14. No doubt other people will discuss the potential loss of and damage to the wildlife environment and the leisure activities such as exercising by walking with or without dogs, jogging and cycling around the perimeter of Frampton Village in an area possessing few leisure amenities.

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ID1:

158

comment_author: C R Ellis

comment_content:

SITE Kir037 - As you are well aware, there is a brownfield site in the centre of Kirton which could provide for all the local housing requirements of the government plan quite adequately and also would enable people without access to a vehicle to be near to all the facilities currently available in Kirton and this should be used.

Housing numbers - However, there are question marks over where any young children would be educated as the primary school is already full and there is no room to expand and where would all these additional people receive medical care. Also, a massive up-grading of the Anglian Water facilities would still be required presumably to be deducted from any profits the developers hope to make.

Officer Comment:

Site Kir037 - The support is welcomed.

Housing numbers - It is not agreed that the primary school is full - the County Education Department has commented that there is sufficient capacity at Kirton Primary School for the developments proposed. Nearly 350 of the 500 dwellings have either already been built or are committed in planning permissions, and the impacts of these dwellings on the medical centre and sewage treatment works/sewerage system will have already been taken into account. No specific local information concerning Kirton Medical Centre has been provided, but the CCG suggests that currently there is some capacity to accommodate additional patients. However, it acknowledges that County-wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. The Environment Agency and Anglian Water have both identified that the capacities of the Frampton Water Recycling Centre and the local foul sewerage network will need to be enhanced to accommodate an additional 150 dwellings. The Infrastructure Delivery Plan that will accompany the Local Plan will need to identify when and how the necessary enhancements to the Water Recycling Centre, foul sewerage network and medical centre will take place.

Officer Recommendation:

It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of:

- Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;
- Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and
- Kir041 – land to the west of London Road, Kirton (5.17 hectares) 103 dwellings.

Housing numbers - It is not considered that the comments made by the consultee justifies a change to Kirton's housing requirements, and consequently it is considered that the Local Plan should continue to seek to identify housing allocations in Kirton to provide for 500 dwellings between 1st April 2011 and 31st March 2036.

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ID1: 159 comment_author: Mr Richard Green

comment content:

2.4 I support the limitation of allocation to 500 houses in the Kirton area. Although I would prefer less new development I accept that the Local Plan must take into account the Government's guidelines for new housing. This number of dwellings could easily be contained in the preferred sites thus eliminating the need for development to the North of Frampton, bringing the area closer to joining up with Wyberton then Boston, i.e. keeping the 'village' nature of the settlement.

3.3 I note the residual requirement is for 152 homes, which I further note can easily be contained on the preferred development sites.

4.4 I am concerned that the capacity of the sewage treatment works will be exceeded by the development of 500 new homes (albeit by a small amount). The flooding incident on 16th June this year showed that already, under extreme weather conditions, the system cannot cope. Numerous properties along Middlegate Road and elsewhere were surrounded by flood water on this occasion. This flood water had backed up from the sewage system. My own property was entirely surrounded by sewage contaminated water and was within 3 cm of entering the property. If this development has to take place, then Anglian Water will need to treat the upgrade of the sewage treatment works as a priority, Although the rain on 16th June was extreme, it is likely that climate change will cause this type of weather more often.

5.7 I welcome the removal of site Fra005 as a

Officer Comment:

Housing numbers - Nearly 350 of the 500 dwellings have either already been built or are committed in planning permissions, and the impacts of these dwellings on the sewage treatment works/sewerage system will have already been taken into account. However, the Environment Agency and Anglian Water have both identified that the capacities of the Frampton Water Recycling Centre and the local foul sewerage network will need to be enhanced to accommodate an additional 150 dwellings. The Infrastructure Delivery Plan that will accompany the Local Plan will need to identify when and how the necessary enhancements to the Water Recycling Centre and foul sewerage network will take place.

Fra005 - Site Fra005 is not put forward as a 'Preferred Housing Site'.

Fra024 - Site Fra024 is not put forward as a 'Preferred Housing Site'.

Kir037 - The support is welcomed.

Officer Recommendation:

Housing numbers - It is not considered that the comments made by the consultee justifies a change to Kirton's housing requirements, and consequently it is considered that the Local Plan should continue to seek to identify housing allocations in Kirton to provide for 500 dwellings between 1st April 2011 and 31st March 2036.

Fra005 - No change to the Plan's provisions is necessary in response to this comment.

Fra005 - No change to the Plan's provisions is necessary in response to this comment.

Kir037 - It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of:

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preferred development site as I feel that development here would have exacerbated flood risk to surrounding properties

5.10 I welcome the removal of site Fra024 as a preferred development site for the same reason. However, here I would also add that although Highways have not indicated that the capacity of the roads would be a problem, having lived on Middlegate Road for 7 years, I witness on a daily basis problems caused by too much traffic. The road has collapsed on two occasions whilst I have been here leading to closure for several months. It is now beginning to collapse again immediately outside my front gate (a depression several centimetres deep has formed and is getting deeper). This is exacerbated by construction traffic from the development by the Doctors surgery. Not only do these large vehicle cause damage to the road, they also caused problems and 2 of them cannot safely pass without one going onto either the grass verge or the pavement with implicit safety problems. Development of site Fra024 would undoubtedly have increased this problem.

There are also important wildlife issues with this site. Bats use the boundaries between the site and the gardens along Middlegate Road as a commuting route and there is at least one recorded bat roost (Common pipistrelle) in surrounding buildings. Many of the gardens have ponds with newt species using them. Although it is unknown whether Great-crested newts are included, there are known populations of these nearby so it would seem likely. Numerous mammal species use the field boundary including common & pygmy shrew, short-tailed field vole and bank vole, woodmouse, hedgehog, brown hare & rabbit. The smaller of these species support a resident population

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of owls and other birds of prey so at the very least a full field survey would need to take place and mitigation put in place for the protected species.

5.19 I support the use of site Kir037 for housing development over using Fra005 or Fra024 as it is much nearer to the heart of Kirton Village and has better access to village services, schools, shops, bus routes and employment opportunities. It is a quieter and safer site being further away from the noise and pollution of the A16. It is lower flood risk than other sites. A good percentage is using brown field sites, which are currently an eyesore. It will have more potential access routes for both residents and emergency services.

ID1:	160	comment_author:	Michael Priestley
comment_content:	Officer Comment:	Officer Recommendation:	
I am the owner of Kir037 South and a parcel of land to the north adjoining the Bakkavor site also in Kir037 This land is very centrally located in the middle of the village in walking distance to shops, church, play ground and schools. Backed by countryside as a natural boundary. Development here would help to re centre the village and keep its community together. From an agricultural point of view this land is becoming increasing difficult to farm because of its size, village location and restricted access from Woodside road for our large equipment. This land could be made available for development very quickly.	The support is welcomed.	It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of: •Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings; •Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and •Kir041 – land to the west of London Road, Kirton (5.17 hectares) 103 dwellings.	

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ID1: 161 comment_author: Mr Peter Burton

comment content:

Kir004, Kir005, Kir006, Kir007 (B/15/0266)

This site already being developed with planning already given. In favour with 140 dwellings to be built. Close to village centre and all amenities etc.

Kir015, Kir016 (B/15/0391)

In favour as this also has planning permission passed and is a brownfield site. This could produce 100+ dwellings close to village centre and all amenities.

Kir002, Kir003, Kir034

In favour of this site as in area close to B15/0391 and again in close proximity to village centre and amenities as opposed to possible sites further from centre. with possibility of 180+ dwellings this would contribute greatly towards the target figure and is possible extension to Mani Firs development. This large development assisting costs of supplying utilities etc, to large number of dwellings.

Kir033, Kir038 Kir010

In favour of this site as yet again not far from village centre and further extension on previous two sites, complementing the area as a large, full scale development of this west area of Kirton village. This still keeps development close to village centre amenities with possibilities of 110+ dwellings to add to total requirements and yet further cost savings in development, utilities, etc, along with previous two sites mentioned.

Kir009, Kir014 (B/14/0282 & B/07/0414)

These two sites are good development sites already

Officer Comment:

The comments are noted.

Officer Recommendation:

No change to the Plan's provisions is necessary in response to this comment.

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with planning that use good infill practices for the area they are in . Kir014 being an obvious choice to develop but both site adding 35 dwellings to an area close to the village centre.

Kir001

This site in Kirton/Frampton I was in favour of being developed as it was low density and only 5 of the 9 dwellings fell in Frampton. This filled in an area that complemented the surroundings and has not put any major strains on the utilities etc.

Kir013, Kir029

I would be in favour of these two sites as they are still in Kirton and are close to the village centre amenities. (especially Kir013) There is, however, the new A16 to cross to get to the village centre. This could be resolved with an underpass (as at Wyberton) to get all safely to the shops, school etc. (I believe the current pedestrian crossing at A16/ Station Road was always put in the wrong place and should have been north of the roundabout) This would give 85 or possibly another 130 dwellings close to Kirton centre.

All the above add upto a total of 625 to 675 dwellings in the Kirton area. This is far above the 500 dwellings required for Kirton under the local plan.

Fra024, Fra005

I am very much against these two developments as they are not as favourable as all the others I have listed. These would be major developments on good grade arable land in Frampton. The access to this would be via Middlegate Road which would need major reconstruction (width etc) Middlegate continues to subside and have sewer problems, etc. This part of

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Frampton would become part of Kirton but would be Frampton Parish's responsibility. There are enough options close to Kirton village centre to fulfil the 500+ dwellings required without extending Kirton into Frampton- the Frampton into Wyberton. You can still consider Kir018 and Kir012 as well.

ID1:	162	comment_author:	Environment Agency
comment content:	Officer Comment:	Officer Recommendation:	
Foul water from this settlement will be directed to the Frampton Water Recycling Centre via the sewerage network. Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the 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.	Anglian Water confirms that the capacity of the Water Recycling Centre will need to be enhanced to accommodate the development of site Kir037. The Infrastructure Delivery Plan that will accompany the Local Plan will need to identify when and how the necessary enhancements to the Water Recycling Centre will take place.	It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of: <ul style="list-style-type: none">•Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;•Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and•Kir041 – land to the west of London Road, Kirton (5.17 hectares) 103 dwellings.	

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ID1: 163 comment_author: Freeths LLP

comment content:

Kir037 / Fra024:

We OBJECT to the identification of Site Kir037 as the preferred option allocation for Kirton in the emerging Local Plan. The primary reason for allocating this site over and above Site Fra024 is that it is reported to perform better from a sequential test viewpoint, in respect it is assessed as 'danger for some', with flooding depths of 0.25-0.5m.

However, as part of the preparation for an application on site Fra024, a Flood Risk Assessment (Millward) has been prepared and this reaches the conclusion that sequentially there is no distinct difference between the two sites. Paragraph of 4.1.15 of the FRA reports:

For the purpose of the Sequential Test it is considered that both sites are within the same maximum hazard band as levels are dictating the hazard severity not velocities (which are essentially constant throughout Kirton). Both sites are in the 'low probability of flooding' category. Levels do vary between the sites but overall the maximum hazard rating is the same for both sites. Whilst the councils preferred site has higher levels in the centre of the site, the site also has levels which are lower than the appellant's site in the southern portion. Sequential/y we do not consider one site more sequential/y viable than the other in terms of flood risk and Hazard rating. ☐

In addition Paragraph 4.1.25 of the FRA correctly

Officer Comment:

The evidence submitted by the objector is based upon comparative assessments of site levels on Fra024 and Kir037, derived from LiDAR data. In contrast, the Joint Committee's assessment that Kir037 is sequentially preferable to Fra024 was based on evidence from the Borough Council's Strategic Flood Risk Assessment, which includes Environment Agency hazard mapping showing the results of 2D hydraulic modelling and demonstrating where, and to what depth, flood water will impact Kirton during an event with a 1 in 200 chance of occurring (2115). This modelling takes account of both LiDAR data (i.e. land levels) and where water is likely to flow during a flood. LiDAR data alone cannot give a full picture of the likely consequences of flooding to a site – full modelling is required. It would be incorrect to try to draw conclusions from LiDAR data alone. The Environment Agency confirms that, unless the objector's FRA includes full site-specific 2D modelling (Hazard) outputs, it does not constitute adequate evidence to challenge the Joint Committee's decision. Consequently, the Environment Agency confirms that it considers Kir037 is sequentially preferable to Fra024.

Anglian Water Services Limited has commented that it has no preference for site Fra024 as opposed to Kir037.

As was indicated above, it is not accepted that the flood hazard is effectively identical for sites Fra024 and Kir037, and consequently it is not agreed that the Sustainability Appraisal should be amended.

It is accepted that there are fewer potential obstacles

Officer Recommendation:

It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of:

- Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;
- Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and
- Kir041 – land to the west of London Road, Kirton (5.17 hectares) 103 dwellings.

The SHLAA classifies site Fra024 as being developable, and consequently it was put forward as a 'Potential Housing Site' in the January 2016 consultation. However, it was not considered to be the best potential site in Kirton, and consequently it was not put forward as a 'Preferred Housing Site' in the July 2016 consultation. The above objections do not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Fra024 should not be taken forward as a 'Housing Allocation'.

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identifies that site Fra024 is sequentially better located to deal with waste water discharge given its proximity to the water recycling works. A copy of the FRA referenced is enclosed for consideration as part of this consultation response [FRA provided by email].

The Sustainability Appraisal provides Kir037 with the second worst score of the Potential Housing Sites in Kirton (Paragraph 5.19 of the Housing Paper - Kirton (July 2016)), whilst the section on site Fra024 reports that it performs second best (para 5.10). This is on the basis that Kir037 has been attributed a 'blue' neutral rating for flooding, whilst Fra024 has been awarded a red rating. Given the conclusions outlined above in the FRA it is strongly recommended that Kir037 is amended to 'red' to be consistent with Fra024 and it is submitted that insufficient difference exists between the two sites to justify differing scores on the flooding issue. When taking into account this amendment, Fra024 performs even better against Kir037 in the sustainability appraisal, with concerns against Kir037 identified against sustainability objectives 9 (air quality), 11 (flooding) and 13 (business growth/employment opportunities).

Further to the Sustainability Appraisals, a significant and what we consider should be an overriding benefit is the deliverability of site Fra024. Fra024 is within a single ownership and is being promoted by a well respected housebuilder that has a proven track record of delivering high quality development in the region. By comparison Kir037 has multiple land owners, with the owners of the northern part of the site expressing their genuine concerns over

to the delivery of site Fra024 than site Kir037, but there is no evidence to suggest that site Kir037 is unlikely to be delivered in a timely fashion. Whilst site Kir037 is the only 'Preferred Housing Site' in Kirton, there are four additional 'Housing Commitments'. Thus, there is no shortage of deliverable housing sites in the village, and it is not accepted that the Plan's housing strategy would be undermined by any unforeseen problems that lead to delays with the delivery of site Kir037

the deliverability of the site as a whole. Accordingly no arrangement exists to bring forward the northern part of the site. This in addition to the fact the food processing complex still exists on the site, raises significant questions about the deliverability of the site, particularly when you account for contamination costs that will likely be associated with developing the middle section of the site.

Paragraph 182 of the NPPF requires that Local Plans are 'effective' in that the plan should be deliverable over its period and 'justified' in that they should constitute the most appropriate strategy. It is submitted that if Kir037 continues to be the preferred option for Kirton, there is a significant risk that the Plan will fail the effective and justified tests. There is only one allocation proposed for Kirton and therefore if this fails to deliver housing, Kirton will fall significantly short of its housing requirement. Given Kirton's place within the settlement hierarchy as Main Service Centre, this would be a fundamental flaw in the Plan.

Having regard for the above factors, it is strongly recommended that the next stage of the Local Plan is amended to remove site Kir037 from the Plan and to replace this with Fra024. The suggestion that Kir037 performs much better in flooding terms than Fra024 is considered inaccurate and the reality is that in 'danger' terms the sites are very similar. Fra024 performs better in the sustainability appraisals than Kir037 and crucially has much more certainty around deliverability, with a housebuilder ready to submit a planning application and would start delivering infrastructure and development by the end

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ID1: 164 comment_author: Dr Valerie Bryson

comment content:

I am writing to register my opposition to the proposed developments in the fields to the north of Middlegate Road West. [code fra024] See my previous comments [January 2016 consultation] [See below [A]

I wish to register my agreement with the proposed site [code KIFtO37] and code KIR 013 [See below[B]

FLOODING

In the 20 years since I moved to Middlegate Road West, we have experienced extreme weather events resulting in sewage spurting out of the drains. There was heavy flooding in July 2007: such extreme weather events are becoming more frequent. On16/O6/2016 there was a flash flood in my back garden, with water starting to drip through my french windows. There have been delays lasting months/years in remedying the problems with drainage/sewage pipes by Anglian water. Further building on these fields will increase the likelihood of flooding. Water needs to soak into the land as well as go down drains, so once the land is reduced and the soil is waterlogged the risk of flash flooding is increased. The proposed houses would have no habitable accommodation on the ground floor. The housing on middlegate road west has a high percentage of bungalows, the housing of choice for the many seniors who have moved here, many of whom such as myself have disabilities /mobility problems and moved here for the tranquillity and safety this area apparently offered.

Where is the precedent in English law giving people living on one side of the road more rights to escape

Officer Comment:

Site Fra024 is not put forward as a 'Preferred Housing Site'.

Officer Recommendation:

No change to the Plan's provisions is necessary in response to this comment.

drowning/flooding than people living on the other side?
Anglian water failed in their duty of care to residents regarding leaving sewage pipes unsupported etc because the contractors they used were proven to be unqualified for the job, causing use huge stress and distress. Allied risks include sink holes[there have already been at least 2,] access to our houses, traffic congestion, air pollution, water pollution, inadequate infrastructure, [roads sewers,etc], impact on wildlife, and development of prime agricultural land, yielding 3 crops per year, when there are adequate alternative sites which also put homes for families in the centre of the village with positives--[B]- such as access to schools, facilities and shops. In view of the above I wish to be informed immediately should Allison's homes apply for planning permission. I would like to know what arrangements they are making to compensate the residents of Middlegate Road West for the increased flood risk and health risks re sewage, access problems [I have been unable to gain access to my own home during previous building works [the cedars] due to nose to tail traffic, and as I have had polio I am unable to walk very far so access is essential. Will they pay for increased insurance against floods, loss of value to our houses, and have they sufficient funds set aside to rehouse us if necessary? I shall naturally be taking legal advice re this, as I have the right to access my own home, am gravely concerned re the effects of increased traffic including contractors lorries with associated noise and air pollution during any such building work which is likely to last for years rather than months. Have they funds set aside for legal fees?

PS will you pay us for increased insurance against floods, loss of value to our houses and if necessary our

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legal costs, and cost of rehousing.

ID1:	165	comment_author:	Anglian Water				
comment_content:	<table><tr><th>Officer Comment:</th><th>Officer Recommendation:</th></tr><tr><td>The comments are noted, and the Infrastructure Delivery Plan that will accompany the Local Plan will need to identify how and when the necessary enhancements to the water supply and foul sewerage networks, and the Water Recycling Centre will take place.</td><td>It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of:<ul style="list-style-type: none">•Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;•Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and•Kir041 – land to the west of London Road, Kirton (5.17 hectares) 103 dwellings.</td></tr></table>			Officer Comment:	Officer Recommendation:	The comments are noted, and the Infrastructure Delivery Plan that will accompany the Local Plan will need to identify how and when the necessary enhancements to the water supply and foul sewerage networks, and the Water Recycling Centre will take place.	It is not considered that this comment calls into question site Kir037's suitability. Consequently, it is considered that it should be taken forward as a 'Housing Allocation'. However, given that part of the site must be considered as unavailable, the area of the site will need to be reduced. The remaining allocation will be made up of: <ul style="list-style-type: none">•Site Kir016 – 31-33 London Road, Kirton (1.25 hectares) 25 dwellings;•Site Kir034 – land to the east of Woodside Road, Kirton (2.05 hectares) 41 dwellings; and•Kir041 – land to the west of London Road, Kirton (5.17 hectares) 103 dwellings.
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ID1: 166 comment_author: Larkfleet Homes

comment content:

Fra024:

Larkfleet have an interest in this site and our planning consultants Freeths are currently preparing an application to be submitted in the coming weeks.

Separate, detailed representations in respect to this site have been made by Freeths on behalf of Larkfleet Homes. However, we would like to stress here our disappointment that this site has not been identified as a 'Preferred Housing Site'.

We consider the site deliverable and the various reports (flood risk, ecology, transport, etc.) that have been prepared to support the application confirm this view and also demonstrates clearly that it out performs sites that the JPU consider as 'Preferred Housing Sites'.

A public exhibition has been held at we are currently updating and finalising our proposals in the light of the feedback received. Once this process is complete, the application will be submitted.

We suggest that this site is identified as a 'Preferred Housing Site' and included within the settlement limits for Kirton and hopefully, depending on how quickly Boston Borough Council can determine the application a 'Housing Commitment'.

Officer Comment:

It is not disputed that site Fra024 is a 'developable site', but it is not agreed that it is superior to the 'Preferred Housing Site' Kir037. Nonetheless, if planning permission is granted for site Fra024's residential development, Inset Map 6 would be amended to show the site as a 'Housing Commitment' and to include it within Kirton's 'Settlement Boundary'

Officer Recommendation:

The SHLAA classifies site Fra024 as being developable, and consequently it was put forward as a 'Potential Housing Site' in the January 2016 consultation. However, it was not considered to be the best potential site in Kirton, and consequently it was not put forward as a 'Preferred Housing Site' in the July 2016 consultation. The above objections do not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Fra024 should not be taken forward as a 'Housing Allocation'.

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ID1: 167 comment_author: Lincolnshire County Council

comment_content:

Due to the take-up of land at Kirton Distribution Park LCC are requesting a further area to be included as employment land in the allocation, and will in due course be submitting an outline application to bring this under the same range of uses as Phase 1 of the development. Please see the attached annotated copy of Inset Map no. 6 for Kirton [annotated copy of map provided by email].

Officer Comment:

The take-up of land at Kirton Distribution Park has significantly increased in the last two years with over half the site being developed or being under option for employment/employment generating uses. Therefore it is appropriate that additional land is identified to enhance the critical mass of employment uses that are beginning to establish.

Officer Recommendation:

KI001 Kirton Distribution Park is one of the more suitable employment sites in Boston Borough and should be taken forward as a Preferred Option Employment Site. The additional land submitted is a suitable extension to this site - amend Policies Map accordingly.