

Post_title: **23: Quadring**

ID1:

86

comment_author: J Dean

comment_content:

Proposal for local Plan- Quadring
I wish to comment on and object to the proposed inclusion of Qua003, the (Nursery Site) into the Local Plan. The proposed development of the nursery site in Quadring must not be considered in isolation. Developments in neighbouring larger villages including Donington and Gosberton will place additional demands on our infrastructure and facilities as well as compete for employment opportunities, education, public transport, health resources and other amenities. The question is not how Quadring would cope with the proposed development in Quadring, but how would our village cope with the development of the nursery site in addition to the planned developments in neighbouring larger villages?

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Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
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Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

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Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

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ID1: 87 comment_author: Mrs P Wilson-Leary

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ID1: 91 comment_author: Mr J Robinson

comment content:

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ID1: 92 comment_author: Mrs S A Williams

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ID1: 93 comment_author: Ann Pavely

comment content:

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ID1: 94 comment_author: Chrstopher Pavely

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ID1: 95 comment_author: Christine Matkin

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Health Services, Pharmacies, General Amenities and Leisure Facilities “ Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

•The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

•Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

•The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

•The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which scores in the top half of the other settlements. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions “ The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

ID1: 309 comment_author: Ian Trevor

comment content:

I write object to further development of Quadring for the reasons below:

Leaving the EU. One leading argument presented to build more houses in South Holland has been the increase in population. The Office for National Statistics in 2014 predicted that immigration will add an extra 4.9 million UK residents over the next 25 years, with an actual net gain of 330,000 during 2015. 55% of the 330,000 came from the EU. The EU referendum has called into question the number of immigrants that will be entering the UK (although all sensible analysts see a drop in numbers) and therefore this must be taken into account when determining the number of homes to be built over the next 20 years. Population growth will slow, the number of houses required will be reduced and therefore housing development can be sensibly restricted to those conurbations that have the infrastructure to support that growth such as Spalding, Boston, Holbeach and the larger villages.

Road congestion. Almost without exception travel routes from Quadring include either travelling through Gosberton or Donington. When travelling through Gosberton cars are parked alongside the road from Low Gate to the School. Whilst this is effective at slowing down the traffic, it also provides a very dangerous environment for visitors and residents using the local amenities and school children attending Gosberton primary school. For Quadring residents that live in Watergate it is already evident that a "rat run" via Quadring Eudyke is being used to avoid Gosberton and providing a route on agricultural B roads to the A17. To control the already serious congestion in Gosberton it makes no sense to build extra homes in Quadring which

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.

- It is too soon to consider the impact of Brexit on population change.

- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.

- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

will add to the potential for death and serious injury on Watergate and the roads in Gosberton.

Quadring Primary School. Although some children and parents use the footpath from Main Road to the school many parents drive their children to school using Cross Gate. Cross Gate is the only vehicular access to the school. This road doesn't appear to have been improved or widened during the 50 years I have lived in the area, and is not considered in the documents released on 15th July 2016. At best this single lane track would currently be described as unsuitable although others may say that it is a danger to the children, parents and teachers who attend the school. Whilst the school may have the possibility to build an additional classroom and employ extra staff to handle an increase in pupils, it doesn't appear to have been taken into account that the road will also need substantial investment to make it suitable for more traffic if extra development takes place in Quadring.

Quadring Crossroads. The crossroads at the heart of the village serve as a main artery for the community. When exiting Watergate traffic coming from Gosberton is obscured making it very dangerous. The difficulties with this junction are compounded by shoppers, diners and the constant flow of haulage contractor vehicles from Turners, Town Drove. To increase traffic driven by extra housing will increase the risk of accidents.

Lack of public transport. Quadring is linked to Spalding and Boston 7 times a day by bus. Public transport is important as the SHDC studies show that a large percentage of the Quadring residents living in a new development will not have independent means of transport. One employment opportunity assumption is that residents will travel to Spalding factories. These types of businesses do not work office hours; shift work and weekend working is typically undertaken, and

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

therefore the public transport facilities in Quadring are not compatible with the majority of the jobs available in the area. More houses in Quadring will result in more people unable to access employment opportunities. Development proposals for Spalding and other industrialised areas of South Holland would link jobs, housing, transport links and public facilities much more effectively than in Quadring.

School availability. The 137 houses proposed to be built in Quadring will generate an extra 28 primary school and 26 secondary school children using the councils calculations. As stated in the SA Reports, Quadring and Donington schools are full. Donington Secondary school is not only fully subscribed, but also landlocked preventing expansion and Spalding needs a whole new secondary school to support the growth in population. With such a large influx of young people it is ill-advised to increase demand for schooling without first providing the provision for schooling. Quadring has poor links for children to travel to school safely. Safe cycle routes are not provided.

Employment. The SA Reports for Quadring, Gosberton and Donington all use the availability of work at Millfield Lane Industrial Estate as a justification for building 100's of houses over the 3 villages. Millfield Industrial Estate in Donington is very small, and probably does not employ in total more than 30 people and offers very limited potential for expansion. It is clear that by counting the Millfield Lane Industrial Estate as not only a potential source of work for the 100's of extra residents in Donington, but also for the 100's in Quadring and Gosberton this is treble counting a resource that in reality has a very limited employment potential.

Employment at the Nursery. The Crossroads Nursery is a thriving business that employs local people in

horticulture. The site is well maintained and is subject to ongoing investment such as additional polytunnels and a retail shop. This site is not derelict, a public eyesore or a liability to the village but a valuable employment source for the local community. The council should resist any temptation to build on this land as it does, and will continue to, provide high quality employment opportunities.

Loss of local amenities. Quadring has two retail shops; a general store at the Crossroads and a nursery shop. Development of the QUA003 site would remove one of those two shops. Quadring is a vibrant village and it is of great importance that the diversity of the retail provision is retained.

I urge SHDC to review the requirement of building extra homes in Quadring and to take a more holistic approach to housing policy. Build houses near places of work, with good transport links and resident facilities. Build Houses where the doctor's surgeries are close by and have adequate resources to service the community, and build houses in areas that are already major conurbations rather than in unsuitable rural locations such as Quadring.

ID1: 310 comment_author: Silke Trevor

comment content:

Proposal for local Plan- Quadring
 I wish to comment on and object to the proposed inclusion of Qua003, the 'Nursery Site' into the Local Plan.
 The proposed development of the nursery site in Quadring must not be considered in isolation. Developments in neighbouring larger villages including Donington and Gosberton will place additional demands on our infrastructure and facilities as well as compete for employment opportunities, education, public transport, health resources and other amenities. The question is not how Quadring would cope with the proposed development in Quadring, but how would our village cope with the development of the nursery site in addition to the planned developments in neighbouring larger villages?

My objections include the following:

Roads

Neither Main Road nor Watergate in Quadring will be able to safely channel the additional car and HGV traffic associated with a construction site for 80-120 dwellings. Traffic on Main Road is already heavy with regular HGV traffic between Gosberton and Quadring as well as haulage and agricultural vehicles joining Main Road from both Watergate and Town Drove. Entry and exit onto the construction site would be constant as vehicles deliver and remove materials from site. The existing roads are not designed for such traffic demands and the location of houses and trees impact on the ability to enlarge the roadways. Post construction the nature of the traffic will change, but the problems associated with the proposed

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

development will not disappear. New residents living on the Nursery Site will be joining the already heavy traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education

An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to 'expand'. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities

Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

and can cater for the health and welfare needs of the new residents.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which 'scores in the top half of the other settlements'. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality.

All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions

The planning hierarchy ought to be observed and the development of the nursery site should be rejected.

The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area. Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

ID1: 311 comment_author: Longstaffs

comment content:

We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and would like to support the inclusion of the site as being one of the preferred sites in Quadring. It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1. From recent planning applications granted on the site, the Highways Authority identifies that suitable access can be achieved, and it has been identified that opening up infrastructure costs are likely to be low. Additionally, existing footway links to the Primary school, and to Watergate add to the suitability of the site for a housing development. Overall, on behalf of our clients, we very much support the identification of site Qua 003, as a 'Preferred housing site' on the SELLP Inset Map for Quadring.

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.
- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.
- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.
- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

ID1:	312	comment_author:	Longstaffs
comment_content:	Officer Comment:		Officer Recommendation:
<p>Land at Quadring We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and would like to support the inclusion of the site Qua 002, as being one of the preferred sites in Quadring. It is close to the centre of the village, and fills the form of development of the village in this location. Additionally, it is a site that has previously been developed. Overall, on behalf of our clients, we very much support the identification of site Qua 002, as a 'Preferred housing site' on the SELLP Inset Map for Quadring.</p>	<p>The support is welcomed.</p>		<p>It is considered that site Qua002 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small infill site.</p>

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

ID1:

313

comment_author:

Ms Jade Wallis, Mrs Marilyn Walli

comment_content:

Health Services, Pharmacies, General Amenities and Leisure Facilities

Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other Villages in the surrounding area.

Reference is made to public transport provision in Quadring which 'scores in the top half of the other settlements'. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be Viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial

Officer Comment:

Qua002

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.

- It is too soon to consider the impact of Brexit on population change.

- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.

- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the

Officer Recommendation:

It is considered that site Qua002 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small infill site.

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

It is considered that site Qua004 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small extension to an existing development.

and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions

The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same Sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

infrastructure provider.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

- Most of the responses refer to Qua003. Only one of the photocopied letters has been amended to refer to Qua002 and Qua004, in addition to Qua003. Therefore, there are a number of objectors who live near Qua002 who did not object to it. The standard letter refers to "Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site". This is an infill site.

Qua003

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a

similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quading has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.

- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.
- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.
- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.
- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.
- Most of the responses refer to Qua003. Only one of the photocopied letters has been amended to refer to Qua002 and Qua004, in addition to Qua003. Therefore, there are a number of objectors who live near Qua002 who did not object to it. The standard letter refers to “Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site”. This is an infill site.

Qua004

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of

development in the 1998 local plan and the one before it.

- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.
- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.
- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.
- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.
- The revised Strategic Flood Risk Assessment classifies Quading as no hazard.
- Most of the responses refer to Qua003. Only one of

the photocopied letters has been amended to refer to Qua002 and Qua004, in addition to Qua003. Therefore, there are a number of objectors who live near Qua004 who did not object to it.

- The standard letter refers to “Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site”. Although this is not an infill development it is quite small and consequently its impact on the village and its facilities and utilities is limited.

ID1: 314 comment_author: Mrs J Baker

comment content:

Proposal for local Plan- Quadring
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ID1: 315 comment_author: Mr Ashley Baker

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Keith, Teresa & Robert Weighill

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ID1: 319 comment_author: Mrs M Wilson

comment content:

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ID1: 320 comment_author: Geraldine Peene

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ID1: 322 comment_author: Carl Harrison

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Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities - Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which 'scores in the top half of the other settlements'. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions - The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

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

ID1: 324 comment_author: Cllr Robert Clark

comment content:

Any development that has exits to the Main Road (A152) via Watergate junction should be treated with caution. As this is a 'blind junction' with buildings and obstructions to vision up to the pavement. Watergate exits onto the A152 on a long bend preventing safe vision to the left (i.e. Gosberton direction) and limited vision to the right.

Quadring is in reality an 'on route' village between Gosberton and Donington offering limited facilities compared to its neighbouring development areas. As such, speeds through the village are of some concern, giving rise to regular checks by the Police and Road Safety Partnership. The junction has caused enough concern for the Highways Authority to refuse a pedestrian crossing close to this junction.

Officer Comment:

The county council have advised "We currently have confirmed data to the end of May 2016 on our system and for the 5 years to this date we have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152."

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

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

ID1: 325 comment_author: Mrs Katie Corney

comment content:

I am a joint owner of Qua006. This piece of land has been removed from the Preferred Sites in the 2016 proposals. The reason given is that part of the land is in flood zone 3a and that there are other sites that are sequentially better in flood zones 1 and 2. One of the other joint owners lives adjacent to Qua006 and has never seen standing water on the site. There are building techniques which allow for building on such land (if it was the case). I consider that Qua006 has a positive advantage due to there being 3 access points onto the land, one on the main road, one on Charlotte Walk and one off Watergate. Using more than one access point means that the impact of the traffic would not be as great as it all using one access point. The site could be split into 2 or separate developments of different housing types. The developments could be phased.

The land has been held in a family trust for 30 years and there has been little interest in using the land for agricultural purposes. The yield from the land is poor and has been used for hay production in recent years. I feel that the land should be included in the development area in Quadring due to its central location, multiple access points and low agricultural value. The flood zone analysis does not agree with local knowledge of the land. A developer would be putting drainage into the site to deal with such a risk.

Officer Comment:

Specific Flood Risk information has been derived from The SFRA which includes long term modelling relating to climate change over the next 100 years. In other words a history of flooding has some relevance in some locations but flood risk also relates to an expected increase in flooding and particularly for the duration any new house might be expected to be required.

The site is 1.90 Ha and 1.46 Ha is in flood zone 3, 0.35 Ha is in flood zone 2 and 0.09 Ha is in flood zone 1. The Preferred Sites for Development have flood zone 1 or 2 as the largest individual areas and together flood zone 1 and 2 are larger than the area shown as flood zone 3.

Officer Recommendation:

Sequentially the site is not as good as the three sites that have been put forward as Preferred Sites for Development and therefore it should not be taken forward as a Housing Allocation.

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

ID1: 326 comment_author: George Goodier

comment content:

Re: South East Lincolnshire Local Plan: Quading sites Qua002, Qua003 and Qua004
I am concerned that the proposed Local Plan for Quading is unsound. It has failed to fully and objectively assess the infrastructure requirements and lacks consistency with the principle of sustainable development. I appreciate that the Local Infrastructure Development Plan is to be read in conjunction with the Local Plan, but until that document is available I would like to comment as follows:

-Projections used for estimating future housing needs and capacity to deliver the Infrastructure and employment opportunities required to meet the needs of 136 additional dwellings pre-date Brexit. Policies and projections should be reviewed in order to ensure that the Local Plan is based on adequate, up to date and relevant evidence.

-Both the South East Lincolnshire Joint Strategic Planning Committee and the public should have the opportunity to evaluate such updated evidence before the Local Plan is adopted.

-The current scoring against the Sustainability Objectives ought to be re-evaluated, in particular (adopting the numbering used for the 13 Sustainability Objectives)

oThe opportunity for everybody in the area to live in a decent and affordable home in the area they want to live is significantly compromised by the lack of opportunities to work, lack of suitable Infrastructure including the fact that there is no health centre within

Officer Comment:

Qua002

1. In essence the objections relate to the scale of development proposed in Quading and its impact on the facilities and utilities in the village and surrounding area.

• The identification of Quading as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quading has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.

• It is too soon to consider the impact of Brexit on population change.

• The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.

• Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the

Officer Recommendation:

It is considered that site Qua002 is a suitable Preferred Housing Site in Quading, and that it should be taken forward as a Housing Allocation because it is a small infill site.

It is considered that site Qua003 is a suitable Preferred Housing Site in Quading, and it should be taken forward as a Housing Allocation because:

• It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

It is considered that site Qua004 is a suitable Preferred Housing Site in Quading, and that it should be taken forward as a Housing Allocation because it is a small extension to an existing development.

walking distance, there are no primary and secondary school places available.

A large proportion of current and future residents will require the use of their car to commute to and from work, to access health services, leisure facilities and a supermarket. Residents of the proposed dwellings will face additional demands on their household income to fund this inevitable use of the car, as well as all the detrimental effects on health and wellbeing usually associated with increased vehicular traffic.

The need for residents to compete for inadequate Infrastructure resources, and being exposed to the adverse health and environmental implications of the proposed additional dwellings will not make Quadring a place a person will want to live in.

o2

The proposed developments are likely to result in a negative impact on the health and wellbeing of current and future residents and further increase health inequalities.

This includes residents of the Stonehaven Care Home on Main Road in Quadring which provides care for 24 older men and women, some of whom experience mobility problems and/or dementia. The upheaval, noise and pollution caused by the construction work on site Qua003 which adjoins the Stonehaven premises is likely impact on the health and wellbeing of the residents. Once construction has been completed, the increase in traffic resulting from the 182 residents of the proposed 83 dwellings (Qua003's main entry and exit point is located only meters away from the Stonehaven on Main Road) in addition to the traffic

infrastructure provider.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.
- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.
- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.
- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.
- Most of the responses refer to Qua003. Only one of the photocopied letters has been amended to refer to Qua002 and Qua004, in addition to Qua003. Therefore, there are a number of objectors who live near Qua002 who did not object to it. The standard letter refers to "Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site". This is an infill site.

Qua003

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a

generated by the new residents in Gosberton, Quadring and Donington will adversely impact on the health of all residents.

The inevitable increases in air and noise pollution as well as an increase in the risk of physical injury due to traffic accidents on Main Road and the junction of Main Road in the centre of Quadring are unavoidable (see below).

There is no health centre in Quadring to meet the needs of the new residents resulting in a need to travel to Gosberton or Swineshead. Whilst currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, the 1,709 additional residents generated by the 777 dwellings proposed for Donington, Gosberton and Quadring would exceed spare capacity by many multiples. County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could further affect future capacity as demand increases.

The nearest leisure centre is in Spalding and leisure and health facilities are sparse in Quadring. The provision of a combined 0.8 hectare of open space which would be delivered with Qua002, Qua003 and Qua004 does not sufficiently rebalance the lack of leisure facilities and playing fields provided for all residents.

o

Development of Qua002, Qua003 and Qua004 will not lead to an efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking because:

similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.

- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.
- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- a) Employment opportunities at the Crossroads Nursery Site will disappear
- b) New residents will replicate existing car dependency already shown in ONS census data (Donington, Quadring and Gosberton last updated in 2006, 67% of those in work travel to work by car or van). Quadring is outside the ideal 7km distance to a big supermarket and traffic will increase as residents attempt to access not just employment but also health, leisure and shopping facilities. As the local primary and secondary school have no capacity, additional traffic will be generated by parents taking their children to school and new school bus services which would have to be provided to take secondary school children to school (what school? see below).
- c) Additional traffic will make it even more difficult to walk or cycle safely to the local shop, post office, playing field, schools and village hall. The footpaths along Main Road, Water Gate and Town Drove are neither safe nor suitable for mixed use by cyclists and pedestrians.
- d) The times, frequencies and routes of the bus services are unsuitable for travel to the main work centres. Working time patterns provided by food factories and in the local agricultural sector are not compatible with the frequency and operating hours of local buses. According to ONS figures KS605EW for 2011 a total of 36.2 % of the residents in Donington , Gosberton and Quadring work in Agriculture, Fishing, Forestry, Manufacturing , Construction and Transport and Storage the nature of which is incompatible with the public transport provided in Quadring (hours, shifts and varying locations are not supported by the public transport available).
- e) The previous evaluation of this Sustainability Objective for Qua002, Qua003 and Qua004 stated that

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.
- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.
- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.
- Most of the responses refer to Qua003. Only one of the photocopied letters has been amended to refer to Qua002 and Qua004, in addition to Qua003. Therefore, there are a number of objectors who live near Qua002 who did not object to it. The standard letter refers to "Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site". This is an infill site.

Qua004

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.
- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of

The site will not directly impact upon, and therefore contribute towards, any major transport routes in the area. Not having found the definition used by the Joint Committee for Major Transport Routes, the sites will none the less have a direct impact on the all transport routes in Quadring including the A152 linking Donington and Gosberton. Access to jobs, education and other services will suffer and safe and easy use of the roads will be impeded unless significant traffic management measures are put into place before development commences.

04

The rates of unemployment and long term unemployment for the local area are significantly higher than the national average. ONS statistics for the long term unemployment in Donington, Quadring and Gosberton show a rate of 34.4% (the average figure in March to May 2016 is 4.9% for the level and rate of UK unemployment measured by the Labour Force Survey (LFS) using a definition of unemployment specified by the International Labour Organisation). Placing residents into dwellings with restricted access to employment in an area which already suffers from a high rate of long term unemployment will not promote strong, secure, socially inclusive and cohesive communities for all residents of South East Lincolnshire.

Social Inclusion of new residents will be restricted due to many of the services and facilities being outside the ideal walking distances.

Millfield Lane Industrial Estate has been referred to when responding to this particular Sustainability Objective. Millfield Lane Industrial Estate has been cited as a potential source of employment for

development in the 1998 local plan and the one before it.

- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.
- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.
- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.
- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.
- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.
- Most of the responses refer to Qua003. Only one of

numerous villages. Employment opportunities actually offered by the Industrial Estate must be viewed in proportion to the expected 1,709 new residents expected in Donington, Quadring and Gosberton. Unemployment in this area is high and unless radical plans are made to increase employment opportunities, unemployment will remain high or even increase in this area.

Using site Qua003 will lead to the loss of employment opportunities in Quadring as the nursery shop and nursery will be turned into residential use.

O5

The proposed Local plan for Quadring does not improve education, training and life-long learning, nor does it improve the skills and qualifications of all and raise their aspirations

The new residents would not have an opportunity to enrol their children in Quadring Primary School as this has no capacity. Children would have to be transported to either Donington Primary School which has some capacity or Gosberton Primary School which also has a lack of capacity. In view of the proposals for 236 additional dwellings in Gosberton and 404 additional dwellings in Donington the likelihood of being able to secure primary education locally is extremely limited. Reference is made to a potential increase capacity at Quadring Primary School. Such plans would not just have to cater for the construction of additional classroom, playground and assembly areas but also improving the constructions, safety and capacity of the road which link Quadring Primary School to the Main Road and school parking.

The local secondary school has confirmed that it has no additional capacity, already operates a waiting list and

the photocopied letters has been amended to refer to Qua002 and Qua004, in addition to Qua003. Therefore, there are a number of objectors who live near Qua004 who did not object to it.

- The standard letter refers to “Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site”. Although this is not an infill development it is quite small and consequently its impact on the village and its facilities and utilities is limited.

has no ability to expand.

Absence of local education for additional children in
Quadrang will have adverse implications on
Sustainability Objectives 1,2,3,4 and 5.

O8

This Sustainability Objective of protecting the quality and character of the landscape and townscape and opportunities for enhancement has been marked as a positive for proposals for sites Qua002, Qua003 and Qua004. Why?

An enhancement is defined as an increase or improvement in quality, value, or extent. How can it be marked as a positive effect against this criterion, when the development of the sites would require the building of large elements of additional infrastructure, and the impact of the building on the sites is entirely dependent upon design?

It should be marked neutral at best.

Qua003 has got frontage/exposure to the Main Road. The current use of the site is in hand with the horticultural and agricultural character of the area and provides entry to a well-kept garden and plant centre. Providing access for 83 dwellings and placing a trunk/access road to the site in that location is not compatible with actions to protect the character and landscape.

O9

Your evaluation of this objective as a negative factor for Qua003 is correct.

O11

The council's assessment of flood risk for Qua003, and Qua004 and is incorrect. This is not flood zone 2 it is a mix of 1, 2 and 3a. The front of the site access + logical

first development areas are flood zone 3a.

The council has not taken into consideration the new Environment Agency guidance for Climate Change. Active consideration ought to be given to locate more housing on sites in areas which already have suitable Infrastructure in place and are situated in flood zone one. If development in areas of currently unsuitable infrastructure must be undertaken, consideration ought to be given to developing the Infrastructure in Quadring Eudyke which has large areas of flood zone 1 lands which are not built on and could support additional dwellings.

O13

The development of sites Qua002, Qua003 and Qua004 will provide some short term employment opportunities during constructions but will not provide long term employment opportunities once the period of construction has been completed. Suggestions that additional employment opportunities will arise for window cleaners is stretching one's imagination to the ultimate boundary and beyond.

Employment at the business located at the nursery site will be impacted upon. An addition of 137 houses will in itself not create any noticeable new employment opportunities apart from the additional teacher which would be required to educate children at Quadring Primary School (once the extra school has been expanded and the road and car park has been improved significantly).

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

ID1: 327 comment_author: Terry Farrell

comment content:

'Quadrang' (a settlement and Minor service Area). When the full downloaded information is viewed, it consists of 18 proposed development sites! One of them is immediately adjacent to my property. One of the downloadable plans Qua014, planning permission ref: H15-0999-13 granted for the construction of 2 dwellings! This is not true! These plans published earlier this year (2016) of Quadrang and many other settlements, villages and towns are to be sent to the "Secretary of State" later this year. Therefore the one planning application is not an accurate picture of the truth. The single plan I have referred is not true, because I have received from South Holland Council a letter dated 3rd August 2016, a planning application consultation outline permission ref: -H15-0621-16 for 8 Dwellings. South Holland Council originally had a request to erect 10 dwellings, to which they replied 8th June 2016 ref: PE-00426-16, the Council stated that Quote: the properties do appear a little cramped end :Quote! The planning consultant for this project, stated in an earlier communication ref: inset map 24-Quadrang Quote : The principles of sustainable development has already been established on the site as the site frontage has extant Planning permission for 6 No affordable housing units under application H15-0526-13 and H15-0999-13 : end Quote. It would seem that the facts are being juggled/manipulated to suit a different situations/arguments ie: A) the latest residential plan that is not part of the documentation to be presented to "The Secretary of State" and B) is for a 'RESIDENTIAL DEVELOPMENT' and not 'AFFORDABLE HOUSING' (Heart rending/Flavour of the month) as was the former case, for which the original planning

Officer Comment:

The map for Quadrang shows the land between number 62 and 70 Water Gate within the settlement boundary because it is not countryside in character, being enclosed and bounded by dwellings to each side and also by "Green Acre" to the rear. The planning applications referred to relate to proposals that have been granted planning permission by South Holland DC and are unconnected to the preparation of the Local Plan.

The Local Plan does take account of outstanding, unimplemented, planning permission made since 2011 and dwellings completed in the same time period. Where applications have been refused or are subject to Appeal no account is taken as a permission to develop has not been granted.

The identification of Quadrang as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The proposed development is expected to take place over the plan period as determined by market demand.

Officer Recommendation:

No change to the approach is required.

permission was granted!

The factors for Objection on any grounds are the same as they have always been! The egress from the proposed site above (C 704) and any other developments, can only add to the dangerous overloading of existing roads, regularly resulting in subsidence, cracking and surface flooding. many of the roads are classified as C, B and some A's, coupled to the obvious danger of pedestrians. Already heavily overburdened with Heavy Industrial and Agricultural machinery and transport of all kinds, operating and generating climate contamination from fumes and in the dry periods dust, in the wet season heavy mud and general flooding due to sub standard roads and drainage. There is generally an antiquated Electrical power supply. Gas, water and drainage which is operating far beyond their original design criteria. Just being expected to handle and supply more and more! ie: flogging a dead horse What or which of any of these utilities have been renewed or upgraded in recent years? The latest technology is appalling ie: Wi-Fi, Broadband etc.

Schools, Hospitals, Fire, Police, Ambulance, Transport and Social services, their relevant staff's performing wonders, considering their ongoing continual deviceive paring to the bone, being reduced and expected to cover ever larger areas and ever increasing population numbers, spread over possibly the most diverse landscape in the country. Having to deal with SUB-Standard Roads, insane traffic planning or rather lack of it. Sub standard general emergency services (already itemised). Flooding, road collapse/subsidence etc etc, then you have the bare faced audacity to talk about 'SUSTAINABILITY' Yo can't sustain or manage what you

already have! When you project future growth, your kidding yourself! You might kid your governing Mandarins and Politicians! but you cant kid the general public, who are suffering the results of your misguided version of management in whatever branch of the Utilities or public services you work!

YOU are living in cloud cuckoo Land. YOU are living off Pie in the Sky.

ID1: 328 comment_author: R A Marshall

comment content:

SITE Qua003

Site boundary - I note with interest that the boundary line on the main road frontage does not seem to allow for an already approved application for a dwelling on said frontage. Which, according to the approved submitted plans, specify a relocation of the entrance to the proposed site, as the existing entrance shall become the access for the new dwelling.

Access - This new entrance is to be located, according to the approved scheme, next to a residential care home, which could prove hazardous, bearing in mind a proposal for 120 houses could create a possible 240 additional vehicles accessing and egressing the site, as it appears to be the standard for a property to possess two vehicles nowadays. With the proposed development opposite this site, traffic movements may increase further. In the supporting documents, there appears to be no mention of pedestrian movements along this stretch of footway, which is heavily used by many children attending Quadring School and elderly alike, frequenting the local amenities.

Education - I have also been led to believe, that a family who have recently move to Quadring, have been told that their children cannot attend the school due to it being full to capacity. Consequently the children are now attending Gosberton, so it appears that it does not have the ability to expand, without additional development on a somewhat restricted site and investment.

Flood risk - Whist I have been a resident in Quadring,

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

we have been told that it is a flood risk area, and advised by the authorities early warning system of potential flooding in the areas, so why is the area now suitable for development, which could have consequences for the rest of the village by moving natural surface water drainage to more vulnerable lower lying areas within the village.

Health - As is identified within the supporting documents, this has been identified as a problem, so where is the sense in providing 120 family dwellings where health care in Swineshead and Gosberton are already stretched.

Environmental Health - There appears to be no reference within your documentation to the possibility of contaminated land, which is strange, as it was an identifiable problem on the already approved application. After years of agricultural use and insecticide use the area could be contaminated above recognised safety levels.

Highways - There appears to be no comments about this issue, which I find strange due to the busy nature of the Main Road, and as the speed limit has been reduced from 40mph to 30mph, the ability for increased on-street parking, also the site's access in close proximity to a major crossroads.

Public Transport - There appears to be none from Quadring to Spalding or Boston or return after 18.15, which again identifies the need for individual i.e. motor vehicles.

Employment - The village offers very little prospect for employment within its boundaries, therefore transport

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

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- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

will be essential.

ID1: 329 comment_author: Mr D C Stanhope

comment content:

I have just belatedly found out about the proposed new building for Quadring, is this deliberate? 136 new houses in Quadring sounds very excessive. I have lived in Quadring all my life, 84 years and during this time the village has increasingly grown hugely in size. if there were to be 136 new houses where would all the people work? To take up the nursery with building would put a number of the workers out of a job. The local schools are already overcrowded. It is much more difficult to make an appointment at the Doctors and the Dentist. I have recently had my appointment at the Hospital withdrawn, presumably owing to overcrowding. Another thing is that the main road through the village is very busy and the exit from the nursery site is rather a blind spot. Also one wonders if the sewage system could cope with all the extra housing proposed, I do not think so. We do not need any more people in our village, and we do not want any more.

Officer Comment:

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ID1: 330 comment_author: Mrs Susan Duffy

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Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

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The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

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Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions - The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

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ID1: 331 comment_author: Miss Carrie Stanley

comment content:

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

ID1: 332 comment_author: Sarah Moysey

comment content:

We are the owners of 158 Main Road and we objected to our paddock being allocated green infrastructure on the first draft of the proposed 2016-2036 document.

We have no intention of changing the major part of our land from its existing dense treed appearance so that from the road the visual benefit to the village will remain the same. In any case the tree preservation orders protect and reinforce the street scene from the road. The density of the TPOs mean the visible area of our land from the road is undevelopable anyway, thus preserving the greenery for the enjoyment of the village.

However, we would like to develop the rear part behind the pond and earth mound with a low density eco development served from a private driveway, utilising the existing farm gate entrance. An application is before the planners at the moment.

We are committed to preserving the appearance of the land at the front and would be willing to agree to the front part (visible from the road) remaining green infrastructure if you would agree to our low density development at the back through your planning process.

Officer Comment:

The site is an important green area in the village as identified by some of the comments received to the planning application.

Officer Recommendation:

The planning application has been approved. The green infrastructure designation has been amended to include the front of the site occupied by the pond and the TPO'd trees. The designation will increase the protection of this land by being a further material consideration, along with the TPO, should any further development be promoted.

ID1: 333 comment_author: Mrs D Hussey

comment content:

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ID1: 334 comment_author: Mr David Goddard

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ID1: 335 comment_author: Mrs Zoe Goddard

comment content:

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Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
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Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions - The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

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ID1: 336 comment_author: Lisa Gore

comment content:

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ID1: 337 comment_author: Mrs Rebecca Burwell

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ID1: 338 comment_author: Mr R E Tilley

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ID1: 340 comment_author: Gloria Miles

comment content:

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

ID1: 341 comment_author: Christopher and Maria Ellin

comment content:

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ID1: 342 comment_author: Mr Michael Penfold

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ID1: 343 comment_author: Rob Carter

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ID1: 344 comment_author: Mr H M Kibble

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ID1: 345 comment_author: Mrs Sarah Carter

comment content:

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ID1: 346 comment_author: Mrs P Wild

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ID1: 347 comment_author: Sonia M Pacey

comment content:

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ID1: 348 comment_author: W G Chandler

comment content:

SITE Qua003

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ID1: 349 comment_author: Mr and Mrs Flaherty

comment content:

Whilst we agree that more housing needs to be created we are rather concerned that the new housing wouldn't be affordable for the local youth growing in the area and that they should be given priority so they can have the support of their families. We also think that some of the proposed housing should be council housing.

The nursery site should be considered separately. Wouldn't it be wiser to build another doctors surgery to deal with the increase of people in the area and in neighbouring villages? Quadring school would have to be given finances to build an extra classroom, so too would Thomas Cowley high school unless the housing is purpose built for the villages' next generation.

We think it would be wise for pedestrian traffic lights to be put up at both the curry inn, which in summer parents are encouraged to park and walk their children to school, and at the nursery site. Crossing the main road at the curry inn on the school run is often terrifying, at times the traffic are ignoring the speed limits and there are so many huge trucks and tractors, it's a serious accident waiting to happen. After negotiating that road to then have to negotiate past another area of huge construction vehicles would be any parents nightmare. We have noticed there is a way into the nursery site from the side which should be perhaps considered.

Maybe the council would like to take on the bus company Brylaine too. For some time it has been a legal requirement in this country for all public transport to be accessible to the disabled. We are not disabled

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but we do use a pushchair for our children. There are buses that still have steps and no area for the disabled. Many times we have bought return tickets and then not been able to get on the bus back because of this. The bus times are ridiculous, they either arrive in Spalding or Boston far too early or too late for working times. Why does Gosberton benefit from two buses per hour whilst Quadring only has one?

Before any houses are built things need to be put in place. The pedestrian crossing, the buses, the doctors surgery, the schools. If these issues were dealt with nobody would object, it would be total chaos if not. Local people wouldn't object so much if this housing was created for the local youth. If they became council rented properties you wouldn't have the sudden increase in children which would ease the school issue, the locals would already be registered with the Gosberton practice so that would solve that issue too. It makes much more sense to cater for the villages' next generation than to flood the area with people who would struggle to have their needs met. Please consider our points. Thank you.

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ID1: 350 comment_author: Mrs Barbara O'Meara

comment content:

Proposed building of new homes in Quadring.

I would like to draw your attention to the following points:

1. The sheer size of the proposed development raises several issues, first of all the question of local resources a) can Quadring Primary School cope with a large rise in pupil numbers? b) will local medical services at Gosberton or Swineshead be able to take on so many new patients?

2. A second issue is safety. This applies chiefly to the proposed development on the site of Crossroads Nursery. Access to the site is currently from Main Road or Water Gate. a) Main Road, as its name suggests, is the principal route through the village for lorries, cars, buses, tractors, etc. It is a busy road and, though the speed limit is 30mph, much of the traffic travels considerably faster. the site is near the crossroads, where many lorries turn into or out of Town Drove on their way to or from Turner's Depot. If 83 houses are to be built here, the increased traffic entering or leaving the site will pose a serious safety threat. b) Water Gate is so close to the crossroads that access here would be even more dangerous. These are problems that I think should be considered when decisions are made about these proposals.

I am surprised that the closing date for raising objections to the Plan is 12th August, a time when many people are away on holiday and so not able to register their views. I trust this was not a deliberate ploy to minimise objections.

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.
 - Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.
 - The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.
 - The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.
-

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

ID1: 351 comment_author: Quadring Parish Council

comment content:

Quadring Parish Council arranged a public meeting to discuss the Local Plan and came to the following conclusions:

1. There is no mention on the Plans of a dwelling on the Nursery site, which was approved some time ago. This also means that there will be another entrance onto the Main Road.
2. The site will be next to a residential care home which could prove detrimental to residents.
3. Any further development in the village will cause extra traffic, especially in the area of the access to the Nursery Site. This will cause hazards to many Primary School children who use the footpath to go to school.
4. At the present time, the School is turning away pupils because of over-capacity. One family has a child at Quadring and another at Gosberton.
5. There is over-capacity at the Doctors at both Swineshead and Gosberton.
6. The sewerage system is now running at full capacity, any further development would cause many problems.
7. There is very poor Public Transport system in the village, with no buses after 18.15.
8. There is very little prospect of employment in the village, meaning that any new residents would have to travel to work by their own means.
9. The infrastructure of the village would need a complete overhaul to facilitate any new development.

Whilst the Parish Council are not against new development in the village, they feel that the amount of houses quoted on the plans would be detrimental, considering the facilities available.

Officer Comment:

1 The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.

2 It is unfortunate that neighbours are impacted during construction. This is however, not a reason to prevent development of a site.

3 Highway issues are matters for the County Council to consider and react to. The access to the site will be an issue to be considered at the planning application stage. Currently Lincolnshire County Highways are satisfied with the access on to the A152.

4 & 5 The local plan will be accompanied by an infrastructure delivery plan which will identify where improvements to education and health, as well as other infrastructure, is required. The County Council have identified improvements are required to primary and secondary schools and will look at passing places on the road to the primary school.

6 Anglian water has commented all of the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage and water supply networks to enable development to come forward on these sites.

7 The provision of public transport links are matters between bus operators and the County Council.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

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

8 This point is accepted.

9 The infrastructure will be updated by developers in agreement with the infrastructure providers.

ID1:	352	comment_author:	Mr Peter Jackson		
comment_content:	I own land off Main Road, Quadring, and would like to see this land considered for development. Although it is located behind existing houses, it has its own driveway access.	Officer Comment:	This has been registered as Qua019 in the SHLAA and is considered unsuitable, due to adverse environmental impacts. This is because its development would have adverse impacts upon the character and appearance of the area owing to its boundaries not being defined by strong physical features, and its relationship to the village's existing built form is poor.	Officer Recommendation:	The site should not be taken forward as a housing allocation.

ID1:	353	comment_author:	Mrs Janice Edwards		
comment_content:	As part owner of site Qua006, it seems extremely unfair that the land has been put in flood zone 3a. The land has never flooded and is no more of a flood risk than any other of the land in the centre of Quadring village.	Officer Comment:	Specific Flood Risk information has been derived from The SFRA which includes long term modelling relating to climate change over the next 100 years. In other words a history of flooding has some relevance in some locations but flood risk also relates to an expected increase in flooding and particularly for the duration any new house might be expected to be required. The site is 1.90 Ha and 1.46 Ha is in flood zone 3, 0.35 Ha is in flood zone 2 and 0.09 Ha is in flood zone 1. The Preferred Sites for Development have flood zone 1 or 2 as the largest individual areas and together flood zone 1 and 2 are larger than the area shown as flood zone 3.	Officer Recommendation:	Sequentially the site is not as good as the three sites that have been put forward as Preferred Sites for Development and therefore it should not be taken forward as a Housing Allocation.

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

ID1: 354 comment_author: Anthony Truepenny

comment content:

I wish to comment on support of the local plan for Quadring. As a young person trying to find a house that is affordable near to my family in Quadring, I find it impossible to get on the housing ladder in the local area. Both myself and my girlfriend work locally with good jobs, but the lack of housing in the village means we are unable to find a house in our price range or which qualify for government help e.g. half buy half rent. Cheap houses are snapped up straight away when they do become available on the very rare occasions. Sites such as qu003 offer themselves to varied housing types within one site which could potentially allow us to stay in the area near to my family .

Officer Comment:

Qua002 The support is welcomed.
Qua003 The support is welcomed.
Qua004 The support is welcomed.

Officer Recommendation:

It is considered that site Qua002 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small infill site.

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

It is considered that site Qua004 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small extension to an existing development.

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

ID1: 355 comment_author: Mrs J M Buffham

comment content:

SITE Qua006
I am concerned to learn our land is listed as being in the flood risk area as, to my knowledge over the 71 years I have lived in Quadring (both on the Main Road and Watergate ends of the land), I have never known it to have a flooding problem. The area consists of two separate fields linked by a bridge, so I presume they are both classed as having the same flood risk? The area is ideally suited for future development between St Margarets Avenue (which has a children's playground) and Charlotte Walk with three possible access points to the land. The fields are not suitable for modern farm machinery and it is not the best quality agricultural land, so would not have a detrimental effect on its use for farming purposes.

Officer Comment:

Specific Flood Risk information has been derived from The SFRA which includes long term modelling relating to climate change over the next 100 years. In other words a history of flooding has some relevance in some locations but flood risk also relates to an expected increase in flooding and particularly for the duration any new house might be expected to be required.

The site is 1.90 Ha and 1.46 Ha is in flood zone 3, 0.35 Ha is in flood zone 2 and 0.09 Ha is in flood zone 1. The Preferred Sites for Development have flood zone 1 or 2 as the largest individual areas and together flood zone 1 and 2 are larger than the area shown as flood zone 3.

Officer Recommendation:

Sequentially the site is not as good as the three sites that have been put forward as Preferred Sites for Development and therefore it should not be taken forward as a Housing Allocation.

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

ID1:

356

comment_author:

Henry Bingham Sue Bingham Rich

comment_content:

We wish to comment in support of site qu003. Due to its central location in the village and its numerous access points, one of which on the main road being substantial and a good distance from the crossroads. The site would also have minimal visual impact on the character of the village due to current development surrounding the site.

The current nursery site due to its position makes further expansion problematic due to neighbours, noise etc. Replacement of current glasshouses which are outdated on site would be uncost effective on this site.

The change from a commercial plant nursery to housing would only benefit the houses/businesses surrounding the site in the long term in our opinion.

The change of use of the site would allow considerable investment in to the second nursery site, on the edge of the village within 10 min walk or 2 min drive of the current site, where we would continue and expand production. Retaining all current employees and once invested in would create numerous extra full time and part time positions on top of our current workforce from the local community.

Officer Comment:

The support is welcomed.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

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

ID1:

357

comment_author:

Mr Peter Crack

comment_content:

I have no real objection to the Local Plan as it applies to Quadring, but I do question the desirability to build on "some of the most fertile arable land in the world and is widely recognised as the bread basket of Britain" (South Holland Internal Drainage Board) or the need to build all the houses in two tranches (South East Lincolnshire local plan 201..... 23 Quadring 7.2), would it not be better to spread the building programme over the period of the plan ie. 20years?

By failing to correctly plan this massive expansion there is a real danger that people who have lived here all their lives will be displaced by incomers such as myself. Yes I have read "5.4 Providing a Mix of Housing" part of the South East Lincolnshire local plan.... and the comments.... and as the comments are uniformly critical it shows you have got it about right.

5.5 Affordable Housing

Makes no mention of reserving affordable housing for local first time buyers . Are there not some Human Rights Act implications here? As I think it is very difficult to have a family life without a roof over ones head.

South East Lincolnshire Baseline Infrastructure Statement Is full of hopes, needs, aspirations and discussions but no decisions The only infrastructure improvements I have noted is a new crematorium in Surfleet.

Officer Comment:

The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011.

The proposed development is expected to take place over the plan period as determined by market demand. Building on agricultural land is inevitable in SE Lincs. to meet housing needs as there are very limited opportunities on brownfield land but a very significant amount of good agricultural land.

Councils have varying degrees of nomination rights for new tenants for affordable rented schemes and the emerging national starter home policy may permit nomination.

The plan will be accompanied by an infrastructure delivery plan which will identify what is required and when.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

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

ID1: 358 comment_author: Graham Warren Ltd

comment_content:
Preferred allocation Qua004 is supported.

Officer Comment:
The support is welcomed.

Officer Recommendation:
It is considered that site Qua004 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small extension to an existing development.

ID1: 359 comment_author: Stephanie Martin

comment content:

Proposal for local Plan- Quadring
 I wish to comment on and object to the proposed inclusion of Qua003, the 'Nursery Site' into the Local Plan. The proposed development of the nursery site in Quadring must not be considered in isolation. Developments in neighbouring larger villages including Donington and Gosberton will place additional demands on our infrastructure and facilities as well as compete for employment opportunities, education, public transport, health resources and other amenities. The question is not how Quadring would cope with the proposed development in Quadring, but how would our village cope with the development of the nursery site in addition to the planned developments in neighbouring larger villages?

My objections include the following:

Roads - Neither Main Road nor Watergate in Quadring will be able to safely channel the additional car and HGV traffic associated with a construction site for 80-120 dwellings. Traffic on Main Road is already heavy with regular HGV traffic between Gosberton and Quadring as well as haulage and agricultural vehicles joining Main Road from both Watergate and Town Drove. Entry and exit onto the construction site would be constant as vehicles deliver and remove materials from site. The existing roads are not designed for such traffic demands and the location of houses and trees impact on the ability to enlarge the roadways.

Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

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on the Nursery Site will be joining the already heavy traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education - An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to 'expand'. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities - Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which 'scores in the top half of the other settlements'. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions - The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

ID1: 360 comment_author: Mr F C and Mrs D M Allen

comment content:

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Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

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ID1: 361 comment_author: A G Whittaker

comment content:

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ID1: 362 comment_author: Mr S Peacock

comment content:

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ID1:

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comment_author:

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comment_content:

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ID1: 364 comment_author: Sheila Emmerson

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ID1: 365 comment_author: Patrick Kavanagh

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ID1: 367 comment_author: Mrs J Peacock

comment content:

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ID1: 368 comment_author: Kenneth Lavender

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ID1: 369 comment_author: Margaret McDonald

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ID1: 371 comment_author: Paula Tunnard

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It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

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Solutions - The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

ID1: 372 comment_author: V Devisse

comment content:

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Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

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ID1: 373 comment_author: Brian Peall

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ID1: 374 comment_author: Doreen Peall

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ID1: 375 comment_author: Ian Matkin

comment content:

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ID1: 376 comment_author: Joan Stickland

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ID1: 377 comment_author: Elaine Cridland

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ID1: 379 comment_author: Mr Stone

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Paul and Lorraine Mc Dermott

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ID1: 381 comment_author: Krzysztof Synowiec

comment content:

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ID1: 382 comment_author: Jozef Synowiec

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ID1: 383 comment_author: Helen Stupples

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ID1: 384 comment_author: John Stupples

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ID1:

386

comment_author:

C Garrud

comment_content:

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ID1: 387 comment_author: S Middleton

comment content:

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ID1: 388 comment_author: Anna Kitchen

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ID1: 389 comment_author: Annette Underwood

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ID1: 390 comment_author: Michael Underwood

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ID1: 391 comment_author: Mrs J N McLean

comment content:

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ID1: 392 comment_author: Mrs Susan Atherton

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ID1: 393 comment_author: Mr R and Mrs M Woodhead

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ID1: 394 comment_author: Mr T B Woodhead

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ID1: 395 comment_author: Miss Rebecca Eady

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ID1: 396 comment_author: Rubina Burr

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ID1: 397 comment_author: Robert Burr

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ID1: 398 comment_author: Mrs Pamela Fulford

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ID1: 400 comment_author: Amanda Reed

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ID1: 401 comment_author: Mrs S Townsend

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ID1: 402 comment_author: A J Smith

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ID1: 403 comment_author: Mr and Mrs L Massam

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ID1: 404 comment_author: M D and S A Goodley

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ID1: 405 comment_author: Mrs S Lyth

comment content:

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ID1:

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comment_author:

Mr Ian Sandall and Mr Mark Woo

comment_content:

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ID1: 407 comment_author: Gladys Jackson

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ID1: 408 comment_author: B Collishaw

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ID1: 410 comment_author: Denis Coddington

comment content:

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ID1: 411 comment_author: Mr and Mrs P C Baker

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ID1:

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comment_author: B White

comment_content:

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ID1: 415 comment_author: Leslie Young

comment content:

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ID1: 416 comment_author: Janet Young

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ID1: 417 comment_author: Mrs June Leak

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ID1: 418 comment_author: Mr Dennis Skinner

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ID1: 419 comment_author: Miss S Scott

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- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

on the Nursery Site will be joining the already heavy traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education - An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to 'expand'. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities - Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which 'scores in the top half of the other settlements'. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions - The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

ID1:

420

comment_author: P Horne

comment_content:

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Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

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

ID1: 421 comment_author: Renata Vaitkuniene

comment content:

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ID1: 422 comment_author: Juozas Vaitkunas

comment content:

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

ID1: 423 comment_author: Sheona Smith

comment content:

I received notice from local campaigners last week that there are plans to build 136 new homes in Quadring. I and my family are concerned that we were unaware of such a plan -how can this plan have been made with out local residents being made aware, when in fact this is going to have a huge impact on the village?
Of the 3 sites suggested, the 'Qua003' is going to have a massive effect on village life, in terms of the provisions we already lack to cater for these extra families - which schools are they going to attend, which doctors/dentists will they be able to use?
Our local school as far as I am aware was told by planners that we couldn't extend a few years ago, has this now changed to cater for this huge development?
Not only is the school very small but the road to it is single track- is this going to be widened and made more accessible for all the extra cars? My 3 children have attended for the last 14 years, we have walked or cycled everyday as the road is far too congested already.

My family and I are also very worried about the development 'Qua002' - we live directly behind this planned development, one of the 8 homes that this will directly affect. We bought our home in 2000 and one of our main reasons for purchasing was the setting, although on an estate we backed onto a working farm yard and we are only 2 houses away from the footpath that we walk every day to school over looking fields. Out of our back windows our view is trees, it is private and secure, something I and my family treasure. I never imagined it would be sold to be a housing development- we would not of purchased if it was!

Officer Comment:

Qua002 The impact of the development of the former farm yard on this dwelling will be a consideration of any planning application. However, the loss of a view is not a planning matter

Qua003 1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

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Officer Recommendation:

It is considered that site Qua002 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small infill site.

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

I am unsure if this development will affect our house value- but it will affect our lives- apart from our own reasons for objecting, the village amenities just can not cope with such a huge influx of families.

I strongly object to the developments. If you lived here you would too.

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ID1: 424 comment_author: John Harding

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ID1: 425 comment_author: Jan Harding

comment content:

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ID1: 426 comment_author: Margaret White

comment content:

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ID1: 427 comment_author: Lester White

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ID1: 428 comment_author: Douglas and Jean Hemstock

comment content:

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ID1: 429 comment_author: Mr Roy Lavender

comment content:

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- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
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Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

on the Nursery Site will be joining the already heavy traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education - An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to 'expand'. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

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Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions - The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

ID1: 430 comment_author: Paul Gatty

comment content:

Proposal for local Plan- Quadring
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Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

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Officer Recommendation:

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ID1: 431 comment_author: Jane Cole

comment content:

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Officer Recommendation:

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ID1: 432 comment_author: Mr S A Russell-White

comment content:

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ID1:

433

comment_author: R Stacey

comment_content:

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

ID1: 434 comment_author: Derek and Diane Kirk

comment content:

Proposal for local Plan- Quadring
I wish to comment on and object to the proposed inclusion of site Qua002 into the Local Plan. This proposed development must not be considered in isolation. Developments in neighbouring larger villages including Donington and Gosberton will place additional demands on our infrastructure and facilities as well as compete for employment opportunities, education, public transport, health resources and other amenities. The question is not how Quadring would cope with the proposed development in Quadring, but how would our village cope with the development of the nursery site in addition to the planned developments in neighbouring larger villages?

My objections include the following:

Roads Neither Main Road nor Watergate in Quadring will be able to safely channel the additional car and HGV traffic associated with a construction site for 80-120 dwellings. Traffic on Main Road is already heavy with regular HGV traffic between Gosberton and Quadring as well as haulage and agricultural vehicles joining Main Road from both Watergate and Town Drove. Entry and exit onto the construction site would be constant as vehicles deliver and remove materials from site. The existing roads are not designed for such traffic demands and the location of houses and trees impact on the ability to enlarge the roadways.

Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living on the Nursery Site will be joining the already heavy

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.

- It is too soon to consider the impact of Brexit on population change.

- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.

- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua002 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small infill site.

traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education “ An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to expand. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities “ Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

• The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

• Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

• The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

• The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

• Most of the responses refer to Qua003. Only one of the photocopied letters has been amended to refer to Qua002 and Qua004, in addition to Qua003. Therefore, there are a number of objectors who live near Qua002 who did not object to it. The standard letter refers to “Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site”. This is an infill site.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which scores in the top half of the other settlements. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions “ The planning hierarchy ought to be

observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

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

ID1: 435 comment_author: Derek and Diane Kirk

comment content:

Proposal for local Plan- Quadring
I wish to comment on and object to the proposed inclusion of site Qua003 into the Local Plan. This proposed development must not be considered in isolation. Developments in neighbouring larger villages including Donington and Gosberton will place additional demands on our infrastructure and facilities as well as compete for employment opportunities, education, public transport, health resources and other amenities. The question is not how Quadring would cope with the proposed development in Quadring, but how would our village cope with the development of the nursery site in addition to the planned developments in neighbouring larger villages?

My objections include the following:

Roads “ Neither Main Road nor Watergate in Quadring will be able to safely channel the additional car and HGV traffic associated with a construction site for 80-120 dwellings. Traffic on Main Road is already heavy with regular HGV traffic between Gosberton and Quadring as well as haulage and agricultural vehicles joining Main Road from both Watergate and Town Drove. Entry and exit onto the construction site would be constant as vehicles deliver and remove materials from site. The existing roads are not designed for such traffic demands and the location of houses and trees impact on the ability to enlarge the roadways.

Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living on the Nursery Site will be joining the already heavy

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education “ An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to expand. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities “ Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which scores in the top half of the other settlements. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions “ The planning hierarchy ought to be

observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

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

ID1: 436 comment_author: Derek and Diane Kirk

comment content:

Proposal for local Plan- Quadring

I wish to comment on and object to the proposed inclusion of site Qua004 into the Local Plan. This proposed development must not be considered in isolation. Developments in neighbouring larger villages including Donington and Gosberton will place additional demands on our infrastructure and facilities as well as compete for employment opportunities, education, public transport, health resources and other amenities. The question is not how Quadring would cope with the proposed development in Quadring, but how would our village cope with the development of the nursery site in addition to the planned developments in neighbouring larger villages?

My objections include the following:

Roads Neither Main Road nor Watergate in Quadring will be able to safely channel the additional car and HGV traffic associated with a construction site for 80-120 dwellings. Traffic on Main Road is already heavy with regular HGV traffic between Gosberton and Quadring as well as haulage and agricultural vehicles joining Main Road from both Watergate and Town Drove. Entry and exit onto the construction site would be constant as vehicles deliver and remove materials from site. The existing roads are not designed for such traffic demands and the location of houses and trees impact on the ability to enlarge the roadways.

Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living on the Nursery Site will be joining the already heavy

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua004 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small extension to an existing development.

traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education “ An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to expand. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities “ Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

• The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

• Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

• The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

• The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

• Most of the responses refer to Qua003. Only one of the photocopied letters has been amended to refer to Qua002 and Qua004, in addition to Qua003. Therefore, there are a number of objectors who live near Qua004 who did not object to it.

• The standard letter refers to “Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site”. Although this is not an infill development it is quite small and consequently its impact on the village and its facilities and utilities is limited.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which scores in the top half of the other settlements. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions “ The planning hierarchy ought to be

observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

ID1: 437 comment_author: Philip Powell

comment content:

Proposal for local Plan- Quadring
I wish to comment on and object to the proposed inclusion of Qua003, the 'Nursery Site' into the Local Plan. The proposed development of the nursery site in Quadring must not be considered in isolation. Developments in neighbouring larger villages including Donington and Gosberton will place additional demands on our infrastructure and facilities as well as compete for employment opportunities, education, public transport, health resources and other amenities. The question is not how Quadring would cope with the proposed development in Quadring, but how would our village cope with the development of the nursery site in addition to the planned developments in neighbouring larger villages?

My objections include the following:

Roads - Neither Main Road nor Watergate in Quadring will be able to safely channel the additional car and HGV traffic associated with a construction site for 80-120 dwellings. Traffic on Main Road is already heavy with regular HGV traffic between Gosberton and Quadring as well as haulage and agricultural vehicles joining Main Road from both Watergate and Town Drove. Entry and exit onto the construction site would be constant as vehicles deliver and remove materials from site. The existing roads are not designed for such traffic demands and the location of houses and trees impact on the ability to enlarge the roadways.

Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

on the Nursery Site will be joining the already heavy traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education - An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to 'expand'. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities - Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

• The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

• Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

• The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

• The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

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Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions - The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

ID1: 438 comment_author: R T Savage

comment content:

Proposal for local Plan- Quadring
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Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
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- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

on the Nursery Site will be joining the already heavy traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

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Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities - Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.
- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.
- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.
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ID1: 439 comment_author: Joan Powell

comment content:

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ID1: 440 comment_author: P Gorbutt

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ID1: 441 comment_author: Maxey Grounds & Co LLP

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ID1: 444 comment_author: Mrs R Claxton

comment content:

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ID1: 445 comment_author: D C Stanhope

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ID1: 446 comment_author: M Stanhope

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ID1: 447 comment_author: Mark Grayling

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ID1: 448 comment_author: Mr and Mrs Bateman

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ID1: 449 comment_author: L Woodhead

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ID1: 450 comment_author: David John Baxter

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

ID1: 451 comment_author: Susan Turner

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ID1:

452

comment_author: S Avery

comment_content:

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ID1: 453 comment_author: Mrs Pitts

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Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

on the Nursery Site will be joining the already heavy traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education - An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to 'expand'. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities - Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.

- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which 'scores in the top half of the other settlements'. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions - The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

ID1: 454 comment_author: Leonard C Ford

comment content:

Proposal for local Plan- Quadring
I wish to comment on and object to the proposed inclusion of Qua003, the Nursery Site into the Local Plan. The proposed development of the nursery site in Quadring must not be considered in isolation. Developments in neighbouring larger villages including Donington and Gosberton will place additional demands on our infrastructure and facilities as well as compete for employment opportunities, education, public transport, health resources and other amenities. The question is not how Quadring would cope with the proposed development in Quadring, but how would our village cope with the development of the nursery site in addition to the planned developments in neighbouring larger villages?

My objections include the following:

Roads Neither Main Road nor Watergate in Quadring will be able to safely channel the additional car and HGV traffic associated with a construction site for 80-120 dwellings. Traffic on Main Road is already heavy with regular HGV traffic between Gosberton and Quadring as well as haulage and agricultural vehicles joining Main Road from both Watergate and Town Drove. Entry and exit onto the construction site would be constant as vehicles deliver and remove materials from site. The existing roads are not designed for such traffic demands and the location of houses and trees impact on the ability to enlarge the roadways.

Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

on the Nursery Site will be joining the already heavy traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on Main Road and all roads joining Main Road.

Education “ An addition of 80-120 households in Quadring is predicted to result in at least a further 17 children of primary school age and a further 16 secondary pupils. Neither Quadring Primary School nor Gosberton Primary have capacity to take on additional pupils but may be able to expand. Gosberton Primary School will have to cope with additional pupils generated from developments in Gosberton and will prioritise children living within its own locality. Quadring Primary School could try and compete for extra funds to build an additional classroom and employ further staff. The likelihood of success of any bid for additional funds is questionable in a climate of long term financial uncertainty.

Capacity at secondary schools in Spalding is limited. The school closest to Quadring, Thomas Cowley High School, is believed to be up to capacity, working a waiting list and due to its location and listed building status, is unlikely to have room to expand.

Health Services, Pharmacies, General Amenities and Leisure Facilities “ Quadring is a Minor Services Centre. Developments of the size proposed for the Nursery Site should be placed in locations which have suitable infrastructure in place and can cater for the health and welfare needs of the new residents.

• The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

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• The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

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Whilst the GP practices in Gosberton and Swineshead may have some limited capacity for additional patients, it is foolish to assume that such capacity will be available to new Quadring residents. Once again, new residents in Quadring would have to compete for services with all new residents of developments in Gosberton, Donington and other villages in the surrounding area.

Reference is made to public transport provision in Quadring which scores in the top half of the other settlements. Whilst this is a positive feature, the reality of the situation is that the times, frequencies and routes of the public transport do not lend themselves with ease to commute to and from employment in Spalding or Boston.

Promises to develop the infrastructure to cope with the health, welfare and transport needs of a new development in Quadring should be viewed with extreme caution. Funds not just from the public but also the private sector will be required to support improvements to the infrastructure. Plans to secure such funds at a time of medium to long term financial and economic uncertainty fall into the category of wishful thinking rather than reality. All eggs in one basket?

It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions “ The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

Development in Quadring which takes place on a gradual basis via natural infill would not amount to the same sledgehammer approach as the development of the nursery site. Infill development can take place in a measured and carefully planned fashion, would take account of the changing demands placed on our infrastructure by developments in Gosberton and Donington, remain within the planning hierarchy and respond to the changing needs and resources within our area over the medium to longer term future.

We agree with every word in this letter. Also we think that Quadring's infrastructure cannot cope with the addition of 115 new homes and increase of population.

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

ID1: 455 comment_author: Betty M Dakers

comment content:

Proposal for local Plan- Quadring
I would like to agree with the enclosed letter. My husband and I moved to Quadring 23 years ago on to the Alison Estate. Before moving, we had read about the estate and were pleased to see the plans included a safe playing area for the children on the estate. 23 years on, the play area was never provided. We were a retired couple with no children, but very sorry to see that the building firm did not keep to the agreement with the local authority. then came the next estate. We were all told it was going to be bungalows, only this did not happen either.

The school provision seems to be a problem. Just putting a classroom on the existing school will just add to the danger of driving in that lane. There is not always room for cars to pass in the lane which has now become 30mph. I help a lot with the church and there are often large funerals during school time, which presents anxiety for both parents and for family and friends of the deceased. The church, St Margarets, is next door to the school.

I also agree with the concern about surgery provision.

Sadly, there is no pedestrian crossing in the village. Now, at 83, I have had several bad experiences crossing the road at the top of Town Drove.

I wish to comment on and object to the proposed inclusion of Qua003, the Nursery Site into the Local Plan. The proposed development of the nursery site in Quadring must not be considered in isolation.

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
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Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

Developments in neighbouring larger villages including Donington and Gosberton will place additional demands on our infrastructure and facilities as well as compete for employment opportunities, education, public transport, health resources and other amenities. The question is not how Quadring would cope with the proposed development in Quadring, but how would our village cope with the development of the nursery site in addition to the planned developments in neighbouring larger villages?

My objections include the following:

Roads Neither Main Road nor Watergate in Quadring will be able to safely channel the additional car and HGV traffic associated with a construction site for 80-120 dwellings. Traffic on Main Road is already heavy with regular HGV traffic between Gosberton and Quadring as well as haulage and agricultural vehicles joining Main Road from both Watergate and Town Drove. Entry and exit onto the construction site would be constant as vehicles deliver and remove materials from site. The existing roads are not designed for such traffic demands and the location of houses and trees impact on the ability to enlarge the roadways.

Post construction the nature of the traffic will change, but the problems associated with the proposed development will not disappear. New residents living on the Nursery Site will be joining the already heavy traffic. Pedestrians including school children on their way to Quadring Primary School or one of the local High Schools will have to navigate their way through roads not designed to safely convey that volume of traffic.

The proposed development would lead to a significant increase in the risk of serious road traffic accidents on

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

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surrounding area.

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It is most unwise to rely on the Nursery Site to cater for the housing needs in one easy solution. The development of the site would be a major project involving considerable expenditure by developers. A failure to deliver by one developer would result in a total failure to deliver on housing needs.

Solutions The planning hierarchy ought to be observed and the development of the nursery site should be rejected. The development of sites located in larger service centre such as Gosberton, Pinchbeck, Kirton and Donington should be fully supported as those sites already have the benefit of infrastructure which can meet the varied needs of new residents in the area.

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

ID1: 456 comment_author: M. Leonard

comment content:

I am writing in response to the proposed development of Quadring and to file my formal objections to the proposed plans outlined by the South East Lincolnshire Local Plan.

As many other contributors have already outlined, Quadring is a small village of limited scope and facilities; and with it, the ability to rapidly expand as the Plan proposes, without detrimental consequences. It is these consequences, which without first hand knowledge of the village and its particular nuances, the surveyors, planners and other members of the South East Lincolnshire Local Plan Committee fail to appreciate. It is not without SIGNIFICANT upgrades and improvements that any elements of the Local Plan would be achievable. The village in its current state, cannot possibly shoulder the quantity of additional housing the Plan suggests and the density of houses is also problematic.

Concerns over the lack of capacity and infrastructure have already been thoroughly explained by other residents, but I will readdress them here for constancy and clarity of my objection.

1) Roads - will need significant upgrades, including possibly roundabouts, traffic calming and pedestrian crossing to make the already very busy and dangerous road safer. In fact, we could use these improvements for the established population! The area is heavy with lorries, tractors and heavy goods vehicles, plus domestic vehicles throughout the day (and throughout the night for lorries) especially at peak hours.

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
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Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

2) Schools - despite claims of the SELLPC, local schools do not have scope for expanding their capacity and are full. Pupils are already being turned away and sent further afield in Gosberton, etc. These villages are also scheduled to have their own increase in housing population and any extra allocation of school spaces will be given to their residents. Where will Quadring students attend? Furthermore the road to the primary school is a single track and already the site of congestion, 'road rage' and cannot withstand the current traffic, nevermind additional vehicles using the track, in both directions twice daily.

3) Water and Sewage - need upgrades to handle perhaps a 25%+ increase in population. It is already running at near capacity and would require overhaul.

4) Doctors and Dentists - all nearby surgeries are already nearly full or oversubscribed. Pilgrim Hospital is also stretched to breaking point for appointments with consultants or those needing surgery, chemotherapy, etc.

5) Public Transport - is very poor and intermittent. This is a problem throughout the area, but acute in smaller villages like Quadring. There are no buses after 18:15, making these a logistical impossibility for those in shift work. They would require personal cars or motorbikes, increasing the traffic mentioned in point 1.

6) Succession from the European Union - when these schemes for expansive house building projects were initiated by central government, the economic and international mobility parameters were vastly different. Having spoken to a representative of the SELLPC at the drop in surgery about the Local Plan in Gosberton, it was explained to me that a proportion of the homes would (ideally) be modestly priced to appeal to both migrant families and first time buyers. The purposes of this would be to ease the burden of the well publicised

• The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.

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• The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.

• The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

housing crisis. Since then, things have dramatically changed and perhaps a re-evaluation of the amount of housing stock required and whom the target market would be should be considered. Ireland's 'ghost estates' should serve as a model of caution.

It would be unrealistic to demand that there be no building in Quadring. However, the focus of my and other interested parties on the proposed plans, of site QUA003 is due to its sheer size and density. QUA002 and QUA004 are perhaps more reasonably sized 'add on' developments and could more readily be absorbed into the village infrastructure with more minor upgrades and adjustments. It is the possibility of 83 homes and the accompanying service demands of such a development proposed on site QUA003, which are a serious logistical problem.

I would suggest that a reduction in the homes forecast for this site being substantially reduced. Perhaps by 40-50 percent would be a far more reasonable quota for the site. It would allow for a larger plot size for each home, instead of the minimum footprint favoured by most developers, which are among the smallest in Europe* (see below) particularly in low to medium income areas like rural Lincolnshire. Another survey of the site and allowing homes to only be built on the brownfield area already being used by the commercial greenhouses and the rest of the arable plot retained for farming or playing fields to serve the housing estate would be more suitable. This reduction in numbers and density would allow the site to be more readily integrated into the village once upgrades to services were achieved.

I do realise that specific elements such as these are the

domain of the South Holland District Council Planning Department, and not the Local Plan itself, but if the site's outlined capacity is reduced at this stage, it would make the overall plan for Quading;

- 1) More agreeable for the existing residents, reducing ill-feeling and further objections at throughout the rest of the planning process.
- 2) Reduce the range and breadth of upgrades to the village that would be required. However, I reinforce that upgrades, to matter of what quantity are necessary to make expansion of the population realistically possible without wide ranging detrimental effect both the established population and the incoming residents.

I urge the South East Lincolnshire Local Plan to take a serious and hard look at residents' complaints, concerns and objections. We are the people living here, whom have invested in the area and know the village and its requirements best. We are also those whom these plans would directly impact. We are not a group of 'not in my backyard' types, but realistic and concerned citizens who want to ensure the long-term safety, health, beauty and character of the place in which we live. I personally, would like to see the village grow and improve throughout, but this cannot be achieved without substantial investment in services. Investment in services and upgrades must be secured before any housing developments are undertaken. That being said the village also cannot be improved by SH HORNING IN AS MANY HOUSES AS ANY ONE SITE CAN PHYSICALLY ACCOMMODATE TO CHECK OFF A QUOTA . Such a mentality would only prove to be to the detriment of everyone concerned; present and future.

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

-Mrs. M. Leonard

* 'Rabbit Hutch Britain; Growing Heath Concerns as UK sets record for smallest properties in Europe' - The Independent, June 18th, 2014

ID1: 457 comment_author: Mr K P Leonard

comment_content:

I would like to comment on the planned development for Quadring. I understand this to be a government directive, therefore we can expect homes to be built in village no matter what. However, there are many other concerns which have already been mentioned, to which, I agree with and should be addressed. Whilst the site marked 002 is 14 homes and the site marked 004 is for 18 homes, the site marked as 003 has plans for 83 homes. I have no objection to homes being built on site 003, but I have great concerns about the scale of that site and how this would come to be planned and laid out. Rather than cram in as many as possible, I feel perhaps a smaller amount of homes would be more workable and would allow for more landscaping of the site. This in turn would benefit the homes that surround the 003 site, and I feel would raise less objections.

Officer Comment:

The figures quoted for each site are based on 20 dwellings per hectare which is at the lower end of potential density. The actual number and layout will be a matter for the developer and will be considered through the planning application process.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

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

ID1: 458 comment_author: Mr Allan Page

comment content:

Qua002, Qua003 and Qua004:

From the six available sites in the January 2016 consultation, the three preferred sites are superior for development to the sites Qua006, Qua011 and Qua012. However, any development will require changes to the infrastructure, particularly with regards to the Gosberton-Quadring-Donington traffic flow on the A152. Therefore I support the three preferred sites option on the proviso that the inevitable increase in traffic created by the development will be offset by two measures:

At present, and for many years, the current measures of occasional spot checks by the police and Lincolnshire Road Safety Partnership have only been effective when they are present. As soon as they leave, the traffic speed increases considerably to well in excess of the speed limit for the majority of vehicles. The current measures are ineffective in reducing traffic speeds throughout the day.

Measure 1: A method of effective control of traffic speed through Quadring to enforce its designated rating of 30 m.p.h. is essential. Current technology using average speed cameras has proven to be very successful and could be extended to the stretch of the A152 between Gosberton and Donington.

Rather than using the A16/A17/A52, there is a considerable volume of traffic using the Gosberton-Quadring-Donington A152 road as a rat-run, many of these being HGVs. The road is inappropriate for

Officer Comment:

Qua002 The qualified support is welcomed. However, the provisos are matters for Lincolnshire County Council as Highways Authority to consider and act upon.

Qua003 The qualified support is welcomed. However, the provisos are matters for Lincolnshire County Council as Highways Authority to consider and act upon.

Qua004 The qualified support is welcomed. However, the provisos are matters for Lincolnshire County Council as Highways Authority to consider and act upon.

Officer Recommendation:

It is considered that site Qua002 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small infill site.

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

It is considered that site Qua004 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small extension to an existing development.

such vehicles, particularly when compounded with speeds in excess of 30m.p.h. And where there is a perfectly good alternative route.

Measure 2: HGV and speeding vehicles impact on environmental noise, damage to buildings, traffic congestion and road safety. A weight limit of 7.5t for vehicles, unless they have business in the area, to be introduced on the A152 between Gosberton and Donington, monitored by Number Plate Recognition Technology.

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ID1: 459 comment_author: Peter Crack

comment content:

Dear Sir

We would like it to be known that we completely agree with the letter sent to us by our Parish Council

Officer Comment:

The comment is acknowledged.

Our comments on the Parish Councils' letter are as follows:

1 The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.

2 It is unfortunate that neighbours are impacted during construction. This is however, not a reason to prevent development of a site.

3 Highway issues are matters for the County Council to consider and react to. The access to the site will be an issue to be considered at the planning application stage. Currently Lincolnshire County Highways are satisfied with the access on to the A152.

4 & 5 The local plan will be accompanied by an infrastructure delivery plan which will identify where improvements to education and health, as well as other infrastructure, is required. The County Council have identified improvements are required to primary and secondary schools and will look at passing places on the road to the primary school.

6 Anglian water has commented all of the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage and water supply networks to enable development to come

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

forward on these sites.

7 The provision of public transport links are matters between bus operators and the County Council.

8 This point is accepted.

9 The infrastructure will be updated by developers in agreement with the infrastructure providers.

ID1: 460 comment_author: Mrs Joan Powell

comment_content:	Officer Comment:	Officer Recommendation:
<p>Qua002, Qua003, Qua004</p> <p>Until the infrastructure is drastically improved in Quadring, I am apposed to any development in Quadring. The sewage system is already being emptied daily. The speed through the village is dangerous and a major concern to residents. Speed cameras only operate during daytime hours but are really needed during peak times each end of the day. School access is via a country lane and this is already causing traffic problems and cannot cope with extra traffic. The traffic from all the sites on the 20 year plan will enter onto Main Road in very close proximity as will the private drive application at the manor (H15-0511-16). This will cause even more concern in the village with speeding cars coming straight through the village. As it stands at the moment no large development can be competently accommodated in the area. These issues must be addressed first.</p>	<p>Qua002, Qua003 and Qua004</p> <p>Anglian water has commented all of the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage and water supply networks to enable development to come forward on these sites.</p> <p>Speeding is a matter for the Police.</p> <p>The County Council have advised that improvements to primary and secondary schools are required and they will look at passing places on the road to the primary school.</p> <p>Highway issues are matters for the County Council to consider and react to. The access to the site will be an issue to be considered at the planning application stage. Currently Lincolnshire County Highways are satisfied with the access on to the A152.</p>	<p>It is considered that site Qua002 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small infill site.</p> <p>It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:</p> <ul style="list-style-type: none"> • It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1. <p>It is considered that site Qua004 is a suitable Preferred Housing Site in Quadring, and that it should be taken forward as a Housing Allocation because it is a small extension to an existing development.</p>

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ID1: 461 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 for detailed comments relating to these sites.

Officer Comment:

The comments are noted and have been placed in the Housing Paper so developers and residents are aware of the issues.

Officer Recommendation:

No change to the approach is required.

ID1: 462 comment_author: Mr & Mrs J Oldfield

comment_content:

I wish to comment on and inform you of my concern to the proposed inclusion of Qua003 the Nursery site, into the local plan.

I believe this will impact negatively on the village with regards to resources and traffic problems, especially at the crossroads, both during construction and afterwards.

Officer Comment:

1. In essence the objections relate to the scale of development proposed in Quadring and its impact on the facilities and utilities in the village and surrounding area.

- The identification of Quadring as a Minor Service Centre is consistent with other settlements with a similar level of service provision. The level of housing need is comparable with housing completions within the settlement 1976 - 2011. The site is very similar in size to the Boyfields Estate, which with Charlotte Walk are shown as constructed in the 1998 SHDC local plan. That local plan allocated the land which became Casswell Drive and an area which contains Qua006, which together are larger than this site. Therefore, except for the current SHDC local plan 2006, Quadring has been allocated and accommodated large areas of development in the 1998 local plan and the one before it.
- It is too soon to consider the impact of Brexit on population change.
- The access to the site uses land where there is a planning permission for a detached house. The plan also shows a 5.5m wide access road to the nursery. There is room to the south of it to accommodate a modified arrangement to include footways.
- Developers will be required to improve infrastructure, such as roads, schools and medical facilities, where their impact justifies improvement. The County Council have advised the primary and secondary schools require extending and they would look at options for improving access to the primary school, most likely passing places. Normal maintenance is the responsibility of the infrastructure provider.

Officer Recommendation:

It is considered that site Qua003 is a suitable Preferred Housing Site in Quadring, and it should be taken forward as a Housing Allocation because:

- It is centrally located and owing to existing frontage development has limited impact on the character of the village. The majority of the site is in flood zone 1.

- The County Council have also advised in relation to the cross roads junction that for the five years up to the end of May 2016 they have no injury accidents at the crossroads. There is a single slight injury accident involving a turning manoeuvre at the next junction down at the layby/loop that services the properties on the south side of the A152. Improvements to public transport are matters between the bus operator and the County Council as Highway Authority.
- Reference to Millfield Industrial Estate is used as a measure for the proximity of allocated employment sites. It is not intended that it should provide all employment for those places that refer to it.
- The nursery has two sites and the owners in their response to this consultation indicate the second site will be developed.
- The revised Strategic Flood Risk Assessment classifies Quadring as no hazard.

ID1: 463 comment_author: Longstaffs

comment_content:

Site Qua 011 Land at Quadring.
 We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016). We note that the site has not been selected as a 'Preferred' housing site, however, a site closely located to it has been.
 We wish to ask that consideration should be given to the site Qua 011 being identified for development in the future Local Plan review time periods, and that access considerations for the proposed Preferred housing site Qua 004, should take into account that site Qua 011 may be developed in the future. Adequate and suitable Planning conditions are requested to cover this aspect.

Officer Comment:

The site has access to Town Drove and a link to Casswell Drive is feasible. The developer of Qua004 could design the road layout to achieve this.

Officer Recommendation:

Another access is available and so access through to Casswell Drive may not be an overriding requirement.