

Post_title: **25: Sutton St James**

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

ID1:	481	comment_author:	Maxey Grounds & Co LLP
comment_content:	Officer Comment:	Officer Recommendation:	
Suj001 We note and agree this site is unsuitable	Suj001 The support is welcomed.	Suj001 No change to the approach is required.	
Suj002 We note and agree this site is unsuitable	Suj002 The support is welcomed.	Suj002 No change to the approach is required.	
Suj003 We note and agree this site is unsuitable	Suj003 The support is welcomed.	Suj003 No change to the approach is required.	
Suj004 We note and agree this site is suitable	Suj004 The support is welcomed.	Suj004 No change to the approach is required.	
Suj005 We note your comments. We believe suitability would be dependent upon the prior or simultaneous development of Suj004	Suj005 The support is welcomed.	Suj005 No change to the approach is required.	
Suj006 We are extremely disappointed to note your recommendation that the site is unsuitable. We believe residential redevelopment of this brownfield site would be highly beneficial to the village. It is close to the school and would require minimal road improvements unlike Baulkins Drove, Sutton Gate or Taylor's Drove. We are particularly disappointed that the absence of a footpath link is a material reason for recommending unsuitability given that the footpath would have been in place if the LPA had enforced Condition 1 of Application H20-0459-10.	Suj006 Although services and facilities are potentially accessible by foot, bicycle and public transport the road is poor and there is no footway. The application number quoted refers to the "Erection of butchers shop with cutting room, buffet preparation room, pastry/bake house, fish and chip shop, potato prep room, store room and 2 toilets (retrospective)" for Roffes Catering, which is located immediately to the north of the site. The site has grain stores upon it and is separated from the village and thereby does not relate well to it. As a consequence it was not put forward as a Potential Housing Site in January 2016 or a Preferred Housing Site in July 2016.	Suj006 It is considered that Suj006 is not a suitable Housing Site and should not be put forward as a Housing Allocation because developing the site would harm the character of the countryside by introducing a significant area of residential development, as the site could accommodate 23 dwellings at 20dph.	
Suj007 We note and agree this site is suitable. We believe residential redevelopment of this brownfield site would be highly beneficial to the village.	Suj007 The support is welcomed.	Suj007 It is considered that site Suj007 is a suitable Preferred Housing Site in Sutton St James and that it should be taken forward as a Housing Allocation because it is previously developed land, the best flood zone and is centrally located in Sutton St James. Its development is likely to have appositve impact on the listed Church and its detached tower.	
Suj008 We note and agree this site is unsuitable	Suj008 The support is welcomed.	Suj008 No change to the approach is required.	
Suj009 We note and agree this site is suitable	Suj009 The support is welcomed.	Suj009 No change to the approach is required.	
Suj010 We note and agree this site is suitable	Suj010 The support is welcomed.	Suj010 No change to the approach is required.	
	Suj011 The support is welcomed.	Suj011 No change to the approach is required.	

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Suj011 We note and agree this site is suitable	Suj012 The support is welcomed.	Suj012 It is considered that site Suj012 is a suitable Preferred Housing Site in Sutton St James and that it should be taken forward as a Housing Allocation because it has planning permission subject to a Section 106 agreement for a financial contribution of £137,367 towards education provision, the carrying out of further archaeological investigations.
Suj012 We note and agree this site has benefits if access can be satisfactorily achieved	Suj013 The support is welcomed.	
Suj013 We note and agree this site is unsuitable	Suj014 The support is welcomed.	
Suj014 We note and agree this site is unsuitable	Suj015 The support is welcomed.	Suj013 No change to the approach is required.
Suj015 We note and agree this site is unsuitable. Childersgate Lane is unsuitable for increased traffic.	Suj016 The support is welcomed.	Suj014 No change to the approach is required.
Suj016 We note your comments.		Suj015 No change to the approach is required.
		Suj016 No change to the approach is required.

ID1:	482	comment_author:	Anglian Water
comment_content:	Officer Comment:	Officer Recommendation:	
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.	The comments are noted and have been placed in the Housing Paper so developers and residents are aware of the issues.	No change to the approach is required.	