

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

Post_title: 38: Freiston

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comment_content:

Attached is a plan [plan provided by email] showing a layout for a small development of eight dwellings at Freiston (Fre004). The site is well contained within the village and surrounded by urban land uses. The type of dwellings proposed serve the same market as those proposed at Cowbit. The development could also contribute to additional facilities for the adjacent playing field and should be allocated.

Officer Comment:

Revised policy 2 of the Public Consultation on Preferred Sites for Development (July 2016) identifies Freiston as an area of development restraint (i.e a location where new housing allocations should not be made). This was based upon consideration of the availability of services and facilities in Freiston, the parish's population in 2011, historic rates of housing completions, 1976 - 2011, and the availability of land that is exposed to lower flood hazard. Based upon these issues, it is considered that it is appropriate for Freiston to be identified as an 'Other Service Centre/Settlement'. Consequently, it is considered inappropriate to identify this site as a housing allocation. Site Fre004 was considered in the SHLAA and was assessed as undevelopable simply because the Plan's Spatial Strategy does not seek the identification of new housing allocations in the village. Furthermore, the proposal to identify an allocation site for 8 dwellings would not accord with the approach taken generally throughout the Plan to identify sites only if they will have a capacity of 10 or more dwellings. Nonetheless, the provisions of the emerging Plan would potentially allow for the site's development for residential purposes.

Officer Recommendation:

The SHLAA classifies site Fre004 as being undevelopable, and consequently the site was not put forward as a Potential Housing Site in the January 2016 consultation, nor as a Preferred Housing Site in the July 2016 consultation. This objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Fre004 should not be taken forward as a 'Housing Allocation'.