

Post\_title:

**44: Haltoft End**

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

ID1:

31

comment\_author:

Robert Doughty Consultancy

comment\_content:

FreOO6 amounts to 1.59 ha and is rectangular with a road frontage to the A52 (Boston to Skegness). The land to the north of FreOO6 is not in our clients' ownership, and is farmed by others. The main body of our clients' holding lies to the west of the Hobhole Drain.

Although our clients' site meets the Authority's criteria for 'Availability' and 'Achievability', we note that it is not considered to be 'Suitable'. On considering the Authority's explanation for this, it would appear that there are two issues that the Authority believes it fails to properly address " adverse environmental impacts, and a conflict with the emerging Plan's locational strategy.

In this respect the Authority recognises that it will not have adverse impacts on natural or historic assets, but feels that its development would have adverse impacts on the character and appearance of the area " the site's development would substantially increase the visual impact of the village's built-up area on its open, rural surroundings "We do not agree that the development of Fre66 would have this result.

- Viewed from the west, from Wainfleet Road and from Bakers Lane the development will be screened by the trees along both banks of the Hobhole Drain " which, running north to south, is itself a much more meaningful physical boundary for the west of Haltoft End;

- From the north " Oak House Lane " the existing development of Acorn Close has little visual impact as it is wholly comprised of bungalows and their northern boundary landscaping. The developed FreOO6, will similarly have little or no visual impact from the north

Officer Comment:

Decisions on a settlement's place in the Spatial Strategy took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements and their Sustainability Credentials (June 2015); the settlement's population; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. Against the above criteria, it is considered that it is appropriate for Haltoft End to be shown as an 'Other Service Centre and Settlement'. The Spatial Strategy Background Paper identifies that such settlements should not be evaluated for the purposes of meeting objectively assessed needs for housing (i.e. they would not accommodate any housing allocations).

It is not considered that the objector's assessment of the likely impacts of the site's development is correct - it is considered that the site's development would substantially increase the visual impact of the village's built-up area on its open, rural surroundings.

Officer Recommendation:

Haltoft End should continue to be identified as an 'Other Service Centre and Settlement'.

The SHLAA classifies site Fre006 as being undevelopable, and this objection does not raise any issues that suggest that this assessment is inappropriate. It is therefore considered that site Fre006 should not be taken forward as a 'Housing Allocation'.

particularly if it was to comprise single and one and a half storey dwellings;

- The development of Fre006 will have little or no visual impact from the east as it is screened by the existing development on Oak House Lane, Forge Close and Acorn Close, and no visual impact from the south as it is screened by the dwellings on the south side of the A52.

Finally, it is suggested that the development of Fre006 conflicts with the emerging Plan's locational strategy, as the development of Fre006 creates an extension to Haltoft End. Draft Local Plan Policy 2 Spatial Strategy describes Haltoft End as an Other Service Centre and Settlement "where development that supports its role as a service centre, helps sustain existing facilities or helps meet the service needs of other local communities such as Freiston and Butterwick, will be permitted within the settlement boundary. This accords with Part 6 of the National Planning Policy Framework (NPPF) " Delivering a wide choice of high quality homes", and in particular with Para 55, which states To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities." It suggests as an example, where there are groups of smaller settlements, development in one village may support services in a village nearby." We suggest that this is the case in regard to the relationship between Freiston, Butterwick and Haltoft End.

In our view the Settlement Boundary as shown on Inset Map 44 Haltoft End, is drawn in such a way that with the exception of the two unimplemented dwellings of Fre10, there is no allowance for any new development within it to be able to support these service needs. Additionally, we consider that as the role of Haltoft End should be as suggested in Para 55 of the NPPF, to help

sustain the existing services and facilities in Butterwick and Freiston, the development of Fre006 over years 6-15 of the Local Plan will assist in the achievement of that objective. The Settlement Boundary therefore should be extended to include Fre006.

Furthermore, consideration of Inset Map 44 shows that Fre66 has a road frontage to the A52, and that its development will not extend the body of Haltoft End any further north than it is already.

Similarly, Fre006 is contained to both east and west " to the east by the existing Acorn Close development and to the west by the grounds of The Chestnuts. We consider that Fre006 can be developed without harm to the character and appearance of the area as its relationship to the existing built-up area is good.

In respect of the above we consider that Fre006 is wholly suitable for residential development over Years 6-15 of the Local Plan, and request that it be included within the South East Lincolnshire Local Plan as a preferred site for residential development on Inset Map 44 Haltoft End, and that the Settlement Boundary be amended accordingly, and that Haltoft End be re-scheduled as a Minor Service Centre.

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520

comment\_author:

Robert Doughty Consultancy

comment\_content:

We are instructed by C & K Hardy trading as C W Hardy, of the Round House, Wainfleet Road, Boston PE21 9RZ, the owners of the land referred to as site Fre006 at Haltoft End in the Consultation on the Preferred Sites for Development (July 2016) undertaken by the Joint Planning Authority.

Fre006 amounts to 1.59 ha and is rectangular with a road frontage to the A52 (Boston to Skegness). The land to the north of Fre006 is not in our clients' ownership, and is farmed by others. The main body of our clients' holding lies to the west of the Hobhole Drain.

Although our clients' site meets the Authority's criteria for 'Availability' and 'Achievability', we note that it is not considered to be 'Suitable'. On considering the Authority's explanation for this, it would appear that there are two issues that the Authority believes it fails to properly address adverse environmental impacts, and a conflict with the emerging Plan's locational strategy.

In this respect the Authority recognises that it will not have adverse impacts on natural or historic assets, but feels that its development would have adverse impacts on the character and appearance of the area - the site's development would substantially increase the visual impact of the village's built-up area on its open, rural surroundings. We do not agree that the development of Fre66 would have this result.

- Viewed from the west, from Wainfleet Road and from

Officer Comment:

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Bakers Lane the development will be screened by the trees along both banks of the Hobhole Drain - which, running north to south, is itself a much more meaningful physical boundary for the west of Haltoft End;

- From the north - Oak House Lane - the existing development of Acorn Close has little visual impact as it is wholly comprised of bungalows and their northern boundary landscaping. The developed Fre006, will similarly have little or no visual impact from the north particularly if it was to comprise single and one and a half storey dwellings;
- The development of Fre006 will have little or no visual impact from the east as it is screened by the existing development on Oak House Lane, Forge Close and Acorn Close, and no visual impact from the south as it is screened by the dwellings on the south side of the A52.

Finally, it is suggested that the development of Fre006 conflicts with the emerging Plan's locational strategy, as the development of Fre006 creates an extension to Haltoft End. Draft Local Plan Policy 2 Spatial Strategy describes Haltoft End as an Other Service Centre and Settlement where development that supports its role as a service centre, helps sustain existing facilities or helps meet the service needs of other local communities such as Freiston and Butterwick, will be permitted within the settlement boundary. This accords with Part 6 of the National Planning Policy Framework (NPPF) - Delivering a wide choice of high quality homes and in particular with Para 55, which states To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It suggests as an example, where there are groups of

smaller settlements, development in one village may support services in a village nearby." We suggest that this is the case in regard to the relationship between Freiston, Butterwick and Haltoft End.

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Additionally, we consider that as the role of Haltoft End should be as suggested in Para 55 of the NPPF, to help sustain the existing services and facilities in Butterwick and Freiston, the development of Fre006 over years 6-15 of the Local Plan will assist in the achievement of that objective. The

Settlement Boundary therefore should be extended to include Fre006. Furthermore, consideration of Inset Map 44 shows that Fre66 has a road frontage to the A52, and that its development will not extend the body of Haltoft End any further north than it is already. Similarly, Fre006 is contained to both east and west - to the east by the existing Acorn Close development and to the west by the grounds of The Chestnuts. We consider that Freo06 can be developed without harm to the character and appearance of the area as its relationship to the existing built-up area is good.

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