

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

Post_title: 60: Northgate and West Pinchbeck

ID1: 523 **comment_author:** Nick Webster

comment_content:

I refer to our conversation this morning and I would be obliged if you would consider the attached plan within the context of your Site Allocation procedure for Residential Development within the emerging Local plan process, for which consultation closes on the 14th August I believe.

I confirm that I am submitting this site as Agent for the owners:

J.E Atkinson and Son

The site is currently used for Agricultural purposes, but is well situated within the village with existing development on two sides as such development here would be unobtrusive and would attract the necessary services to maintain the village in a sustainable way. It will be further noticed that there are also some parcels of land along the roadside that are interspaced by existing dwellings which would provide appropriate infill opportunities.

The main area extends to approximately 21 ha, and would provide a phased development over a period of years depending upon market conditions and demand during the construction phase.

Officer Comment:

The settlement form of Northgate is, generally, linear. The Objcetor's propose a very large site. It is considered that the Local Plan provides more sustianable sites within the Sub-Regional, Main and Minor Service Centres to meet the housng needs of the area.

Officer Recommendation:

No change to the Local Plan is recommended.

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

ID1: 524 comment_author: Mrs Joan Deaton

comment_content:

The settlement boundary should extend to Dovehirne Bridge along the west side of Six House Bank. Would this not be possible? There was originally a dwelling on this piece of land next to Dovehirne Bridge, now demolished.

Officer Comment:

The settlement form of Northgate is, generally, linear. The settlement boundary includes the road frontage but development in depth would constitute a relatively large site. It is considered that the Local Plan provides more sustainable sites within the Main and Minor Service Centres to meet the housing needs of the area.

Officer Recommendation:

No change to the Local Plan is recommended.

ID1: 525 comment_author: Lincolnshire Wildlife Trust

comment_content:

Fen Slipe nature reserve has been identified on this map as recreational open space in addition to its designation as a Local Wildlife Site. As a Lincolnshire Wildlife Trust nature reserve we do not feel it is appropriate to categorise the site as recreational open space and we would therefore request that this site is shown only as a LWS.

Officer Comment:

The open space will be removed from Fen Slipe. It will be shown as a LWS.

Officer Recommendation:

A small change is required to the mapping.

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

ID1: 526 comment_author: Mrs F Smith (GLNP)

comment_content:

Pinchbeck Fen Slipe is a LWS and identified as recreational open space. This is private land and it would be appropriate to check this designation with the land owner before confirming this designation.

Officer Comment:

The open space will be removed from Fen Slipe. It will be shown as a LWS.

Officer Recommendation:

A small change is required to the mapping.