

Post_title: **62: Shepeau Stow**

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

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comment content:

Wha035: Land south of Hulls Drove, Shepeau Stow

We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and write to request reconsideration of the proposed settlement boundary for Shepeau Stow.

Our client has previously put forward their land for consideration as a site suitable for housing - Sites Wha 035(frontage area) /Wha 012 (frontage and depth land development).

We understand Shepeau Stow has not been considered a settlement large enough to have specific sites allocated for housing development, but that sites within the development boundary would be likely to receive favourable consideration if planning consent is applied for.

We note the proposed settlement boundary for the village on Inset Map 62, however we consider that proper consideration of the existing, established and proposed form of development in the village, has not been had, and the frontage area of land south of Hull's Drove , the site of Wha 035, should have been included in the proposed development boundary.

If the development boundary is altered to include this land, it would correctly then mirror the proposed development boundary on the opposite side of Hull's Drove, which is also an area of undeveloped land. It would also 'fill the gap'.

We wish to ask for re-consideration of the suitability of the site of Wha 035 being included in the settlement boundary, and summarise the benefits of the site:

Officer Comment:

The Objector's site currently forms an open, undeveloped gap on the south side of Hull's Drove. It is considered that such open gaps (with development on one side and open fields on the other) are part of the form of the settlement. The western side of Dowsdale Bank is the other substantial open area. Both south of Hull's Drove and west of Dowsdale Bank are considered to be too extensive to constitute infill where the form and character would usually be that of development interspersed with gaps.

Officer Recommendation:

No change to the Local Plan is recommended.

1. The site is within 300m of the centre of the village.
 2. The site completes a logical infill to the pattern of development that already exists for the village.
 3. The site has a straight and clear frontage without visibility issues.
 4. The site is located within 250m of a main bus stop.
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