

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

**Post\_title:** 23: Old Leake

**ID1:** 1572

**comment\_author:** Mr A R Daubney

**comment\_content:**

Supports Old003. Although it is not in the middle of the village, as Old005, it is in close proximity to the village amenities without encroaching too far out of the village (more than necessary), keeping the heart of the village together. The frontage of any development would be quieter on Old Main Road than on the A52 which is a busy road day & night. The field has recently been under-drained.

**Officer Comment:**

The support is welcomed

**Officer Recommendation:**

Site Old003 should be taken forward as a Preferred Housing Site.

**ID1:** 1573

**comment\_author:** Mr A R Daubney

**comment\_content:**

Resubmits a reduced Old004. This is to the rear of Vicarage Gardens, extending as far as the rear of the adjacent employment site. The suggested road access could be through Vicarage Gardens or through the proposed development behind the White Hart PH.

**Officer Comment:**

This site has been registered as Old017. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because of transport issues - the only potential current vehicular access is via a drive off Vicarage Gardens which the Highway Authority identifies as unsuitable to accommodate the traffic generated by this site. The site's owner suggests that it could also be accessed from the east, via the site for which a residential planning permission has been granted. However, this permission (B/13/0308) does not provide for vehicular access to this land.

**Officer Recommendation:**

Site Old017 should not be taken forward as a Preferred Housing Site.

ID1: 1574 comment\_author: Mr & Mrs E Richardson

comment content:

Re Old003. We have grave concerns in respect of flooding to this area. We have seen how this land floods over the years. We note that surface water may not be discharged to the public sewerage network & assume this means it would be discharged via soakaways, which would be totally inadequate. We live opposite the site and have had to install additional drainage and still suffer from problems with lying water.

We are also concerned about additional sewerage. The system is already inadequate & causes problems both in Summerfields & the primary school with backing up. I believe the water board are well aware of this problem as they are called to remedy the situation.

We also draw your attention to the current road situation. At school times the whole area is grid locked. We are often unable to access or leave our property during these times. It is only a matter of time before there is a major accident on Old main Road. The addition of more dwellings in this area will make the matter worse.

Officer Comment:

Anglian Water Services Ltd. has identified issues with the surface water network capacity, and seeks any development to incorporate sustainable drainage systems and to adhere to the surface water management hierarchy outlined in Part H of the Building Regulations. However, such issues are not unique to site Old003 – they apply equally to all alternative sites elsewhere in Old Leake, and indeed throughout the Plan area. The idea of sustainable drainage systems is to replicate natural systems to collect and store surface water before slowly releasing it back into the environment (i.e. to prevent the issues being experienced by the properties opposite the site).

Anglian Water Services Ltd. has identified no issues with respect to this site's impacts upon the area's foul sewerage network capacity.

The Highway Authority has not raised any concerns about the traffic implications of the development of site Old003

Officer Recommendation:

Site Old003 should be taken forward as a Preferred Housing Site.

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

ID1: 1575 comment\_author: Mr L Smith

comment content:

Re Old003. I would be strongly opposed to the destruction of the hedgerow and trees boarding Old Main Road.

Any increase in traffic should be discouraged. When the schools are open a combination of double and single parking particularly at the western end severely restricts the road width, a bend in the road at this restricted area adds to the difficulty in traffic moving freely, and the road is used by buses and HGVs. Any development on this site with vehicle access onto Old Main Road would increase traffic, ie residents cars, service vehicles etc, therefore development should be opposed.

Officer Comment:

The Strategic Housing Land Availability Assessment acknowledges that the site contributes significantly to the attractive appearance of this part of the village, and that its development would inevitably change this character. However, it concludes that the site's relationship to the existing village is good, and that its impacts upon the character and appearance of the area would be broadly acceptable.

The Highway Authority has not raised any concerns about the traffic implications of the development of site Old003

Officer Recommendation:

Site Old003 should be taken forward as a Preferred Housing Site.

ID1: 1576 comment\_author: Gordon McGhee

comment content:

I am not, in any way, opposed to sensible housing development in Old Leake but there are, in my opinion, some intransigent problems which need to be addressed. The sewerage system is currently undersized and overworked . The sewage pipe running down Old Main Road between Wrangle and Old Leake is of small (circa 10"-12") diameter and the system, as a result of ingress, takes on surface water overwhelming the capacity of the system. This results in surcharging occurring at the foul water drain manhole located in Summerfields and possibly at other locations. It is possible that the existing water treatment plant might be able to deal with the amount of effluent but the pipe system cannot. The cost of renewing this pipe system and the consequent disruption is considerable. Other utilities would also be put under strain and would need extending putting a financial burden on the utilities suppliers. with small return on investment as the majority of return would be domestic with very small industrial input. The flood risk is also too high to be reasonable (refer to the declaration in your literature).

Officer Comment:

Anglian Water Services Ltd. has identified no issues with respect to the area's foul sewerage network capacity. The need for any enhancement to other utilities will be identified with by the Infrastructure Delivery Plan that will accompany the Local Plan. The flood risk to which the Potential Housing Sites are exposed varies but, in all cases, flood risk mitigation to ensure 'safe' development is possible, without impacting unduly on financial viability.

Officer Recommendation:

No change is necessary.

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

ID1: 1577 comment\_author: Mr John Stuart Birkett

comment content:

Suggest further consideration of Old Leake as a Main Service Centre. There appears to be a deficiency to the north east of Boston. Old Leake is unusual in having secondary education in a village context and there is employment and other services. Development here could help to support other villages to the north and east of Boston.

Officer Comment:

Old Leake's place in the Plan's Spatial Strategy took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. Whilst it is correct that Old Leake offers secondary education (as well as primary education and a Health Centre), its 'Sustainability of Settlement' score amounted to 67, which is considerably lower than the score of any of the Main Service Centres (the lowest score for which was 79). It is not therefore accepted that Old Leake performs a sufficiently significant service role to justify its identification as a Main Service Centre.

Officer Recommendation:

No change to Old Leake's place in the Spatial Strategy is necessary.

ID1: 1578 comment\_author: Sheila E Waite

comment content:

Policy 5, page 21-23. 3.5 3.5.5 Old003-Old001 site The sewage pipe in Old Main Road, Old Leake, which also serves Wrangle. It's small, old and not adequate, if there is a problem on the Wrangle side or Church Road in Old Leake. The foul water takes the least line of resistance and backs up to end of Summerfields to mine and other properties, we back onto the A52. This is not acceptable. The sewage network would need to be upgraded to cope with the extra developments on the old Main Road.

Officer Comment:

Anglian Water Services Ltd. has identified no issues with respect to the impacts of sites Old001 and Old003's development upon the capacity of the area's foul sewerage network.

Although site Old001 is considered to be developable, it is not considered to be amongst the best potential housing sites in Old Leake, and consequently is not proposed to be taken forward as a Preferred Housing Site. In contrast, site Old003 is considered to be amongst the best potential housing sites in Old Leake, and is proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Old003 should be taken forward as a Preferred Housing Site.

Site Old001 should not be taken forward as a Preferred Housing Site.

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

ID1: 1579 comment\_author: Sheila E Waite

comment content:

Policy 5, page 21-23. 3.5-3.5.5. Site Old 001 Old Main Road, Old Leake Anglian Water comment that the surface water has major constraints. The properties in Summerfields have soak-aways, which do not cope with heavy rain and most winters gardens are underwater. We are on clay and in our paddock blue clay. It has had drains put in but still the soak-aways flood with the surface water. Anglian Water must make sure the surface water network can cope with extra water from the new developments.

Officer Comment:

Anglian Water Services Ltd. has identified issues with the surface water network capacity, and seeks any development to incorporate sustainable drainage systems and to adhere to the surface water management hierarchy outlined in Part H of the Building Regulations. However, such issues are not unique to site Old001 – they apply equally to all alternative sites elsewhere in Old Leake, and indeed throughout the Plan area.

However, although site Old001 is considered to be developable, it is not considered to be amongst the best potential housing sites in Old Leake, and consequently is not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Old001 should not be taken forward as a Preferred Housing Site.

ID1:

1580

comment\_author: K. Baggs

comment content:

RE. Old001 Site - My objection needs to be raised regarding proposal to build properties on this site. When building new properties they now are required to be raised above existing ground/flood level. As a result, properties that have been built prior to this are sited at a lower, existing ground level. This will cause issues regarding property fence lines being lower on one side and higher on another. Floodwater will always find its lowest level, hence the concern for flooding to ALL lower sited properties along the proposed boundaries between old and new properties. As the site is currently an open field, drainage is less of an issue at present. Another concern is that higher builds and building sitings will mean properties along the boundary lines will be considerably overlooked i.e. windows and gardens from most angles due to the narrowness of the proposed site. There is also concern regarding the increase in traffic along the A52 and Old Main Road and the ability for the area to cope with an even bigger increase. Local services i.e. schools and medical centre are already oversubscribed. Another issue with development is the timeframe of building (start to finish), airborne pollution, noise pollution and general disruption. Street scene is another factor - will any proposed new builds be complimentary to the village profile or an eyesore? Totally opposed to any property development on this site.

Officer Comment:

The Strategic Housing Land Availability Assessment concludes that the site could be developed without adverse impacts on the character or appearance of the area.

Issues of potential overlooking are not particular to this site, and would be addressed at planning application stage.

Anglian Water Services Ltd. has indicated that new development would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water flooding of neighbouring land.

The need for any enhancement to the schools and medical centre will be identified by the Infrastructure Delivery Plan that will accompany the Local Plan.

The Highway Authority has identified no issues arising from the potential development of this site.

However, although site Old001 is considered to be developable, it is not considered to be amongst the best potential housing sites in Old Leake, and consequently is not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Old001 should not be taken forward as a Preferred Housing Site.

ID1: 1581 comment\_author: Historic England

comment content:

Site Old005 may affect the setting of the Grade I Listed Church of St Mary. Concern is raised at the inclusion of this site, which has remained open within the centre of the village and detailed further assessment would be required.

Officer Comment:

The Borough Council's Consultant Architect comments that the site is separated from the church by The Old Vicarage and The Grange. Provided the hedged & tree lined boundaries between the church and The Vicarage and The Grange remain, some development on the site could be considered provided this was a low density scheme and one which retained some form of green at its centre to maintain a village-like character. Traditional materials would be required and the majority should be two-storey development.

Officer Recommendation:

Site Old005 should be taken forward as a Preferred Housing Site.



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

ID1: 1582 comment\_author: Old Leake Parish Council

## comment content:

Old Leake Parish Council unanimously and resolutely opposes the inclusion of Site Old005 in the proposed site allocations for the new Local Plan. This site has been protected in the previous local plan as a Protected Open Space, and is greatly valued by both the Council and the local community as the last remaining Open Space in a village which has seen every other field or farm close to the centre developed over recent years. To lose this area of Protected Open Space would be to complete the effective urbanisation of the village centre and result in an overdevelopment of what was only a few short years ago an agricultural rural village. The Parish Council has previously held conversations with the owner of Site Old005 and their architect regarding supporting an application here, however the Parish Council has never indicated that it would support the development of this site and affords great weight to the protection which the existing Protected Open Space designation gives. This site was Protected in the 1990s to prevent intensive overdevelopment of the village centre. If anything, with the loss of open space nearby, those reasons are now reinforced.

The Parish Council recognises and appreciates the requirements of Policy for villages to grow and expand to meet housing needs, and does not oppose the total number of houses which the Plan seeks to provide. 100 houses over the next Plan Period would not be unreasonable to out of proportion with the village as it currently is.

In addition, the Council does not support the inclusion of Site Old003. This is the last remaining ancient pasture

## Officer Comment:

The Parish Council is correct that site Old005 was identified as a 'Protected Landscape Site' in the adopted Boston Borough Local Plan (April 1999), and as 'Protected Land of Open Character' in the Boston Borough Interim Plan (February 2006). The adopted Plan identified that such an open space was "an important component in the overall character of the settlement", whilst the Interim Plan identified the following roles: "provide an attractive setting for the settlement; provide a setting for listed or other important historical buildings; provide a setting for important historical or natural features; frame or enable an important view; provide an important amenity element in a street scene; or provide visual relief in an otherwise built up frontage." It is not accepted that any of the above roles applies to this site, and the Strategic Housing Land Availability Assessment (SHLAA) identifies that it has only limited amenity value and that its contribution to the character of its surroundings is relatively limited.

The support for Old Leake's housing requirements is welcomed.

The SHLAA acknowledges that site Old003 currently contributes significantly to the attractive appearance of this part of the village, and that its development would inevitably change this character. However, it concludes that the site's relationship to the existing village is good, and that its impacts upon the character and appearance of the area would be broadly acceptable. The Highway Authority has not raised any concerns about the traffic implications of the development of site Old003.

## Officer Recommendation:

Site Old005 should be taken forward as a Preferred Housing Site.

No change to Old Leake's housing requirement is necessary.

Site Old003 should be taken forward as a Preferred Housing Site.

Site Old004 should not be taken forward as a Preferred Housing Site.

Site Old010 should not be taken forward as a Preferred Housing Site.

Site Old001 should not be taken forward as a Preferred Housing Site.

Site Old008 should not be taken forward as a Preferred Housing Site.

in the village, and presents in its current form a pleasing rural approach to the village centre from Old Main Road. The value of such grassland is appreciated by DEFRA, who would be very unlikely to grant the farmer permission to plough this field and turn it into arable cultivation: to develop this field for housing would amount to a far greater and more permanent destruction than planting potatoes or wheat. It is unlikely that this field has ever been cultivated in modern times. There are serious traffic and parking concerns in this part of the village associated with the Primary School. It would again amount to another degrading of the rural character of the old and original village centre.

As an alternative, the Parish Council would prefer greater consideration be given to the inclusion of Sites Old004 and Old010 which would deliver the housing which Old005 and Old003 seek to provide, but in a manner far less harmful to the character and amenity of the village centre. Site Old004 has been discounted on grounds of access, however this site lies adjacent to Site Old016 which is currently in the process of gaining planning permission, and would provide an opportunity for a viable access to Old004, in addition to the access which may be achieved via Vicarage Gardens. Site Old010 would again allow development in Old Leake to continue in a natural direction without harmfully affecting the village centre. The assertion that the lack of a defensible natural western boundary on this side of the settlement would lead to pressure for further expansion into open countryside is refuted. This site is no more countryside character than Site Old003, and of far less value as ancient pasture as an environmental resource. Slightly beyond Site Old010 to the west is a large drain which would provide the future natural boundary which the Land Availability Assessment

The SHLAA identifies site Old004 as undevelopable because a satisfactory vehicular access cannot be identified - the only current potential vehicular access is via a drive off Vicarage Gardens which the Highway Authority identifies as unsuitable to accommodate the traffic generated by this site. In particular, they identify that there is already vehicle parking all along the adopted estate road and evidence of over-running on the grassed area adjacent to the private drive. Alternatively, the Parish Council suggests that access could be provided from the east, via a site for which a residential planning permission has been granted. However, this permission (B/13/0308) does not provide for vehicular access to site Old004.

The SHLAA identifies site Old010 as undevelopable due to adverse environmental impacts (it would extend the village's built-up area into an area of open countryside, whereas alternative sites can consolidate the built-up area with lesser impacts. The development of this site would also be likely to generate pressure for further westward expansion, given that it is not contained by a strong and defensible 'natural' western boundary), & transport issues (the Highway Authority identifies that Podge Lane is not realistically suitable to provide access for residential development).

The support for sites Old001 and Old008 is welcomed. However, although sites Old001 and Old008 are considered to be developable, they are not considered to be amongst the best potential housing sites in Old Leake, and consequently are not proposed to be taken forward as Preferred Housing Sites.

Planning permission is outstanding for the development of site Old016, and it should therefore be shown as a

claims to be absent. There is no natural boundary between Site003 and eastward expansion beyond a field dyke. Old010 is far closer to the main Witham Fouth IDB drainage channels away from the village, being nearer to the Gride Drain, and the major sewers running in that direction. It is also on the side of the village closest to the Anglian Water sewerage treatment works. Access to this site might likewise be achievable via either Hawthorn Road or Church Road should it be viable on all other counts. We are aware through members of the Parish Council, who are also Drainage Board Members that the IDB d s have some concerns with the developments planned in Old Leake, which may be dealt with by SUDs and other conditions.

To reiterate, the Parish Council is content to accept the intention to build an additional 100 houses in Old Leake settlement. This is despite being somewhat disappointed that this Local Plan once again seeks to place all of its site allocations in larger villages (which have taken extraordinary development under the previous/ current Local Plan) while overlooking smaller settlements entirely. The Council supports Sites Old001, Old008, and Old016 unequivocally. We would be incredibly grateful if a more enlightened approach may be taken in the remaining site allocations that take genuine account of- and give the appropriate weight to- the character, open space, and visual appearance of what is still an old and pleasant rural village.

Housing Comitment.

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

ID1: 1583 comment\_author: Mr Simon Foster

comment content:

Old003 is positioned without the thought of the impact of visually destroying beautiful area of the village. The school is opposite, so additional traffic outside and passing the school, which would increase the dangers to children. The road is of insufficient width for the traffic increase. The current levels of parking along Old Main Road at school arrival/leaving is a major problem.

Officer Comment:

The Strategic Housing Land Availability Assessment acknowledges that site Old003 contributes significantly to the attractive appearance of this part of the village, and that its development would inevitably change this character. However, it concludes that the site's relationship to the existing village is good, and that its impacts upon the character and appearance of the area would be broadly acceptable.

The Highway Authority has not raised any concerns about the traffic implications of the development of site Old003

Officer Recommendation:

Site Old003 should be taken forward as a Preferred Housing Site.