

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

Post_title: 29: Whaplode

ID1: 1652

comment_author: Status Design

comment_content:

have submitted a site for consideration which lies between Hockley house and the drain running on the western boundary of 352 Main Road. It has a road frontage with the A151 between Hockney Hole Lane and 362 Main Road, Whaplode.

Officer Comment:

This has been registered as Wha036 in the SHLAA which identifies this site as undevelopable because it would have adverse environmental impacts.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

ID1:

1653

comment_author: D Brown Building

comment content:

Support Wha010 and Wha029 and advise that a planning application on the sites is being prepared.

Officer Comment:

Wha010

1. Wha009, Wha010 and Wha029 adjoin each other and have the same flood zone, flood hazard and flood depth, along with Wha002. The Lincolnshire County Highways Department would wish to see the majority of the combined area accessed off High Road, with only a private drive development accessed from Cob Gate. They would also like the three sites to be considered together to provide a suitable drainage system for the site.

2. The employment site is used for processing and packing agricultural produce and the main noise source is vehicle movements entering and leaving the site from early in the morning to late at night. There is also some seasonality in the use. South Holland Environmental Health Department are concerned about the impact of the current use on this site and also the impact dwellings may have on the operation of the employment site.

3. This site is further from the employment site than Wha009 and Wha029. Elsewhere in South Holland sites close to employment sites have been considered suitable with open space being used to buffer the site along with the design and orientation of dwellings to in combination protect the amenities of the residents. However, owing to the current noise issues being experienced it is unclear if this approach would be sufficient to protect the amenities of the future residents.

4. The site has the worst score in the Sustainability Appraisal with two positive impacts and four negative impacts. Making the site smaller to reduce the affect of the employment site may affect the viability of the site,

Officer Recommendation:

Wha010

Conclusions on site Wha010 – It is considered that site Wha010 is not a suitable Potential Housing Site in Whaplode, and that it should not be taken forward as a Preferred Housing Site because:

- It has the worst sustainability score of all the sites in Whaplode and making it smaller to reduce the impact of the employment site may undermine its viability.

Wha029.

Conclusions on site Wha029 – It is considered that site Wha029 is not a suitable Potential Housing Site in Whaplode, and that it should not be taken forward as a Preferred Housing Site because:

- Despite having the best Sustainability appraisal score the impact of noise from the employment site is unclear owing to it being close to residents that are affected by noise at present.

owing to the Lincolnshire County Highways wish to see only a small private drive development off Cob Gate, and its relationship with a recent social scheme. At the time of writing this report a planning application has not been submitted.

Wha029

1. Wha009, Wha010 and Wha029 adjoin each other and have the same flood zone, flood hazard and flood depth, along with Wha002. The Lincolnshire County Highways Department would wish to see the majority of the combined area accessed off High Road, with only a private drive development accessed from Cob Gate. They would also like the three sites to be considered together to provide a suitable drainage system for the site.

2. The employment site is used for processing and packing agricultural produce and the main noise source is vehicle movements entering and leaving the site from early in the morning to late at night. There is also some seasonality in the use. South Holland Environmental Health Department are concerned about the impact of the current use on this site and also the impact dwellings may have on the operation of the employment site.

3. This site is further from the employment site than Wha009 but closer than Wha010. It is also close to the noise complaints in St Mary's Gardens. Elsewhere in South Holland sites close to employment sites have been considered suitable with open space being used to buffer the site along with the design and orientation of dwellings to in combination protect the amenities of the residents. However, owing to the current noise issues being experienced it is unclear if this approach would be sufficient to protect the amenities of the future residents.

4. The site has the best score in the Sustainability Appraisal with three positive impacts and three negative impacts. At the time of writing this report a planning application had not been submitted.

ID1: 1654 comment_author: A J Green

comment content:

Site Wha009 is adjacent to a rural employment industrial site that is currently subject to noise complaints from St Mary's Gardens and Green Pastures. The siting of further homes closer to the works is therefore likely to generate further conflict between residents and this important rural employment centre. Under separate cover, we submit a plan showing an alternative site for development, viz field adjacent to Wha010, with frontage on to Cobgate.

Officer Comment:

1. Wha009, Wha010 and Wha029 adjoin each other and have the same flood zone, flood hazard and flood depth, along with Wha002. The Lincolnshire County Highways Department would wish to see the majority of the combined area accessed off High Road, with only a private drive development accessed from Cob Gate. They would also like the three sites to be considered together to provide a suitable drainage system for the site.
2. The employment site is used for processing and packing agricultural produce and the main noise source is vehicle movements entering and leaving the site from early in the morning to late at night. There is also some seasonality in the use. South Holland Environmental Health Department are concerned about the impact of the current use on this site and also the impact dwellings may have on the operation of the employment site.
3. Wha010 and Wha029 are allocated the settlement boundary would include this site. Elsewhere in South Holland sites close to employment sites have been considered suitable with open space being used to buffer the site along with the design and orientation of dwellings to in combination protect the amenities of the residents. However, owing to the current noise issues being experienced it is unclear if this approach would be sufficient to protect the amenities of the future residents. Therefore, it would not be wise to allocate this site, despite it being the third best site in the Sustainability Appraisal.

Officer Recommendation:

Conclusions on site Wha009 – It is considered that site Wha009 is not a suitable Potential Housing Site in Whaplode, and it should not be taken forward as a Preferred Housing Site because:

- The potential noise implications of the adjacent business site on the potential housing site.

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ID1: 1655 comment_author: Mrs H Mills

comment content:

Submits a new site on behalf of H J Mills, A J Green and S M Featherstone which is located to the west of Wha010 and runs to the semi detached dwellings located further west on Cob Gate. The site extends the full depth of these semi detached dwellings gardens.

Officer Comment:

This has been registered as Wha038 in the SHLAA.
The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

ID1: 1656 comment_author: Andrea Tait

comment content:

Wha010, Wha009, Wha029, Wha019: Consider the width of Cobgate Road narrow in places and already used widely by locals as an alternative route to Moulton, Weston and Spalding. Traffic can come to a halt.

Officer Comment:

Wha009,
1. Wha009, Wha010 and Wha029 adjoin each other and have the same flood zone, flood hazard and flood depth, along with Wha002. The Lincolnshire County Highways Department would wish to see the majority of the combined area accessed off High Road, with only a private drive development accessed from Cob Gate. They would also like the three sites to be considered together to provide a suitable drainage system for the site.
2. The employment site is used for processing and packing agricultural produce and the main noise source is vehicle movements entering and leaving the site from early in the morning to late at night. There is also some seasonality in the use. South Holland Environmental Health Department are concerned about the impact of the current use on this site and also the impact dwellings may have on the operation of the employment site.
3. Wha010 and Wha029 are allocated the settlement boundary would include this site. Elsewhere in South Holland sites close to employment sites have been considered suitable with open space being used to buffer the site along with the design and orientation of dwellings to in combination protect the amenities of the residents. However, owing to the current noise issues being experienced it is unclear if this approach would be sufficient to protect the amenities of the future residents. Therefore, it would not be wise to allocate this site, despite it being the third best site in the Sustainability Appraisal.

Wha010,

Officer Recommendation:

Wha009,
Conclusions on site Wha009 – It is considered that site Wha009 is not a suitable Potential Housing Site in Whaplode, and it should not be taken forward as a Preferred Housing Site because:
• The potential noise implications of the adjacent business site on the potential housing site.

Wha010,
Conclusions on site Wha010 – It is considered that site Wha010 is not a suitable Potential Housing Site in Whaplode, and that it should not be taken forward as a Preferred Housing Site because:
• It has the worst sustainability score of all the sites in Whaplode and making it smaller to reduce the impact of the employment site may undermine its viability.

Wha019
Conclusions on site Wha019 – It is considered that site Wha019 is a suitable Potential Housing Site in Whaplode and that it should be taken forward as a Preferred Housing Site because:
• It has the best flood risk, is previously developed land and is within the existing settlement boundary.

Wha029,
Conclusions on site Wha029 – It is considered that site Wha029 is not a suitable Potential Housing Site in Whaplode, and that it should not be taken forward as a Preferred Housing Site because:
• Despite having the best Sustainability appraisal score the impact of noise from the employment site is unclear owing to it being close to residents that are affected by

1. Wha009, Wha010 and Wha029 adjoin each other and have the same flood zone, flood hazard and flood depth, along with Wha002. The Lincolnshire County Highways Department would wish to see the majority of the combined area accessed off High Road, with only a private drive development accessed from Cob Gate. They would also like the three sites to be considered together to provide a suitable drainage system for the site.

2. The employment site is used for processing and packing agricultural produce and the main noise source is vehicle movements entering and leaving the site from early in the morning to late at night. There is also some seasonality in the use. South Holland Environmental Health Department are concerned about the impact of the current use on this site and also the impact dwellings may have on the operation of the employment site.

3. This site is further from the employment site than Wha009 and Wha029. Elsewhere in South Holland sites close to employment sites have been considered suitable with open space being used to buffer the site along with the design and orientation of dwellings to in combination protect the amenities of the residents. However, owing to the current noise issues being experienced it is unclear if this approach would be sufficient to protect the amenities of the future residents.

4. The site has the worst score in the Sustainability Appraisal with two positive impacts and four negative impacts. Making the site smaller to reduce the affect of the employment site may affect the viability of the site, owing to the Lincolnshire County Highways wish to see only a small private drive development off Cob Gate, and its relationship with a recent social scheme. At the time of writing this report a planning application has not

noise at present.

been submitted.

Wha019

1. Although the site is in fourth place in the Sustainability Appraisal it is located within the built up area of Whaplode and is previously developed land. It also has the best flood risk, being in Flood Zone 1. Development is acceptable in principle.

Wha029,

1. Wha009, Wha010 and Wha029 adjoin each other and have the same flood zone, flood hazard and flood depth, along with Wha002. The Lincolnshire County Highways Department would wish to see the majority of the combined area accessed off High Road, with only a private drive development accessed from Cob Gate. They would also like the three sites to be considered together to provide a suitable drainage system for the site.

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being experienced it is unclear if this approach would be sufficient to protect the amenities of the future residents.

4. The site has the best score in the Sustainability Appraisal with three positive impacts and three negative impacts. At the time of writing this report a planning application had not been submitted.

ID1: 1657 comment_author: Mr K Welch

comment content:

has submitted land for consideration for housing. The land extends from Wallisgate / Bush Meadow Lane to the rear of 52 High or Main Road. One option is to develop the whole of this field, the second is frontage development onto Wallisgate / Bush Meadow Lane, from number 76 to Willow Cottage and the third is a resubmission of Wha004.

Officer Comment:

This has been registered as Wha039, Wha040 and Wha041 in the SHLAA.

☑Wha039 – Whaplode. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts and poor location.

☑Wha040 – Whaplode. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts and poor location.

☑Wha041 – Whaplode. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts and poor location.

Officer Recommendation:

The sites should not be taken forward as a Preferred Housing Site.

ID1: 1659 comment_author: Longstaffs

comment content:

Overall, on behalf of our clients, we are very disappointed that the site Wha 022 was not deemed suitable as a potential housing site in the 2016 SHLAA. We consider site Wha 022 has good locational benefits, being accessed onto the A151, and is centrally located in the village. It has easier access to the A151 than some of the sites that has been suggested as suitable potential housing sites, to the south west of the village. It would additionally have the benefit that the occupants of houses developed on the site would be able to walk to the school without a car being required.

Officer Comment:

The site is behind frontage development to the north of High Road. Its access has good visibility to the west but it is across a forecourt (traffic approach side) and is screened to the east by a hedge on the boundary of an adjacent dwelling. The site could also provide access to Wha018 but it is considered inappropriate to encourage further turning movements across the A151. Wha002 is also to the north of the A151 but is on an existing junction, rather than adding a further access to the A151. Although services and facilities are potentially accessible by foot, bicycle and public transport, improvements to the access would be required without compromising the access/egress for the adjacent petrol station. The Lincolnshire County Highways Department suggest the plan shows an opening that appears to be too small for an adoptable junction and estate road.

Consequently, the site is considered unsuitable.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

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ID1: 1660 comment_author: Longstaffs

comment content:

on behalf of our clients, we are pleased that the site Wha 021 has been deemed suitable as a potential housing site in the 2016 SHLAA. We note it is not shown on the proposed Inset Map 29 for the village, but understand this is because it will provide less than 10 dwellings, the level under which sites are not detailed on the Proposals map.

We consider site Wha 021 is a logical infill and has good locational benefits, being within a short distance of the A151, and it is centrally located in the village. It would additionally have the benefit that the occupants of houses developed on the site would be able to walk to the school, and the local shops without a car being required.

Officer Comment:

With the allocation of Wha002 the settlement boundary has been amended to include dwellings to the north with the result that Wha021 is within the settlement boundary.

Officer Recommendation:

No change to the approach is required.

ID1: 1661 comment_author: Mr A G Seymour

comment content:

has submitted a site for consideration for possible residential development on the frontage of the field adjacent to Beechfield House Stockwell Gate. With the shortage of housing available locally we consider this site could offer sustainable housing close to local amenities. The site is within the 30 mph speed limit and would not have any impact on any traffic issues. The site has property on either side and opposite and could be considered for inclusion. The site is not far from the bus stop on the A151 and close to two garages with stores, a post office and Junior School. The Market Town of Holbeach is two miles away with two Junior Schools, Holbeach Academy, Doctors Surgeries, Dentist, Supermarkets, and a range of various Retail Outlets, and Restaurants.

Officer Comment:

This has been registered as Wha044 in the SHLAA.
Wha044 – Whaplode. The SHLAA identifies this site as undevelopable because it would have adverse environmental impacts and poor location.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.