

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

Post_title: 16: Fishtoft

ID1: 24 **comment_author:** Bruce Mather Ltd

comment_content:

We are writing to support the application for site Fis022 for residential development for the following reasons:-
The site has existing residential development immediately to the eastern and southern boundaries which are already suitably sustained.
The site provides access to Fishtoft Road without having to stretch the existing road network.
The location is right by the village centre enabling residents of the development site to be able to walk to the village and its facilities.
The site is within the village envelope.
The landowner is willing to release the site for development purposes.

Officer Comment:

Site Fis022 was identified as a Potential Housing Site in the January 2016 consultation, and its advantages are not disputed. However, the site is at the most severe flood risk of the Potential Housing Sites in Fishtoft and it received a relatively poor score from the Sustainability Appraisal. Consequently it was considered that it should not be taken forward as a Preferred Housing Site.

Officer Recommendation:

The SHLAA classifies site Fis022 as developable, and it was put forward as a 'Potential Housing Site' in the January 2016 consultation. However, it was not considered to be one of the best potential sites in Fishtoft, and consequently it was not put forward as a 'Preferred Housing Site' in the July 2016 consultation. The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Fis022 should not be taken forward as a 'Housing Allocation'.

ID1: 255 **comment_author:** Roslyn Deeming

comment_content:

We acknowledge that a number of sites to the east of Boston, Fishtoft and Kirton are now not included as housing allocation sites which reduces potential impact on land which is functionally linked to the Wash Special Protection Area (SPA).

Officer Comment:

Natural England previously expressed concerns about three of the four Preferred Housing Sites identified in Fishtoft (Fis022, Fis041 and Fis046) on the basis that they were within land highlighted by their Impact Risk Zones as functionally linked to the Wash SPA where Pink Footed Geese have been known to forage. Their above comments suggest that these concerns are now satisfied.

Officer Recommendation:

It is not considered that the comment justifies a change to the Plan's provisions.

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ID1:	256	comment_author:	Heritage Trust of Lincolnshire
comment_content:	Officer Comment:	Officer Recommendation:	
I have no objections to the proposals put forward on archaeological grounds. Fis046: likely that this site would require archaeological intervention/survey prior to a planning application being submitted, in line with the NPPF. This advice is subject to change depending on the level of information available (for example, new information may come to light).	The comments are noted	It is not considered that the comments call into question the site's suitability. Consequently, it is considered that site Fis046 should be taken forward as a 'Housing Allocation'	

ID1:	257	comment_author:	Environment Agency
comment_content:	Officer Comment:	Officer Recommendation:	
Fis040 Comment we are pleased that the preferred sites for allocation are those that are sequentially preferable in flood risk terms. Fis040 is subject to significant flood depth, i.e. 0.5 - 1.0m, as shown on the Strategic Flood Risk Assessment hazard mapping. As mitigating these potential depths of flood risk is likely to be costly, and impact the final design of the houses, we suggest that the developer is requested to provide evidence that any planning proposal will be able to pass the flood risk Exception Test (i.e. Demonstrate that the dwellings will be safe for their lifetime) whilst meeting other planning policy requirements and still remain a viable (and therefore deliverable) proposition.	The support is welcomed Outline planning permission (reference B/15/0424) is outstanding for the development of 20 dwellings on site Fis040. The application was accompanied by a viability assessment which took account of the necessary flood risk mitigation, and concluded that the site's development would be deliverable.	It is not considered that the comment calls into question the site's suitability. However, planning permission is now outstanding for the site's residential development and it would therefore be inappropriate for it to be taken forward as a 'Housing Allocation'. Instead, it should be shown as a 'Housing Commitment'.	

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ID1: 258 comment_author: Anglian Water

comment_content:

A number of the proposed housing allocations in this area are expected to require improvements to the existing water supply and/or foul sewerage network to enable development to come forward on these sites. Please refer to the enclosed spreadsheet for detailed comments relating to these sites.

Officer Comment:

The comments are noted, and the Infrastructure Delivery Plan that will accompany the Local Plan will need to identify when and how the necessary enhancements to the water supply and foul sewerage networks will take place.

Officer Recommendation:

It is not considered that the comment calls into question the sites' suitability. Consequently, it is considered that sites Fis040 and Fis046 should be taken forward as 'Housing Allocations'.