

Post_title: **17: Fleet Hargate**

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

ID1: 259 comment_author: Mr and Mrs Penney

comment content:

Firstly, Parish boundaries are not marked i.e. developments Fle005, Fle007, Fle015, Fle021 and Fle023 are marked as Holbeach - these are in Fleet Parish.

Fle003 - Better access road needed and problems would need to be addressed at the Wood Lane school. There is already problems with cars trying to pass each other and parking outside the school. Even teachers have to park in the lanes outside of school now.

Fle020 - Access to site involves destruction of dwelling garden. All mains drains need to access A17 drainage. All dwellings in area will impact on local school which is full with a waiting list. Any access into Old Main Road will impact on the bus route which is an emergency route if A17 is blocked.

194 properties in area of Fleet Parish which has 150 dwellings as part of its Local Plan. Please note that Parish boundaries impact on Local Area Plans and some sites are either in the other parish or straddle the parish boundary.

Officer Comment:

It is understood that Fle005, Fle007, Fle015, Fle021 and Fle023 are in Fleet parish even though they are within Holbeach built up area.

Fle003 - Access to the site will be a consideration of any planning application that is submitted on the site. The County Council are advising that the primary school has sufficient capacity for the proposed developments. If there is a requirement to improve access to the school the County Council can request financial contributions from the developer as part of the consideration of the planning application.

Fle020 - 1. The County Council are advising that the primary school has sufficient capacity for the proposed developments. If there is a requirement to improve access to the school the County Council can request financial contributions from the developer as part of the consideration of the planning application.

2. Access to the site and drainage of the site will be considered by any planning application that is submitted on the site. However, part of the site lies within the Fleet Hargate Conservation Area and the Grade II listed building The Laurels is located adjacent to a possible southern access point. The South Holland Conservation Officer advises the development of the site is likely to have a very negative effect on both.

3. The curtilage of The Laurels has already been fundamentally compromised to the west by an access road, Penrics Way, which serves a small cul de sac development to the side and rear of The Laurels. This development has significantly compromised the setting of The Laurels. The open land at the northernmost

Officer Recommendation:

Fle003 - It is considered that site Fle003 is a suitable Preferred Housing Site in Fleet Hargate, and that it should be taken forward as a Housing Allocation because:

- The concerns raised will be issues considered by the planning application and solutions can be provided, or funded, by it.
- In addition the site is likely to have no major issues on archaeology and only a minor affect on a listed milestone. The impact of the development would depend on the location of the access road and the nature of the boundary treatments. As long as the location of the stone is taken into account, so that it is not damaged, the impact is low. The heritage consideration need not impact on the suitability of the site for development.

Fle020 - It is considered that site Fle020 is not a suitable Preferred Housing Site in Fleet Hargate, and that it should not be taken forward as a Housing Allocation because:

- The development of the site is likely to have a very negative effect on the character of the Conservation Area and the setting of the Laurels Listed Building. In addition the site is likely to be affected by highway noise from the A17 and require a buffer. This will reduce the number of dwellings the site could otherwise achieve.

It is consider that the Local Plan should seek to identify housing allocations of 70 dwellings between April 2011 and 31st March 2036.

extent of the conservation area does not reflect the traditional extent of development, it follows the location of a drain. This enables a definable boundary whilst also including open land in the designated area. The significance of the open land to the character of the conservation area in terms of setting (historic or actual) is no longer significant as any opportunity for open views from Old Main Road are no longer available due to modern detached housing developments. However, the allocation site comprises the gap between the rear of properties fronting Old Main Road and the bypass. Its development will urbanise the Conservation Area and its wider setting. The present view toward the Conservation Area from Fleet Road will be lost by the development of the allocation site. In addition, although the view from the A17 is screened by a tall leylandii hedge, it is by nature short lived, whereas development is permanent.

4. The setting of the heritage assets affected has already been significantly compromised. However, the development of the proposed allocation further impacts on their setting to the extent that the historic setting no longer contributes to their significance. It is not considered there is any potential mitigation for this issue.

5. The site is adjacent the A17, which is a busy road, and could subject the residents of the site to noise disturbance.

The 150 dwellings are for Fleet Hargate village not for the parish and is a slight increase from the number proposed in January 2016. However, owing to site issues referred to in section 4 there is not sufficient capacity to meet this figure and therefore it should be reduced to 70.

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ID1: 260 comment_author: Longstaffs

comment content:

Fle 010 Land at Fleet Hargate -

We write on behalf of our above named client. 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 preferred housing sites for Fleet Hargate, and to support the inclusion of site Fle 010, as being a more suitable site for Preferred Housing sites in Swineshead, than those presently selected.

We note that the Preferred sites are primarily in the north/west sector of the village. In particular we note site Fle 020 has been selected, and wish to comment that that site is adjacent to a main trunk road (A17), and there would be inevitable bad neighbour issues at this location.

We note that site Fle 003 has been selected as a preferred site, and therefore this does support the principle that development in the south of the village is also acceptable.

We therefore wish to ask for a reconsideration of the preferred site Fle 020, and it should be substituted by site Fle 010, for the following reasons:

1. Fle 010 connects to the village via the footpath along East Gate.
2. Fle 010 is immediately adjacent to residential properties on three sides, and within 450m of the village playing field.

Officer Comment:

The sustainability appraisal for the two sites shows that Fle010 does not score as well as Fle020. However, Fle020 has attracted significant objections owing to its impact on the character of the conservation area and the setting of a listed building. It will also be impacted by noise from the A17 and it has a slightly worse flood risk. As a result it appears that Fle010 could be a more appropriate site. However, access onto East Gate is not available and the alternative onto Hocklesgate is not suitable because it is too narrow with no opportunity for widening without acquiring garden from frontage property. Both Lincolnshire County Highways and the Parish Council do not support this route.

Officer Recommendation:

Fle010 - It is considered that site Fle010 is not a suitable Preferred Housing Site in Fleet Hargate, and that it should not be taken forward as a Housing Allocation because the only available access off Hocklesgate is unsuitable.

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3. Fle 010 is located away from the A17, and forms a natural rounding to the present village envelope.

4. Fle 020 is located immediately adjacent to the A17. Access to that site would be dangerous from the B1515, due to close proximity to the A17 junction. Access at other possible locations to site Fle 020 are constrained.

5. Fle 020 is likely to result in bad neighbour issues (particular noise, dust, vibration, fumes) due to the proximity of the A17 on any new dwellings on that site.

6. Site Fle 020 is (in part) within the conservation area of Fleet Hargate, and access as proposed would lose trees and mature woodland.

ID1:	261	comment_author:	Lincolnshire County Council
comment_content:	Fle004 The County Council as landowner will assist in identifying the adjacent landowner and working with them in order to bring forward a suitably sized development that would be inkeeping with the area.	Officer Comment:	Fle004 is a very large site located to the south of the village and would provide more housing than is being sort. It adjoins a piece of land, the owner of which is unknown, hence the comment.
		Officer Recommendation:	The site was not an option in the Potential Housing consultation in January or the Preferred Option consultation in June and nothing has changed to justify a change in approach.

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ID1: 262 comment_author: Anglian Water

comment_content:

All of the proposed housing allocations in this area are expected to require improvements to the existing water supply and foul sewerage networks 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 have been placed in the Housing Paper so developers and residents are aware of the issues.

Officer Recommendation:

No change to the approach is required.
