

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

**Post\_title:** 19: Gosberton

**ID1:** 270 **comment\_author:** Longstaffs

**comment\_content:**

land at Gosberton.

☒  
We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and would like to support the inclusion of the site Gos 001, as being one of the preferred sites in Gosberton. ☒ is close to the village services and is behind development to the west, (Welby Drive/York Gardens). We considered that the site fits into the settlement form well. ☒ Additionally, existing footway links to the Primary school, and to all village services add to the suitability of the site for a housing development. ☒ Overall, on behalf of our clients, we very much support the identification of site Gos 001, as a 'Preferred housing site' on the SELLP Inset Map for Gosberton.

**Officer Comment:**

☒he support is welcomed

**Officer Recommendation:**

It is considered that site Gos001 is a suitable Preferred Housing Site in Gosberton, and that it should be taken forward as a Housing Allocation because

- ☒ is well located in the centre of the village close to facilities.

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

ID1: 271 comment\_author: denise pilling

## comment content:

I think your proposal is very good but as water pressure is very bad also internet and electric power cuts that are very regular should be sorted out quickly through out all of Gosberton also roads will need widening in areas as the volume of traffic will become heavier

## Officer Comment:

The developers will have to agree with the infrastructure providers on what improvements are required.

## Officer Recommendation:

It is considered that site Gos001 is a suitable Preferred Housing Site in Gosberton, and that it should be taken forward as a Housing Allocation because

- It is well located in the centre of the village close to facilities.

It is considered that site Gos003 is a suitable Preferred Housing Site in Gosberton, and that it should be taken forward as a Housing Allocation because:

- It is partly previously developed land and is in the best flood zone. It also provides the opportunity to improve the setting of the nearby listed house, which is currently harmed by the present commercial use.

It is considered that site Gos006 is a suitable Preferred Housing Sites in Gosberton, and that it should be taken forward as a Housing Allocation because:

- It is a small frontage site in character with other frontage sites in Bowgate.

It is considered that site Gos023 is a suitable Preferred Housing Sites in Gosberton, and that it should be taken forward as a Housing Allocation because:

- It fills in between frontage development on Bowgate and Gos003.

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

ID1: 272 comment\_author: Longstaffs

## comment content:

Re: Gos005/027, Land north of Spalding Road, Gosberton

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 Gosberton, and to support the inclusion of the site Gos 027, as being one of the preferred Housing sites in the village.

It is understood that the site is not considered suitable as a housing site, as it is considered it will have an adverse impact upon the character and appearance of the area, creating approximately 200m of ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area.

We wish to comment that the site is opposite to and adjacent to existing established residential properties, and in respect of a part of the site, it was historically the location of residential properties, which were demolished and not re-built. In this respect, there is historical precedent that development of residential properties on the east of the village existed, and therefore the historical character and appearance of the area is being re-created. This surely cannot be considered an adverse impact.

It is stated in the SHLA that the development of the site would not lead to the loss of, nor place undue burdens on, existing infrastructure, the site is accessible to Gosberton's existing services & facilities, and is located adjacent to the existing built-up area (defined settlement limit).

## Officer Comment:

Gos005 is the field located on the eastern side of the B1397 opposite the development that includes dwellings, the Baptist Church and Wheel Rite. It turns the corner towards Sutterton. Gos027 is the frontage of this field.

The site is separated from the village by the B1397 which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area and its development would encourage further development on the eastern side of the road. It would affect the setting of the listed Baptist Church and it is not considered this is appropriate or necessary at this time.

## Officer Recommendation:

The comments do not call into question the site's unsuitability for allocation. Consequently, it is considered that site Gos005 & Gos027 should not be taken forward as a Housing Allocation.

The site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses.

It is commented that this is the best and most versatile agricultural land, and it is accepted that this land is Grade 1 land, but so too is all the other land in the village including land which has been considered suitable for development. However, it is stated that the land has not previously been developed. We wish to re-advise that residential properties were sited on a part of the site, on the frontage onto Spalding Road.

It is stated in the SHLAA that development of the site is unlikely to create or exacerbate traffic problems, and services and facilities are potentially accessible on foot, bicycle and public transport.

We re-iterate the benefits of this site above others selected as more suitable:

1. The site is adjacent to the existing village development boundary.
  2. The frontage site is accessible from Spalding Road, or Highbridge Lane.
  3. Public footpaths runs along the boundary of the site and there is a defined footway link to the village.
  4. The site is adjacent to the main bus stops - on route Spalding to Boston.
-

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

ID1: 273 comment\_author: Longstaffs

## comment content:

Gos004/025/026, Land between Churchfleet Lane/Lowgate, Gosberton

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 Gosberton, and to support the inclusion of the site Gos 025/026, as being a preferred Housing site in the village.

Sites Gos 025/026, were submitted as smaller parts of site Gos 004, after site Gos 004 was not considered as suitable, as was considered too large a site.

We note that site Gos 025 is presently stated 'not suitable as a housing site, unless developed with site Gos 001'. We understand this, and agree that the development of site Gos 004 or Gos 025 would follow as a logical and time based progression for development of the area. However, we consider that the allocation of land for the 2011-2036 plan period should have concentrated development in this central village location, as opposed to splitting the development between two main locations in the village - ie also at sites Gos 003/023. We therefore suggest it would be a more appropriate to have included Gos 025, or indeed the whole site Gos 004, in the present plan allocation as a 'Preferred site', due to the fact that site Gos 023 is Sequentially less preferable being in Flood Zone 3 - see attached Environment Agency Map for planning extract.

We note it is presently considered that site Gos 026 would provide for ribbon development, without a

## Officer Comment:

Gos004 was not taken forward as a potential housing site in January owing to its size. It extends over much of the land north of Gos001, not quite reaching the junction of Churchfleet Lane and Low Gate, and also crosses Lowgate to include a field adjacent to the new medical centre. It would provide more than is being sort in Gosberton. Even if it only included the land between Lowgate and the built up area of the village, with Gos001, the issue is impact on the character of the village and access. The Lincolnshire County Highways have advised that Gos001 may cause longer delays exiting Welby Drive onto High Street. They have also advised that Low Gate is unsuitable because it is too narrow, has no footway, street lighting or drainage and has poor visibility at its junction with High Street. They also consider Churchfleet Lane is unsuitable to serve additional dwellings.

To improve the junctions and the roads would require obtaining land from frontage property, which is expensive, time consuming and ultimately maybe unsuccessful and in the case of Low Gate junction inappropriate owing to its impact on the street scape. This will deter developers and undermines the feasibility and deliverability of the site.

Reducing the size of Gos004 as the agent has done, reduces the traffic impact but does not solve the issue. Gos025 abuts Gos001. Lincolnshire County Highways have advised for Gos001 that the access from York Gardens joins Welby Drive, which already serves a lot of development as a cul de sac. Extra development may cause extra delays for drivers exiting onto High Street.

## Officer Recommendation:

The comments do not call into question the site's unsuitability for allocation. Consequently, it is considered that site Gos004, Gos025 & Gos026 should not be taken forward as a Housing Allocation.

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

defined physical north eastern boundary, and this could create an adverse effect of allowing further ribbon development. It is stated the Churchfleet Lane is considered a narrow rural Lane, and development along its frontage may create or exacerbate traffic problems. We have reviewed the physical features of the highway, and note that there are very few properties with an existing access to Churchfleet Lane, and therefore the opportunity to provide a site for a smaller scale development of this type - approx 10 houses, would be a benefit for smaller developer/companies, or self build opportunities. We therefore request re-consideration of this smaller site as a suitable and preferred housing site.

Owing to Gos001 providing 76 dwellings it is not considered prudent to add a further 36 (Gos025) until the impact on the Welby Drive High Street junction is identified. In relation to Gos026 it will have an adverse impact upon the character and appearance of the area - it would create 135m of ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area. Furthermore, the site's north-eastern boundary is not defined by any physical feature and it is therefore likely that the allocation of this land would create pressure for further ribbon growth at a later date, with greater harm to the area's character. Development may create or exacerbate traffic problems, given that Churchfleet Lane is a narrow, rural lane.

ID1: 274 comment\_author: Graham Warren Ltd

comment\_content:

The allocation of the brownfield site Gos003 and the adjoining land to the south, Gos023 is supported.

Officer Comment:

The support is welcomed.

Officer Recommendation:

It is considered that site Gos003 is a suitable Preferred Housing Site in Gosberton, and that it should be taken forward as a Housing Allocation because:

- It is partly previously developed land and is in the best flood zone. It also provides the opportunity to improve the setting of the nearby listed house, which is currently harmed by the present commercial use.

It is considered that site Gos023 is a suitable Preferred Housing Sites in Gosberton, and that it should be taken forward as a Housing Allocation because:

- It fills in between frontage development on Bowgate and Gos003.

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

ID1: 275 comment\_author: Anglian Water

comment\_content:

The proposed housing allocations in this area is expected to require improvements to the existing water supply sewerage networks to enable development to come forward on these sites. Similarly the majority of sites are expected to require improvements to the foul sewerage network to enable the development of 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.

---

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

ID1: 276 comment\_author: J H Walter

## comment content:

1.0 Introduction and Legislative Requirements  
1.1 Local planning authorities are required to consult and take into account any representations received by The Town and Country Planning (Local Planning) (England) Regulations 2012.  
1.2 This representation, on behalf of Mr & Mrs Dennis Ltd. Has been prepared in response to the six week consultation on the Emerging South East Lincolnshire Local Plan that ends at 5:00pm on the Friday 12th August 2016.  
1.3 The representation is specifically in relation to an area of land that lies adjacent to the High Street and Boston Road, Gosberton. The site is also known as 25a High Street Gosberton, It is annotated and referred to as site Gos024 in the Strategic Housing Land Availability Assessment (SHLAA), the Local Plan AND Sustainability Appraisal documents. This representation provides support to this allocation.  
1.4 The representation proposes an allocation on land extending to 2.18ha for around 46 dwellings.  
1.5 A planning application (H08-0678-16) for 2.18ha and 46 dwellings was submitted on 13th July (shortly before the present consultation was opened on the 15th July). This representation has been left to the latest time to be able to review the consultation responses. As of today (12th August 2016) there have been 6 consultation responses with no objections, including the Parish Council stating No objections  
2.0 South East Lincolnshire Local Plan - Preferred Sites 2016  
2.1 Boston Borough, South Holland District and Lincolnshire County Councils are collaborating to produce a single Local Plan covering the districts of

## Officer Comment:

The response seeks to show that the SA is incorrect and the scoring should be improved so that the site rises above other site(s) that have been chosen. The distance to facilities is measured from the centre of the site along existing roads. It does not use routes that might appear through development because they do not exist. Looking at the percentage of each site in each Environment Agency flood zone this site does not rise to second place. It would be fourth, rising above Gos006. However, the site is considered against both criteria.

## Officer Recommendation:

The comments do not call into question the site's unsuitability for allocation. Consequently, it is considered that site Gos024 should not be taken forward as a Housing Allocation.



Boston and South Holland. It is intended to be the development plan for the area for the next twenty years.

2.2 Between 8th January and 19th February 2016, comments were invited on the Draft version of the Plan. This included a vision and strategic priorities for the area, draft policies and options for possible land allocations. The site Gos024 was included as one such possible land allocation; suggested site area was 2.21ha with 0.30ha of public open space, a development area of 1.9ha and a capacity of 44 dwellings.

2.3 In response to the consultation, JHWalter advised that they supported promoted the site as a sustainable location for development and that the owner was actively seeking to promote the site and in the first instance intended to seek planning permission. In addition initial developer interest is presently being gauged by JHWalter.

2.4 Comments are now being invited on the Preferred Sites for Development Document which includes allocation for residential, employment and other uses. The accompanying Housing Paper (July 2016) concludes that it should be taken forward as a Preferred Housing Site.

### 3.0 Comments

3.1 Revised Policy 12: Distribution of Housing - Policy 12 is supported in terms of the definitions and groupings of settlements. Gosberton is defined as a Minor Service Centre and scores very highly in terms of sustainability and service provision at 87. This view is supported and it is further noted that it is the top scoring Minor Service Centre with only 9 Main Service Centres and Two Sub-Regional Centres (Boston and South Holland) scoring higher. Furthermore the lowest scoring Main Service Centre only scores two more at 89!

3.2 Gosberton is a truly sustainable location and the support and enhancement of its existing service would be ensured with a measured level of development. The draft suggests that Gosberton could support 270 new dwellings. This is considered to be a minimum and it is suggested that Gosberton could easily support and might benefit from (in terms of investment in services such as schools and affordable housing) up to 300 dwellings.

3.3 SHLAA (July 2016) - The SHLAA identifies that the site Gos024 is available with no known problems, it is achievable with no abnormals and is suitable in terms of scale, is a sustainable location, an infill site, environmentally sustainable with no adverse impacts upon natural, built or historic assets, there will be no loss of (and it will link well to), the location is part infill, part frontage and will join up properties on 3.5 sides of the site. The site is very accessible on foot, by cycle and to public transport and the main access being onto a 50 mph road and therefore requiring large visibility splays, which are achievable.

3.4 In short the SHLAA review found the site suitable for development and suggested that all.

3.5 The subsequent planning application has re-enforced the above view and no additional constraints have been identified during the production of the specialist reports submitted with the application. The site is a truly sustainable location presently under awaiting the determination of an outline planning application for up to 46 dwellings.

3.6 Site capacity and density - An indicative plan has been produced and submitted with the planning application which has incorporated a basic no through road design as promoted by Lincolnshire Police, incorporating a Sustainable Urban Drainage System(SUDS) informed by and designed in response to

a detailed Flood Risk Assessment(FRA) and Drainage Design. Anglian Water (AW) has also confirmed that there is more than sufficient capacity for a foul sewer connection from the site and no known problems with accessing water. With a sensitive density of layout for the location and incorporating the above, the indicative plan suggests the site could support up to 46 dwellings.

3.4 Sustainability Appraisal of the location - Response to the Gosberton Sustainability Appraisal SA. The numbers refer to the SE Lincs Sustainability Objective headings with a prompt to the objective as a heading below:-

1. Provide a mixture of sustainably designed housing - The SA found that the site was strategically and sustainably location within/adjacent to the existing defined settlement limits with approximately half with the village curtilage. The site was able to meet this objective and scored positively.

2. To improve Health and well being - There is some confusion regarding the distances quoted in this section of the SA. The site has an access directly onto the High Street opposite the school and the planning application proposes using this as a dedicated foot and cycle access with no motorised vehicles (although access for emergency vehicles could be provided). The distance to the High Street playing field along this route would be 90m from the site edge, 230m from the centre of the site and only 50 m as the crow flies from the nearest site edge. The SA suggests that the playing field is 500m away. This is clearly not the case. This access is directly opposite the primary school and it would be significantly more time consuming to get into a car and drive to the school rather than walk or cycle. It is this sort of inconvenience that drives people of the car to make the healthy choice ☒This issue alone would significantly reduce traffic generally, mean that there

would be very little increase in traffic to the school specifically; pollution would be lower on the site and a daily increase healthy activity, by making a massive reduction in the car school run from the site. This alone is an enormous sustainable benefit for the site, which none of the other Gosberton proposals can offer. In addition there is more than sufficient space on site for the require POS and the traffic from the site can exit onto the B1367 and any school or commuting traffic does not need to go through the village and cause any congestion there.

It is respectfully considered that this element is scored again with the above in mind as it is clear that this is a material benefit and should mean this objective is more than adequately met, turning this heading green. If unsure please review the planning application detail and/or contact the agent for further detail.

3. To make efficient use of the transport infrastructure - Again there is some confusion in the SA. The nearest bus stop is opposite the Primary School, 60m from the edge of the site and 185m from the centre of the site. Further bus stops occur to the west at 350m and to the east by the Boston Road/High Street junction at 250m from the centre of the site. It is accepted that the use of the car in rural locations takes places for journeys such as to larger supermarkets, to commute etc. The benefit of Gos24 is that the vehicular traffic does not need to travel through the village as it accesses straight onto the main road network away from the built up area.

It is confirmed that the outline scheme includes the intention to utilise the southern access for pedestrian, cycle and as a secondary possibly access for emergency vehicle use only (if required during detailed design). It is clear that this element should also be scored higher

than the SA suggests.

4. To promote strong communities - The conclusion of this section of the SA is generally agreed with, save a review of the distances to walk to services. It should be noted that the intention in the indicative plan is to have a wide mix of quality housing types and as the development has no identified abnormalities would expect to deliver 30% AF or 13.8 dwellings. A significant material consideration in terms of delivery of AF in the area.

5. To improve education etc - Please note the site distance to the school is incorrect. Even the furthest corner of the site is only 300m from the school. The majority of the site is less than half of this. The comments with respect to section 6 are generally agreed with; however the revenue from S106 contributions towards school places from the 270-300 dwellings on the site would help towards additional school provision. An inventive approach to the constrained site problem is required, JHWalter would be glad to help with finding such a solution. It is acknowledged that there are some challenges here, but they are similar for any increase in development in Gosberton and Gos024 has the benefit of being close to the school and therefore can access it sustainably and safely through the site, only having to cross the road immediately adjacent to the school, making good use of the school crossing.

6. To protect Green Infrastructure - The phase one habitat survey and subsequent Great Crested Newt surveys of the surrounding ponds and ditches have clarified that the site has extremely low ecological interest and there is not considered to be any impact upon natural assets either within the site or nearby. A SUDs drainage design has been submitted with the a It is advanced that again this SA review should be more

planning application and met with general approval of the IDB, although we are yet to discuss the detail with the lead flood authority to achieve their support. Again it is advanced that the site scores more highly against this objective than stated in the SA. With the benefit of the ecological surveys that have been undertaken for the planning application and the SUDs drainage design, the LPA can be confident in marking this objective as green.

7. Conserve Cultural Heritage - The SA conclusion is supported and further confidence given by the response to the application from the LCC Historic Environment Team planning archaeologist dated 21st July 2016 - No archaeological input required

8. Landscape and Townscape Character - The SA view is supported that this is a very good site in the way it relates to the rest of the village. Good design is key and this is important at reserved matters.

9. To Protect Natural Resources - The development of a green field site will always have an impact upon natural resources and the view of the SA is accepted. One positive comment regarding the loss of agricultural land. The site has been used as a species poor improved grassland paddock extension to the garden of 25a High Street for many years now and is too small and too awkward a site for agricultural use within a larger holding. It is extremely unlikely that this site would ever be used for agricultural again and therefore it is advanced that it has effectively already been lost to agriculture. It is however accepted that to develop it would then secure its loss effectively on a permanent basis.

10. Sustainable Land Use and Waste Development - The view of the SA is accepted.

11. Reduce Flood Risk - The SA comes to the conclusion that due to the no hazard designation and the limited

available Zone 1 land then the site should be considered developable, but that this must be supported by a Flood Risk Assessment, pass the Sequential Test and ensure no flood risk is created offsite. An FRA has been completed and a SUDs system designed by a drainage engineer. Apart from the one site that incorporates some Flood Zone 1 land (Gos003) no other potential allocation is being considered in this consultation for Gosberton, that is not in a local Flood Zone. Due to the FRA and SUDs design work having been completed for Gos024 in order to submit with the planning application, the LPA can have considerable confidence that the site is safe, can be made flood resilient, passes the Sequential Test and will not create flood risk elsewhere. This raises the site within the Flood Risk hierarchy to the top of the Zone 3 proposal areas, making it number 2 in this regard only to Gos003. Although they are already available to the LPA the FRA and Drainage Design have been submitted with this consultation response.

12. Greenhouse Gas Emissions - The respondent generally agrees with the conclusion of this SA objective review. It is however important to remind the LPA that due to the journey to school behaviour proposed, there would be a significant reduction to journeys on this site as opposed to others where cars are likely to be used for the primary school run. This would score Gos024 higher than the other sites under consideration under this objective.

13. Employment and Business - Again the respondent generally agrees with the comments with respect to this objective. 3.7 South East Lincs Local Plan Housing Paper - Gosberton (July 2016) - This paper concludes that Gos024 is considered to be scored fifth place out of the six sites considered as potential housing sites within Gosberton. There are three suggested reasons

for this proposal:

Score in sustainability appraisal. This paper has shown how the SA needs to be reconsidered in relation to distances to services, which are

incorrect. The correct distance score Gos024

significantly higher. The dedicated access to the high street for pedestrian and cycle traffic

significantly reduces school run vehicular traffic and gives a safe route to school that no other proposal site can offer. It also has an access that allows vehicles to commute without creating traffic within the village.

Flood Risk where the site scores no worse than the other flood risk areas (all except Gos003)

Access requiring larger visibility splays. This is an irrational issue to score the site low on as it can be achieved within the site and the benefit is the reduction of traffic traveling through built up areas of the village when travelling to Boston or Spalding, the two most likely locations to access higher level services such as large supermarkets. In all aspects except Flood Risk and Brownfield land scores as well as any site in the SA.

Flood Risk and Brownfield drops the site to second in the ranking but it is proposed that it is clearly on a par with the other Zone 3 sites and is better placed as the site benefits from a recent FRA and Drainage scheme that demonstrate how these issues will be dealt with. It is quite clear that this site should be scored second behind Gos003 and is locationally superior to Gos003 from a visual and sustainable viewpoint.

3.8 Landscape, visual impact and amenity - The site benefits from being a natural infill surrounded on three sides by existing residential development. Half of the site is already well within the existing village curtilage. This not only ensures that the development does not appear intrusive into the open countryside around Gosberton, avoiding urban sprawl and light pollution,



but it also reinforces the prevailing residential character of the area. It is expected that, at the density proposed as a result of the reduced quantum of development, the residential amenity of existing residents will not be significantly affected. This would be achieved by careful siting and orientation of the new dwellings as well as the consideration of the massing of new buildings close to site boundaries. Gos003,0023 and 006 contribute to significant massing creating a lobe of development a significant distance away from the historic core of the village. In landscape, visual impact and access to school terms Gos024 is a far superior location to all of the other proposed sites.

3.9 Deliverability - The site is being brought forward now and any questions over the proposal site will be dealt with during the determination process thus giving the LPA satisfaction that its conclusions are valid and validated. JHWalter is talking to developers presently in relation to this site.

#### 4.0 Conclusions

4.1 It is suggested that site Gos024 , should be scored significantly higher than the SA concluded and together with the data submitted with the planning application, the fact that the parish council has no objections, there are no material planning considerations except flood risk which has been addressed and the site is presently being brought forward through the planning process, its scored should be reviewed and cumulatively deserves to be scored second in the list of sites considered.

4.2 Gos0024 should be included in the allocation for up to 46 dwellings.

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

ID1: 277 comment\_author: Longstaffs

comment content:

Site Gos 006 Land at Gosberton.

We very much support the identification of site Gos006, as a 'Preferred housing site' for the village, within the Housing Paper.

Officer Comment:

The support is welcomed.

Officer Recommendation:

It is considered that site Gos006 is a suitable Potential Housing Sites in Gosberton, and that it should be taken forward as a Preferred Housing Site because:

- It is a small frontage site in character with other frontage sites in Bowgate