

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

Post_title: 22: Old Leake

ID1: 305

comment_author: Mr Andy Carrott

comment_content:

The following comments refer to the Preferred Housing Sites. If the status of any of the other sites changes or any other sites are added please re-consult with the Board.

Old003 - a Board maintained watercourse exists 75m (approx.) to the north of this site and could accommodate an attenuated surface water discharge via a private dyke if it is kept in good condition

Old005 - a Board maintained culverted watercourse exists 25m (approx.) to the south of this site and could accommodate an attenuated surface water discharge. A developer would need to install a pipeline to connect to this watercourse.

In all cases Board's consent is required to discharge surface water to a watercourse (private or Board maintained).

Officer Comment:

The comments are noted.

Officer Recommendation:

The comments do not call into question the sites' suitability for allocation. However, the number of new dwellings built in Old Leake between 1st January 2011 and 31st December 2016 (35), and the number of dwellings for which planning permission is outstanding as at 1st January 2017 (70) comfortably meets the identified requirement for 100 dwellings. Consequently, it is considered unnecessary for any housing allocations to be made. Thus, it is recommended that sites Old003 and Old005 should not be taken forward as 'Housing Allocations'.

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ID1: 306 comment_author: Heritage Trust of Lincolnshire

comment_content:

I have no objections to the proposals put forward on archaeological grounds.

It is likely that all sites in Old Leake 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).

Officer Comment:

The comments are noted.

Officer Recommendation:

It is not considered that the above comments call into question the sites' suitability. However, the number of new dwellings built in Old Leake between 1st January 2011 and 31st December 2016 (35), and the number of dwellings for which planning permission is outstanding as at 1st January 2017 (70) comfortably meets the identified requirement for 100 dwellings. Consequently, it is considered unnecessary for any housing allocations to be made. Thus, it is recommended that sites Old003 and Old005 should not be taken forward as 'Housing Allocations'.

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ID1: 307 comment_author: Environment Agency

comment content:

Old003 lies within an area classified as 'danger for all' where potential flood depths of 1-2m are predicted within the Strategic Flood Risk Assessment's hazard mapping. However, we acknowledge that there do not appear to be any other sequentially preferable sites available for allocation. It is important that the site promoter acknowledges the level, and additional costs, of flood mitigation that will be required to make the dwellings safe (i.e. confirms that the NPPF Exception Test can be passed, through built in resistance measures to mitigate against the appropriate breach scenario with allowances for climate change for the lifetime of the development). Confirmation that the sites will still be viable, and therefore deliverable, when these additional costs are taken into account should be sought from landowners/developers. Such mitigation can also impact on the internal design of the houses, i.e. raising the height due to finished floor level requirements and sometimes needing to be 3 storey with no ground floor habitable rooms " such requirements often fall into conflict with other planning policies and you need to be confident that sites can incorporate the required mitigation, and still be acceptable on other planning grounds.

Officer Comment:

It is considered that, notwithstanding the flood mitigation measures that are likely to be required, an acceptable development scheme will be achievable for site Old003. Wrights Surveyors (on behalf of the site's owners) comment that "we have recent experience in dealing with two building sites at Church End, Old Leake. We also have experience in dealing with new housing in flood risk areas within Boston Borough. In our opinion, based upon similar sites, it will be financially viable to design and build dwellings, so as to mitigate any flood risk to their occupants at our clients' site, Old Main Road, Old Leake. Our clients have not been able to commission a Flood Risk Assessment on the site within the timescale required. We hope this letter re-assures you that, if the site is included in the forthcoming Local plan, it will be developed in the near future".

Officer Recommendation:

It is not considered that this comment calls into question the site's suitability. However, the number of new dwellings built in Old Leake between 1st January 2011 and 31st December 2016 (35), and the number of dwellings for which planning permission is outstanding as at 1st January 2017 (70) comfortably meets the identified requirement for 100 dwellings. Consequently, it is considered unnecessary for any housing allocations to be made. Thus, it is recommended that site Old003 should not be taken forward as a 'Housing Allocation'.

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ID1: 308 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 network 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 development of 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 this comment calls into question the sites' suitability. Consequently, it is considered that sites Old003 and Old005 should be taken forward as 'Housing Allocations'.