

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

Post_title: 29: Wigtoft

ID1: 500

comment_author: Heritage Trust of Lincolnshire

comment_content:

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

Wig014: 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).

Officer Comment:

The comments are noted.

Officer Recommendation:

The comment does not call into question the site's suitability for allocation. Consequently, it is considered that site Wig014 should be taken forward as a 'Housing Allocation'.

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ID1: 501 comment_author: Aspbury Planning Limited

comment content:

Wig009:

In August 2014 a request for pre application advice (ref: PENQ/14/0201) was submitted to Boston Borough Council relating to a potential planning application for the erection of three bungalows and 2 two storey dwellings on the above site. This proposal included an indicative layout showing all five dwellings located along the western boundary of the site, with the access road running up the eastern boundary. The three dwellings closest to the southern boundary were proposed to be single storey. This layout had been designed to minimise the impact on the Grade 1 listed church to the east by locating the most urbanising elements along the western boundary. This would retain key views towards the church, looking across the site from Main Road to the south.

At this time Boston were still considering applications against their existing Boston Borough Local Plan rather than the Emerging South East Lincolnshire Local Plan. Policy H4 of the Boston Local Plan does not consider Wigtoft to be a sustainable location and therefore it was considered that an application would likely to be refused. The enquiry did however comment that the Emerging South East Lincolnshire Local Plan considered Wigtoft as a Service Centre where a modest level of development could be acceptable. Since this enquiry the South East Lincolnshire Local Plan has progressed significantly and has been through several rounds of consultation and should be given greater weight.

Officer Comment:

Historic England considers that site Wig009's development would affect the setting of the Grade I listed Church of St Peter and St Paul. They argue that it would be harmful in principle, given that it is sited directly to the west of the church, and will infill the open space surrounding the church. They do not consider that careful design and layout would overcome this concern.

Notwithstanding the response to the pre application advice (ref: PENQ/14/0201) referred to by the consultee, the most recent advice (June 2016) from the Borough Council's Consultant Architect is that "any development on this site will require a roadway opening up the front boundary and will by its proximity to the church make a significant change to its setting. It is difficult to see how this could be satisfactorily ameliorated and it is our opinion that new housing on this site would be detrimental to the setting of the Grade I listed church". Given these opinions, it is therefore considered that site Wig009 is unsuitable for residential development.

Officer Recommendation:

The SHLAA classifies site Wig009 as being undevelopable. The above objection does not raise any issues that suggest that this assessment is inappropriate. It is therefore considered that site Wig009 should not be taken forward as a 'Housing Allocation'.

Wigtoft is now considered to be a sustainable location for growth within Policy 2: Spatial Policy and Policy 12: Distribution of New Housing.

Notwithstanding the historical policy context the Planning Officer referred this site to their Consultant Architect to comment on the concerns the Officer had regarding the setting of the Grade 1 listed church. It was commented that our proposed approach had been carefully thought out, with respect to the church and its setting. The consultant architect commented that the hedge line along the eastern boundary should be retained and strengthened. They also suggested that four of the dwellings closest to the southern boundary should be single storey with only one two storey dwelling abutting the northern boundary. It was also suggested that the use of sensitive materials would be important in respecting the character and appearance of the area.

These positive comments from the Council Consultant Architect suggest that a small sensitively designed scheme could be achieved on this site contrary to the site assessment within this latest consultation document which may not have pre-referenced the advice given to our client. We consider that provided a scheme can be designed which takes account of the site specific advice provided within the pre application response, this site is suitable for small scale development and could provide a small housing scheme of predominantly bungalows in a highly sustainable location within the settlement boundary of a Service Centre designated in the emerging Local Plan.

This site is suitable for development and offers an

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opportunity to provide a small development on a site which scores highly on the Council's sustainability appraisal and is on a site at a less severe risk of flooding. As per our pre application submission there is an opportunity to address the heritage constraints of the site through sensitive design.

It is accepted that this site is too small to be considered for an allocation within the emerging Local Plan however, our client is weighing up the opportunity to submit an early planning application within this sustainable location having received encouraging advice from the Council on the heritage matter.

ID1:	502	comment_author:	Environment Agency
comment_content:	Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated. Phasing of development to ensure that adequate capacity is available to deal with foul water drainage before new dwellings are occupied may be required in order to avoid environmental harm.	Officer Comment:	Anglian Water Services has indicated that the Water Recycling Centre has capacity to serve the proposed growth.
		Officer Recommendation:	No change to the Plan is required.

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ID1: 503 comment_author: Anglian Water

comment_content:

The proposed housing allocation in this area are expected to require improvements to the existing water supply and foul sewerage networks and 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 this comment calls into question the site's suitability. Consequently, it is considered that site Wig014 should be taken forward as a 'Housing Allocation'.