Local Plan for South Kesteven

Site Allocation and Policies Development Plan

Session 7 LSC Allocations

14th November 2012
ISSUES:

1.0 Selection of LSCs
1.1 Core Strategy Provisions

1.1.1 Please see Session 2 [para 2.2]. The DPD has been prepared in conformity with the overarching policy framework of the adopted Core Strategy. This directs new development to the market towns of Grantham, Stamford, Bourne and Deepings, and to the Local Service Centres, whilst restricting development elsewhere to that which is appropriate or essential to rural communities.

1.2 National Planning Policy Framework issues
See Session 2.

2.0 Water Infrastructure
2.2 Do the changes to 3.4.1.4 deal adequately with drainage constraints? 84, 24

2.2.1 See Water Cycle Addendum prepared by Anglian Water and the Environment Agency. This shows that progress continues to be made in assessing the constraints identified in the WCS and further updating of the text is required to clarify where constraints are no longer an issue.

POLICY LSC1 SITES
3.0 LSC1a
3.1 Should the Policy impose restrictions in terms of building heights? 217

3.1.1 No. Concern has been expressed by the National Trust to ensure that development does not impact on the setting of Belton House and its Parkland. The site is approximately 7km from Belton House and has been placed within "Element 1" in relation to the setting of Belton House [Fig 15 of Examination document OD1]. Element 1 is described as ground visible from the roof of Belton House and the Belmont Tower. The study further states that flat ground beyond 2km from Belton House is not sensitive to small-scale development, as long as it is not excessively tall in relation to its local context. A Statement of Common Ground has been prepared by the National Trust, English Heritage and the Council, which sets out that it is the taller developments, those which can be seen above the wooded ridge lines around Belton, which are likely to impact on the visual setting of Belton.

3.1.2 The scale of development proposed at Barrowby falls within the Belton House Setting Study definition of "small-scale" and the local context includes consideration of the surrounding developments. In this case the adjacent development is of two-storey
housing, and it would be inappropriate to allow development in excess of this on this site. All development proposals would be assessed against the criteria in Core Strategy policy EN1 which includes consideration of the scale of local buildings. Development proposals would also have to be assessed for possible impacts on the setting of Belton House and Park, as set out in Site Allocation and Policies DPD Policy SAP11.

4.0 LSC1b

4.1 Should allocation be deleted or reduced in size to protect heritage significance of Woolsthorpe Manor? 217

4.1.1 No. The allocation site consists of parts of consultation sites COL4 and COL5. It was identified in an attempt to address LCC Highway Authority concerns in respect of both sites. These were related to the traffic volumes if a high number of dwellings was permitted on COL04 and concerns that no access can be provided on Woodlands Drive for COL05. The allocation site is adjacent, and to the rear of, a row of two-storey properties on Bridge End Road. It is level, and low-lying, at the road frontage and rises towards the south of the site to its junction with Woodlands Drive. With the exception of this junction with Woodlands Drive, the elevated part of the consultation site has largely been excluded.

4.1.2 The allocation site is some distance from Woolsthorpe Manor, and the recent residential development on the former Industrial Estate lies between the site and the Manor. Because of the topography of the site, it unlikely that any development on the allocation site will be visible from the Manor.

4.1.2 Woolsthorpe Manor itself is "sheltered" from the outside world by its outbuildings, former stables/barns which have few openings in them (only one door and one small window are visible from the road), giving the overall appearance of a blank wall. Because these outbuildings are clustered around the Manor, especially to the east, there is no view from the Manor looking out of the site towards the allocation site. From the public highway outside the Manor it is not possible to see the allocation site because of the new residential development which is being constructed on the former industrial estate.

4.1.3 Development proposals will be judged against the criteria set out in Core Strategy policy EN1. These include consideration of the impact of proposed development on the existing landscape and on the built and historic environment. The Council considers that the quantum of development proposed (40 dwellings) and the site size (1.86ha) should enable development to reflect the character of the existing built environment and should not adversely impact the heritage significance of Woolsthorpe Manor.

4.2 Should the phasing of the site be brought forward?? 123, 224

4.2.1 This site has been phased for the mid-plan period. As the Council's response to Session 2 [para 3.2] has made clear, during the preparation of this plan it was decided that, because of the large number of housing commitments expected to deliver a five-year housing land supply, only a small amount of additional housing land would be needed in the first five-year phase and more should be allocated to phases 2 and 3. This should enable a continuous 5-year supply of housing land to be maintained.
5.0 LSC1c
5.1 Should the phasing of the site be brought forward? 133

See response to 4.2 above.

6.0 LSC1d
6.1 Should the Policy impose restrictions in terms of building heights and boundary planting? 217

6.1.1 No. Concern has been expressed by the National Trust to ensure that development does not impact on the setting of Belton House and its Parkland. The National Trust wishes to ensure that development does not exceed two-storeys in height, that roof materials are recessive in colour and that appropriate native screen planting is introduced along the eastern edge. A Statement of Common Ground has been prepared by the National Trust, English Heritage and the Council, which sets out that it is the taller developments, those which can be seen above the wooded ridge lines around Belton, which are likely to impact on the visual setting of Belton.

6.1.2 This site is approximately 3.5km southwest of Belton House and Park, slopes southwards and faces westwards (ie away from Belton House, which is not visible from the site). The steep slope eastwards (ie towards Belton House) starts beyond the eastern edge of the site. Although land in Great Gonerby is identified as being visible from the roof of Belton House, the allocation site is not included in this, and Figure 15 of the Study [OD1] places the site within "Element 5" in relation to the setting of Belton House. Element 5 is defined as "areas beyond the ridge lines and tree screens that contain the significant views", and the report further states that "these areas are not sensitive to small-scale development, unless it visually rises above the ridge lines and tree screens".

6.1.3 The quantum of development anticipated on this site is such that it falls within the study definition of "small-scale" [OD1, paragraph 3.1 and 3.2] and, as with any development proposal, assessment considerations will include the local setting and patterns of development. The site is well-related to the built form of the village and its topography is such that development would have a limited impact on the open countryside, as the steep slope away from the site towards Belton Park starts to the east of the site. The site faces a row of single-storey residential properties and development in excess of two-storey would be considered inappropriate in this location.

7.0 LSC1e
7.1 Has selection of the site taken proper account of Heritage Assets? 61, MM8

7.1.1 It is acknowledged that the site forms part of the Harlaxton Manor entry on the Register of Parks and Gardens of Special Historic Interest. The potential impact of development on any identified heritage assets was considered during the site selection process [see ED6]. The allocation site is a small part of the field, and is set apart from the rest of Harlaxton Manor grounds by clear field boundaries planted with trees. The allocation is for a small-scale development, at the road frontage, and would not entail development of the whole field.
7.1.2 The National Planning Policy Framework is clear that the impacts of development on heritage assets should be taken into account when assessing proposals, and consent for proposals which will harm such assets should be refused. It is also clear, [at paragraph 134] that where proposals will lead to less than substantial harm to a heritage asset, then it should be weighed against the public benefits of the proposal. In this case the small development will enable the provision of off-road car parking for the school and the medical centre.

7.1.3 Despite the designation, it is not considered that development of the allocated site would have a detrimental impact on either the Historic Park and Garden or on the setting of Harlaxton Manor, particularly as new development would be set against the back-drop of existing development on Swinehill. As with any development, Core Strategy policy EN1 criteria which include consideration of local impact will be used to assess proposals.

7.2 Is the site the most appropriate choice for development in Harlaxton? 103

7.2.1 The Council’s response to the Inspector’s note dated 9 February 2012 [ED6] sets out the process of site selection, and the Evidence Document [SAP19] sets out the justification for each allocation or rejection of each site.

7.2.2 Harlaxton village is divided into two parts by the A607, a busy main road, with no designated crossing point, which runs between Grantham and Melton Mowbray. The village school, medical centre, church and shop are all located to the south of the road and the public house and recreation ground are to the north. The Highway Authority objected to development on two sites to the north of the A607 and expressed concerns about a third site, off The Drift, where it feels a small amount of development could be possible. However, it has concerns about pedestrian movements, visibility issues with access to the site, and will also require a pedestrian crossing on the A607. It was felt, therefore, that none of the sites to the north of the A607 were suitable for allocation.

7.2.3 Of the sites to the south, two small ones were rejected and the Highway Authority objected to one site to the west of the village because it has no suitable access. Land to the west of Swine Hill was also suggested for allocation. This site lies on the opposite side of the road from the allocation site. It is a large field in agricultural use, which affords views westwards to Belvoir Castle. The Highway Authority objected to development of this large site, although stated that some development of a smaller part of it might be acceptable. However, the access to this site would be outside the village and would not relate well to the site itself.

7.2.4 The allocation site, to the east of Swine Hill, can be accessed from within the village curtilage. It is possible that parking could be provided within the site for both the school and the medical centre, and thus alleviate some of the identified traffic congestion which affects Swine Hill at school opening and closing times. The Parish Council has expressed preference for this site, and there could be considerable public benefit resulting from development in this location.
8.0 LSC1f
8.1 Has the phasing of the site taken full account of drainage issues? 82,246

8.1.1 The Water Cycle Study identified that sewerage is, generally, a major constraint to
development in the village of Long Bennington, and the Environment Agency suggested
that the phasing of the site should be changed. However, Anglian Water has confirmed
that this site is not affected by this constraint as it drains directly to the WwTW rather
than using the restricted sewer system within the village, and that improvements are not,
therefore, required before the site can be developed. The Water Cycle Addendum
prepared by Anglian Water and the Environment Agency has confirmed that the
allocation site does not impact on the known sewerage constraints in Long Bennington
as it bypasses the area of concern. In view of this, it is considered that there is no need
to re-phase the site.

8.1.2 Since the plan was prepared, the Council has received a planning application for this
site. This has not yet been determined, but no objections have been received from the
Highway Authority or from Anglian Water.