

6th October 2016
Examination Team
Central Lincolnshire Local Plan
c/o Democratic Services
District Council Offices
Sleaford NG34 7EF

Dear Mr Youle,

CENTRAL LINCOLNSHIRE LOCAL PLAN (CLLP) – EXAMINATION

Reference:

- A. CLLP – Proposed Submission April 2016.
- B. Independent Examination of the CLLP – Inspectors’ Matters, Issues & Questions for Examination.
- C. Independent Examination of the CLLP – Examination Guidance Notes.

Thank you for the notification of the Independent Examination of the CLLP.

I have read all questions relating to Reference B and I have found it difficult to specifically answer individual questions.

I have therefore provided at Annex A comments that should be read in the context of broadly addressing all questions raised at Matter 3 (Question 1-35), Matter 5 (Questions 1-7 & 9-10) and specifically Matter 3 (Questions 36) concerning LEA Village (CL3044).

In summary it is my opinion that the CLLP Proposed Submission (Reference A) is one of the most contradictory documents I have the misfortune to have received. The policy quoted is extremely inconsistent, is fundamentally flawed, is not sound and appears to totally disregard WLDC planning policy.

Many thanks for your attention to these matters.

Yours sincerely

Frank Powell

Annex A – Comments on Matter 3 (Q1-35), Matter 5 (Q1-7 & 9-10) & Specifically Matter 3 (Q36).

Annex A to
F. Powell Letter of
6th October 2016

**COMMENTS ON MATTER 3 (Q1-35), MATTER 5 (Q1-7&9-10) & SPECIFICALLY
MATTER 3 (Q36)**

Lea Village is a small quiet village with some 470 dwellings situated approximately 2 miles to the South of Gainsborough. The majority of the residents are it is understood retirees. The Village is close to the River Trent and surrounded by quite spectacular countryside with numerous walks.

The village has no Retail Outlets or Public Houses and it is understood that the village dates back to 1180 when Gilbertine nuns established a Heynings Nunnery in the village.

I suspected that the allocation of site CL3044 within the CLLP is based on a presumed need of growth in housing stock for the Gainsborough area and which is totally inconsistent with the WLDC Local Plan.

The first review of this plan identified Lea as a Subsidiary Rural Settlement (Policy STRAT3) where new housing development is limited to infill housing provided it meets the local need (STRAT7).

It is apparent that the CLLP has upgraded Lea from a small to a medium category village in the Proposed Submission of April 2016. This changes the policy from infill dwellings (max 3) to larger development proposals on sites of up to 9 dwellings. On its own this is a conflict and even more so considering that the proposal is now for up to 67 dwellings or 15% of Lea Village housing stock.

There appears to be no explanation within the CLLP Proposed Submission of April 2016 document to justify the upgrade of Lea Village from small to medium. Furthermore, to CLLP does not address the following facts:

Education: - The school has no capacity for to take any further pupils and has no available land to build an extension.

Medical: The surgery at Willingham-by-Stow is already overloaded with patients.

Access to CL3044: A recent application for a development off Willingham Road was rejected by WLDC on the grounds that apply equally to the CLLP's proposed site (CL3044). Two previous applications for two houses on this site have been refused on access grounds. The access is directly opposite the access road to the school, which suffers from severe congestion at school opening and closing times.

Sewage Disposal: The current sewage pipelines adjacent to the proposed site (CL3044) consist of two 150mm pipelines. One beneath Willingham Road (north section) and one to the south. The southern sewage pipeline passes close to the proposed site therefore it is assumed that any construction work would connect into this pipeline. Both the north and south sewage lines connect into the pipeline at Gainsborough Road, Lea prior to entering the small pumping station at the entrance to Lea Park.

It should be noted that the current sewage system is considerably old and is now inadequate for the number of houses connected into it. In heavy rain falls the junction of Willingham Road

with Gainsborough Road Lea and the entrance to Lea Park invariably floods with both surface water and sewage. This is an environmental hazard. Furthermore, the Willingham Road south sewage system cannot be upgraded as it passes beneath established dwellings. A complete new and larger bore system together with a new and larger capacity pumping station would have to be installed and which it is suggested would not be cost effective.

In summary, and as mentioned above the identified site of CL3044 is outside the settlement area of Lea, policy STRAT12; does not support development proposals in open countryside. Furthermore, the site is within an Area of Great Landscape Value and historic parkland, being part of the grounds of Lea Hall, so designated in the WL Local Plan, and, as such development should not be permitted (policy NBE8).

Finally, it is hard to understand why so much of WLDC planning policy was totally disregarded during the drafting of the CLLP document.

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