

CENTRAL LINCOLNSHIRE LOCAL PLAN- PUBLIC CONSULTATION

Modification to Important Open Space

As designated on inset map 19, land to rear of Riby Road, Keelby



ON BEHALF OF:

Mr Hodson

PREPARED BY:

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Rev/Issue No	Comments	Date
Issue 1	CLLP Consultation Response	28.02.2017

Introduction

This brief report has been produced on behalf of Mr Hodson and aims to outline the reasoning behind our request for the area of land (as mentioned above) designated as open space to be amended.

The parcel of land in question is the area between the rear gardens of the properties on Riby Road to the West and Caddle Beck to the East. For more than two decades the site has been owned and used by Mr Hodson for the storage of building materials and machinery and has not been accessible to the public.

The site is low lying with elevated residential properties surrounding it.

Important Open Space

According to the National Planning Policy Framework (NPPF) and the Draft Central Lincolnshire Local Plan (CLLP) Policy LP23. Areas of land designated as Important Open Space (IOP) should be accessible and make a significant contribution to the health, wellbeing and social cohesion of the local community. Whilst also supporting bio diversity by providing natural habitats allowing wildlife to thrive. In certain instances these areas can also play a key role in flood risk.

Taking the above summary of Policy LP23 in to account it can be argued that the site in question is not accessible to the local community and has not been for a number of years. Therefore it does not provide valuable recreational space for social cohesion.

Due to the use of the site for storage of building materials and machinery it provides a natural habitat for local wildlife no more than the surrounding residential gardens provide.

To our knowledge and Mr Hodson's experience of the site under his ownership the site has never flooded.

Inset Map 19-Keelby

The wider area of land designated as IOS including the land owned by Mr Hodson has seen many changes over the years.

A number of adjoining residential properties on Riby Road, Rowlan Close and Beck Close have extended their gardens on to this land.

More recently two applications have been granted planning permission by West Lindsey District Council for a new dwelling and to extend the curtilage of this dwelling on land to the south west of Mr Hodson's land.

A further large parcel of land has also been removed, this land is located to the South between Riby Road and Rowan Close.

The above areas of land are no longer designated as IOS on inset Map 19 as a result of previous consultations for the CLLP.

After reviewing the historical reductions and more recent reductions in area of the Important Open Space being discussed, it is clear that Mr Hodson's site and the above mentioned sites that have already been removed are all deep within the village and to the far West of the overall designated Important Open Space.

Community Support

Keelby Parish Council is fully supportive of a possible residential use for Mr Hodson's Site as is the District Councillor and Sir Edward Leigh, whose letter of support to the Chief Executive of West Lindsey District Council is attached.

Conclusion

The above has attempted to provide further insight into Mr Hodson's site and looked at it from a contextual perspective taking into account local precedent. As a result it is felt that given the precedent set by the recent amendments to the Inset Map 19 near the parcel of land we are discussing, the land does not meet the requirements expected of an Important Open Space. The removal of this site from the designation would not be detrimental to the overall IOS with the majority of the area still remaining under this designation.

The declassification would enable a more suitable and viable use for the land by way of providing a well-designed small residential hamlet style development. Providing much needed local housing for Keelby, this would be a greater benefit to the village than the current site which is not accessible to the public and has no community merit.

Residential properties would be nestled low within the site and the higher adjacent properties would still be prominent in the local landscape. Spacious gardens would be provided to negate any disturbance to the local habitat for wildlife.