

Mr & Mrs R. J. Vickers t/a J. H. Vickers & Son.

Central Lincolnshire Local Plan Examination

Hearing Statement – Matter 7

Revision A November 2022



01 Introduction

Introduction

- 1.1 This is a Hearing Statement prepared by Spawforths on behalf of Mr & Mrs R. J. Vickers t/a J. H. Vickers & Son, referred to hereafter as 'the Client', in respect of:
- Matter 7: Housing Sites
- 1.2 The Client has land interests in the area and has made representations to earlier stages of the Local Plan process. This Hearing Statement should be read in conjunction with the earlier representations and Advocacy Report.
- 1.3 The Inspector's Issues and Questions are included in **bold** for ease of reference. The following responses should be read in conjunction with the Clients comments, dated May 2022, upon the Central Lincolnshire Local Plan Proposed Submission Version, March 2022.
- 1.4 The Client has also expressed a desire to attend and participate in Matter 7 of the Examination in Public.

02 Matter 7 – Housing Sites

Questions

Issue 3: Market Towns, Policy S79 WL/MARK/001: Land adjacent to Davens Court, Market Rasen

Question 5: What is the proposed site area based on and how has the scale of residential development been established?

- 2.1 An Advocacy Report for the proposed allocation WL/Mark/001, was submitted alongside the Client's earlier representations. This demonstrates that the site is capable of delivering circa 55 dwellings. The conclusion on the potential yield for the site is based on an understanding of the known constraints, and having regard to the local character. This includes allowing for appropriate set backs from Legsby Road in order to achieve a building line consistent with the adjacent development, and enabling appropriate landscaping to the frontage, and retention of the existing hedgerow(s) where practicable.
- 2.2 The site area for the allocation as proposed is 1.84 hectares, figure 2.1 identifies the extent of the allocation. As indicated within the Clients earlier representations additional land, of circa 1 ha is available immediately to the south of the proposed site Allocation boundary. This additional land is illustrated within the representations, and the Advocacy Report (page 20) contained at Appendix 1, please refer to the extract at figure 2.2 below. The Client considers that this additional land could secure potential additional benefits, in terms of public open space, connectivity to the wider PROW network and biodiversity.



Figure 2.1 Extract of Proposed Submission Policies Map, March 2022



Figure 2.2 Extract of Advocacy Report –Site Allocation and Additional Land Available

- 2.3 The anticipated capacity of the allocation as considered within the Advocacy Report, aligns with the Council's proposed approach to estimating site capacity as set out in EVR076-82 Policy 76 to Policy 78 Residential Allocations Introduction, which has been based on analysis of recent planning permissions. For sites of between 0.4 ha to 2ha, table 2 suggests a net developable area of 85% of the gross site area (table 2 of the Residential Allocations Introduction). The table at 1.15 indicates that densities of 35 dph are appropriate for town suburbs. Applying these assumptions to proposed allocation WL/MARK/001 equates to a capacity of 55 dwellings, which is identified within the Plan. The Plan refers to the capacity of sites as indicative yield only and not a target. This density is comparable to densities achieved on recently permitted schemes at the edge of

Market Rasen, such as WL/MIDR/018, with a net density of 43.35 dph¹. As such the capacity promoted through the Advocacy Report is consistent with the Council's evidence and appropriate for the location at the edge of a Market Town, benefiting from excellent access to local services and facilities.

Market Towns								
137074	WLDC	Caistor	10 to 25	0.26	100%	0.26	10	38.46
132281	WLDC	Market Rasen	10 to 25	0.83	85%	0.71	19	26.76
136394	WLDC	Market Rasen	10 to 25	0.13	100%	0.13	10	76.92
135013	WLDC	Caistor	100-499	11.53	60%	6.92	300	43.35
133156	WLDC	Market Rasen	100-499	5.88	75%	4.41	150	34.01
123208	WLDC	Caistor	100-499	5.48	75%	4.11	148	36.01
Average Density								42.59
Maximum Density								76.92
Minimum Density								26.76

Figure 2.3 Extract of Appendix B of Policy 76 to Policy 78 Residential Allocations Introduction

Question 6: Can the proposed allocation come forward in a way that respects the character and appearance of its surroundings on the edge of the town?

- 2.4 An Advocacy Report was submitted alongside the Client's earlier submitted representations, and is appended to this Hearing Statement for ease of reference. This demonstrates that Market Rasen is a suitable location for growth within Central Lincolnshire, benefiting from excellent range of existing facilities and services, including rail service. Our representations consider that Market Rasen, due to its connectivity by rail and range of facilities, is suitable to accommodate the proposed level of growth and indeed playing a greater role in supporting the growth of Lincoln and Central Lincolnshire. The site at Legsby Road is in a suitable location for housing growth, situated within walking distance of De Aston School, Market Rasen Park, Tesco Superstore, Market Rasen Railway Station, Bus Stops, GP Surgery, Dentists and Leisure Centre. The sites location to the east of the town serves to balance growth around Market Rasen, ensuring that there is sufficient choice and range of sites in the housing market necessary to support housing delivery.
- 2.5 The initial technical assessments for the site demonstrates that there are no technical constraints that would prevent the development of the site for housing, and that the site is eminently deliverable within the limits of the existing allocation. However it is considered that the allocation of the additional land to the south of the defined allocation could deliver additional benefits, in terms of additional public open space provision, biodiversity above and beyond the requirements of Policy S61, and connectivity to the wider Public Right of Way network.

¹ Please note that this is application reference 135013, identified as being within Caistor in the Councils table at figure 2.3, this is Caistor Road, Middle Rasen, Market Rasen.

- 2.6 Proposed Policy S53 Design and Amenity requires that all development should contribute positively to local character, landscape and townscape. Future planning applications for WL/MARK/001 will be developed in accordance with the proposed policy. The future scheme will make effective and efficient use of land contributing to the achievement of compact and walkable neighbourhoods and the character and form of development will have regard to the local character, and proximity to local services, as well as the prevailing need for housing (type and mix) at the time of the development (Policy S53).
- 2.7 The Advocacy Report includes an indicative masterplan layout (page 21) which provides an indication of how the site could be developed. The indicative masterplan was developed following settlement analysis and consideration of the existing form and character of development, known constraints, and the emerging policies including but not limited to Policies S53, S59, S61 and S78.
- 2.8 The proposed allocation is well contained, with existing hedgerows to boundaries to the north, east and west. The hedgerows are proposed to be retained where practicable, with additional landscaping treatment to the southern boundary. The retention and where appropriate enhancement of the existing boundary treatment will serve to ensure that the scheme can be developed within a landscaped setting, respecting the existing character and serve to soften the edges of the proposed development. The indicative masterplan has had regard to the existing building line, and illustrates a building frontage that is set back from Legsby Road consistent with existing development to the north and west of the Site.
- 2.9 There is existing development to the north of Legsby Road, and immediately adjacent to the site to the west. There are further proposed allocations to the west of the site (WL/MARK/002), which extends further south than the proposed allocation WL/MARK/001. Permission has been granted for residential development on land to the west of the site, on land south of Legsby Road (Application 140904), which is situated between Wetherby Close/The Ridings and the proposed allocation. The development at WL/MARK/002 therefore provides an opportunity to round off the settlement to the south east. This is consistent with the Council's evidence, EVR076-82 Policy S76/82 Appendix F, which considers that the site retains the shape and form of the settlement. This is illustrated in figure 2.4.



Figure 2.4 Site Allocation and Wider Context

- 2.10 The indicative layout demonstrates that the anticipated site capacity can be achieved when allowing for appropriate set back from Legsby Road, and allowing for the proposed frontage for new properties being consistent with the existing building line, and supporting the retention of the existing hedgerow. Including the additional land to the south would not have an adverse impact on the character and appearance of the settlement. It would respect the existing field boundaries and could provide an opportunity to deliver additional public open space, secure additional net gains in biodiversity, and importantly enhance the connectivity of the site with the existing public right of way network.
- 2.11 Having regard to the analysis within the appended Advocacy Report and the Council's assessment it is clear that the site is capable of coming forward in a way that respects the existing form, character and appearance of the settlement. Furthermore detailed proposals will be required to address the policies within the Development Plan.

Question 7: Is the requirement to provide a pedestrian footway with crossover points to the existing footway on Legsby Road deliverable?

- 2.12 The previously submitted Advocacy Report, appended to this statement for ease, demonstrates that there are no known constraints that would preclude the development of the site. A range of technical work was undertaken to support the Advocacy Report this included transport technical work proportionate to the stage of the planning process. Full details of the access will be subject to detailed design and evolve during the preparation of a subsequent planning application. However, an initial access drawing has been provided and includes the provision of two 2 metre footpaths either side of the road, as illustrated within the Advocacy Report (page 14). Subject to detailed design it is understood that there is sufficient frontage to allow the delivery of a suitable extension of the footway, at the entrance to the site, westwards. This will enable the creation of a cross over point to the existing footpath. There is no evidence at this stage that indicates that a safe and suitable crossing point could not be achieved at this location.
- 2.13 Pedestrian access through the site will be supported through careful design. The indicative layout highlights that the extension of the site southwards, would support additional connectivity to the PROW network to the south of the proposed allocation.

Question 8: How will the development address low voltage power lines across the site?

- 2.14 The Client has previously submitted an Advocacy Report, appended to the representations on the Reg 19 Plan. This demonstrates development can be delivered on site having regard to known constraints, including the low voltage overhead powerlines. The presence of low voltage power lines does not preclude development. As set out within the Advocacy Report, it is proposed to divert the overhead powerlines or replace them with underground cables. This is consistent with HSE guidance to first seek to 'avoid' any risk(s) associated with working near/underneath overhead powerlines. The Client or subsequent developer will engage with the relevant utilities companies when developing proposals for the site, and apply for any necessary connections or diversions at that time.

Proposed Change

- 2.15 To overcome the soundness matters the Client proposes the following changes:-
- Maintain the proposed allocation WL/MARK/001
 - Extend the allocation to the south, within the limits of the existing field boundary to support the delivery of wider public benefits.

Appendix 1

Legsby Road, Market Rasen

Advocacy Report

JH Vickers trading as R J Vickers | Revision A | May 2022



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Introduction

The northern part of the site on Legsby Road, Market Rasen has been allocated in the Central Lincolnshire Submission Draft Local Plan (Allocation WL/MARK/001) for 55 homes. This Advocacy seeks to support the allocation of the site for residential use and demonstrate that the site is Available, Suitable and Achievable and, therefore Deliverable in accordance with national guidance.

Site Allocation

Central Lincolnshire's site assessment recognises that the allocation (WL/MARK/001) is relatively unconstrained and will retain "the shape and form of the settlement". The site is also recognised as being a sustainable location as it is close to the facilities and services within Market Rasen.

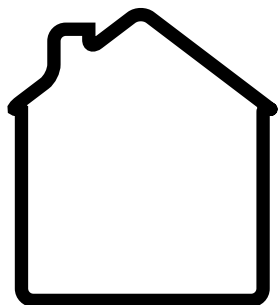
Ownership

The site is owned by Mr. and Mrs. R.J. Vickers, who have commissioned this Advocacy Report to support the Local Plan allocation. The site is, therefore, available for development.

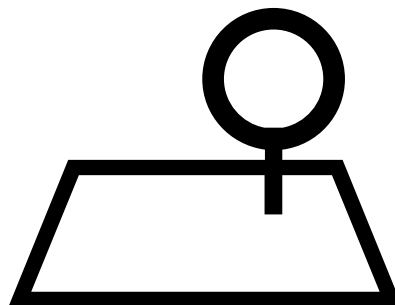
Site Area

Whilst the area allocated for residential use is 1.84ha the landowner controls a further 1ha to the south of the allocation within the same field. This additional land can further support the delivery of the new homes by allowing space to accommodate planning requirements such as Public Open Space and Biodiversity Net Gain.

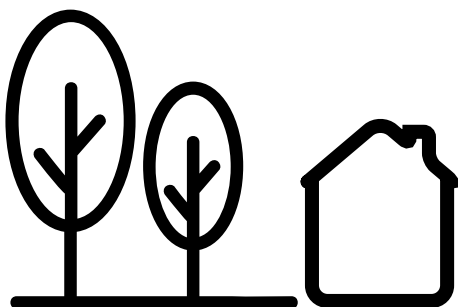
Illustrative Layout



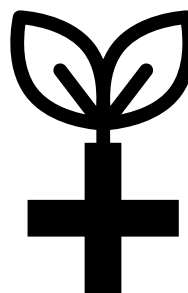
Approx. 55 new homes



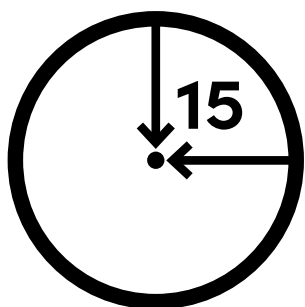
1.84ha of residential
land within a market
town



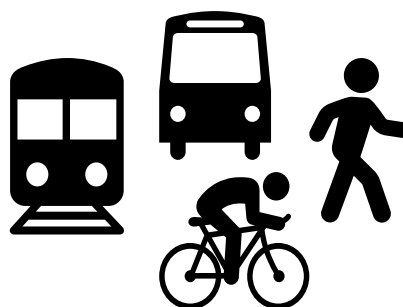
New homes with access
to green space and
countryside



Opportunity to provide
Biodiversity Net Gain



Within 15 minutes
walk of Market Rasen
facilities



Close to public
transport and active
travel routes

Benefits

The Legsby Road site will provide significant benefits supporting a sustainable future for both Market Rasen and Central Lincolnshire. The site will provide new homes to meet the housing need of Central Lincolnshire in a sustainable location with access to the numerous existing facilities and services of the market town.

Site Location

The location of the Legsby Road site within Market Rasen will allow the new residents to benefit from and support the facilities within the town.

Many of the existing facilities are within easy walking distance of the site which will allow the residents to access these without using the private car.

A Sustainable Location

The Legsby Road site is in a sustainable location within 15 minutes walk of the large number of the facilities and services which Market Rasen provides. Furthermore, the site will have access to rail and bus services to Lincoln and Grimsby with Market Rasen Station within walking distance.

The proximity of services to the site will support and encourage more sustainable habits among the new residents of the homes

Helping to Meet Housing Need

The Local Plan recognises the housing requirement for the Market Rasen parish as being 426 homes. The Legsby Road site therefore provides close to 13% of this requirement in a sustainable location with minimal infrastructure required.

Provision of Open Space within the site

As the site is wider than the proposed allocation there is opportunity to use the remaining land to provide public open space.

The land to the south of the allocation may be used to provide public open space with connections to the footpath to the south. This will allow the new residents and residents of adjacent homes access to this walking route enabling them to enjoy the countryside.

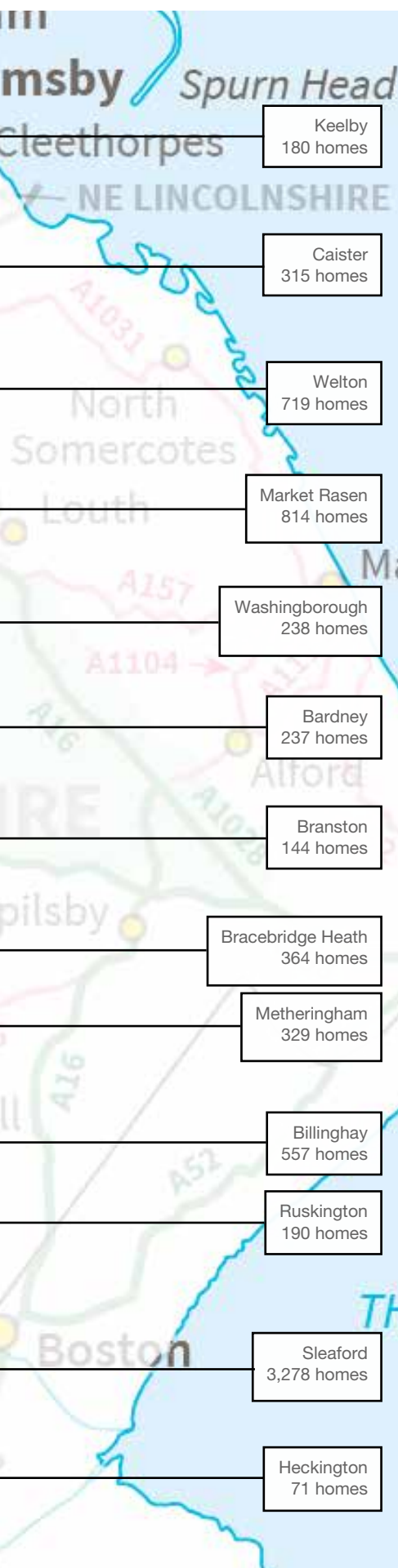
Delivering Biodiversity NET Gain

The agricultural nature of the site means that there is opportunity to use the land to the south of the allocation to provide Biodiversity Net Gain within the site.

Economic Benefits

The delivery of new homes is recognised as important to supporting employment and economic growth. The Legsby Road site will contribute to the economic growth of Central Lincolnshire. Based on the site delivering 55 homes it is estimated that there will be 83 Direct and 110 Indirect Full Time Equivalent (FTE) Jobs associated with the site. These jobs will provide a Gross Value Added (GVA) of approximately £3.9m. In addition, it is considered that the new households will spend £1.36m annually in the local area.

The new jobs and additional expenditure will support the economy of Market Rasen and Central Lincolnshire.



Housing Need

The Framework establishes a national objective to significantly boost the supply of homes, and ensure that a sufficient amount and variety of land can come forward where it is needed. The Meeting Housing Demand paper (House of Lords, Built Environment Committee, 1st Report of Session 2021-2022 Meeting Housing Demand, published January 2022) highlights the long term undersupply of new housing, and shortfall of affordable homes.

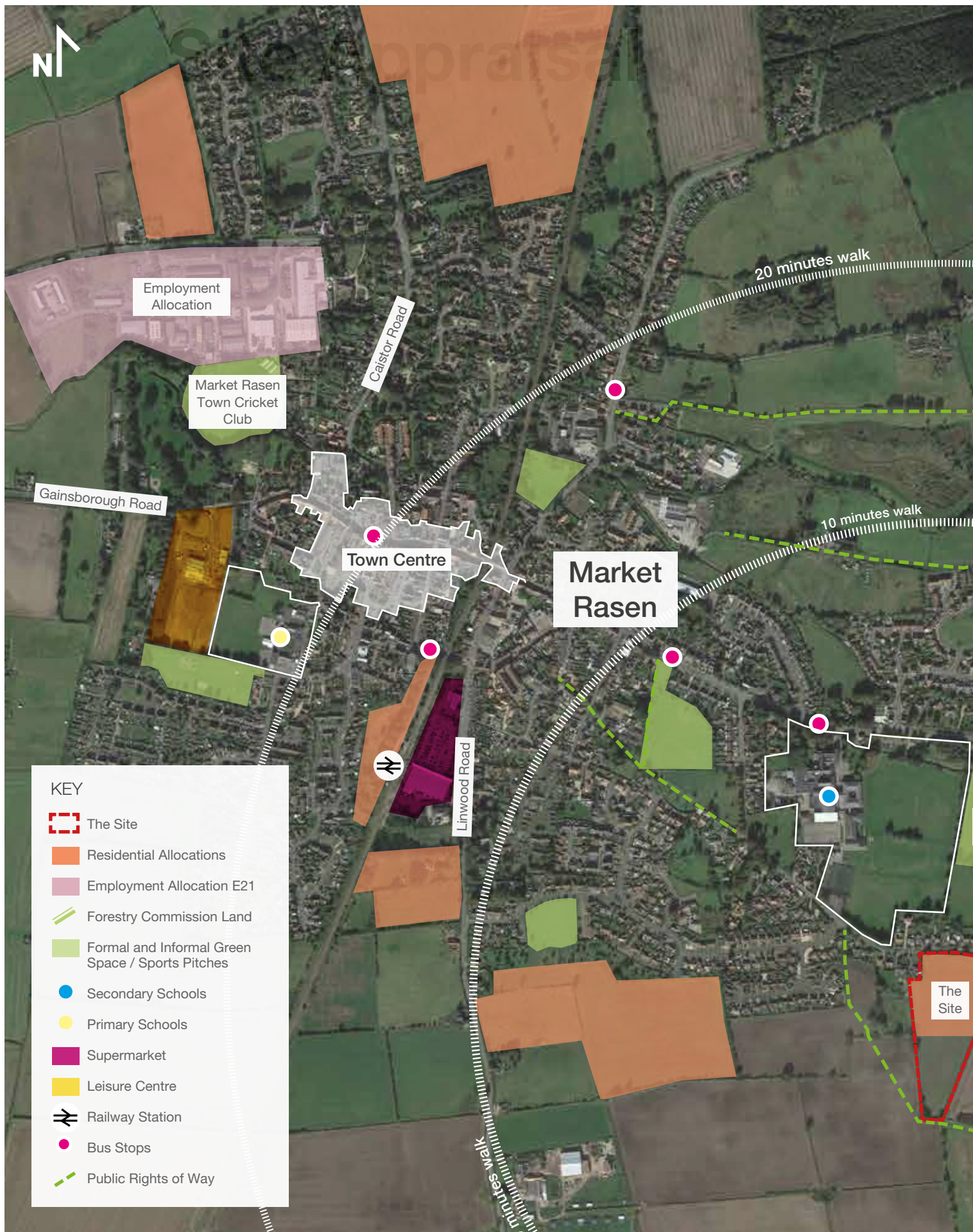
There remains an objective to deliver 300,000 homes per annum per year as reaffirmed in the Governments 'Changes to the Current Planning System' and the Governments response to the Select Committee on Housing Demand, January 22. Within both papers the need to diversify the market, achieve a more appropriate distribution of homes, and target the delivery of homes where there are affordability challenges was recognised. It was also reiterated that the Local Housing Need figure does not present a 'target' in plan making, but instead provides a starting point for determining the level of need for the area. Delivering sufficient homes, of the right type and in the right location is critical to supporting the economic recovery as recognised by Chris Pincher (Minister of State for Housing, 23 Nov 2020)

Greater Lincolnshire Industrial Strategy seeks to build on strong economic base; boost productivity and resiliencies, and pursue opportunities that have a widespread effects. The Councils Employment Needs Assessment (ENA) concludes

that an annual average of 1,840 jobs have been achieved for the period 2012-2018. The Local Housing Need figure of 1,103 dwellings (or the upper range of 1,325 dpa) is not capable of supporting the historic levels of growth, or the Plans ambition to deliver 24,000 new jobs. It is critical that sufficient housing is delivered within Central Lincolnshire in order to ensure that economic growth is not constrained. Over the plan period more than 29,150 new homes will be required to support the economic growth in Central Lincolnshire.

Furthermore there is a significant need for the delivery of affordable housing within Central Lincolnshire and West Lindsey. Recent evidence points to a worsening of affordability in West Lindsey and other Central Lincolnshire authorities.

Market Rasen benefits from excellent linkages to Lincoln and the wider area, and is well placed to support the economic growth, and play a significant role in meeting housing demand derived locally and for Central Lincolnshire.



Settlement Analysis

Settlement Analysis

Central Lincolnshire is a rural authority with a dispersed settlement pattern. Market Rasen, as a market town is one of the larger settlements with a greater number of facilities. This is recognised in the Local Plan Review with Market Rasen designated as a Market Town settlement with opportunity to accommodate housing growth.

Existing Development

The majority of new homes proposed within Market Rasen are focused on the western side of the railway line.

Public Transport

Market Rasen is well served by public transport with hourly buses to Grimsby and Lincoln.

The town also benefits from a railway station with services to Grimsby, Leicester, Nottingham and Cleethorpes. This provides a significant benefit for the market town and improves connectivity with the region.

Services and Facilities

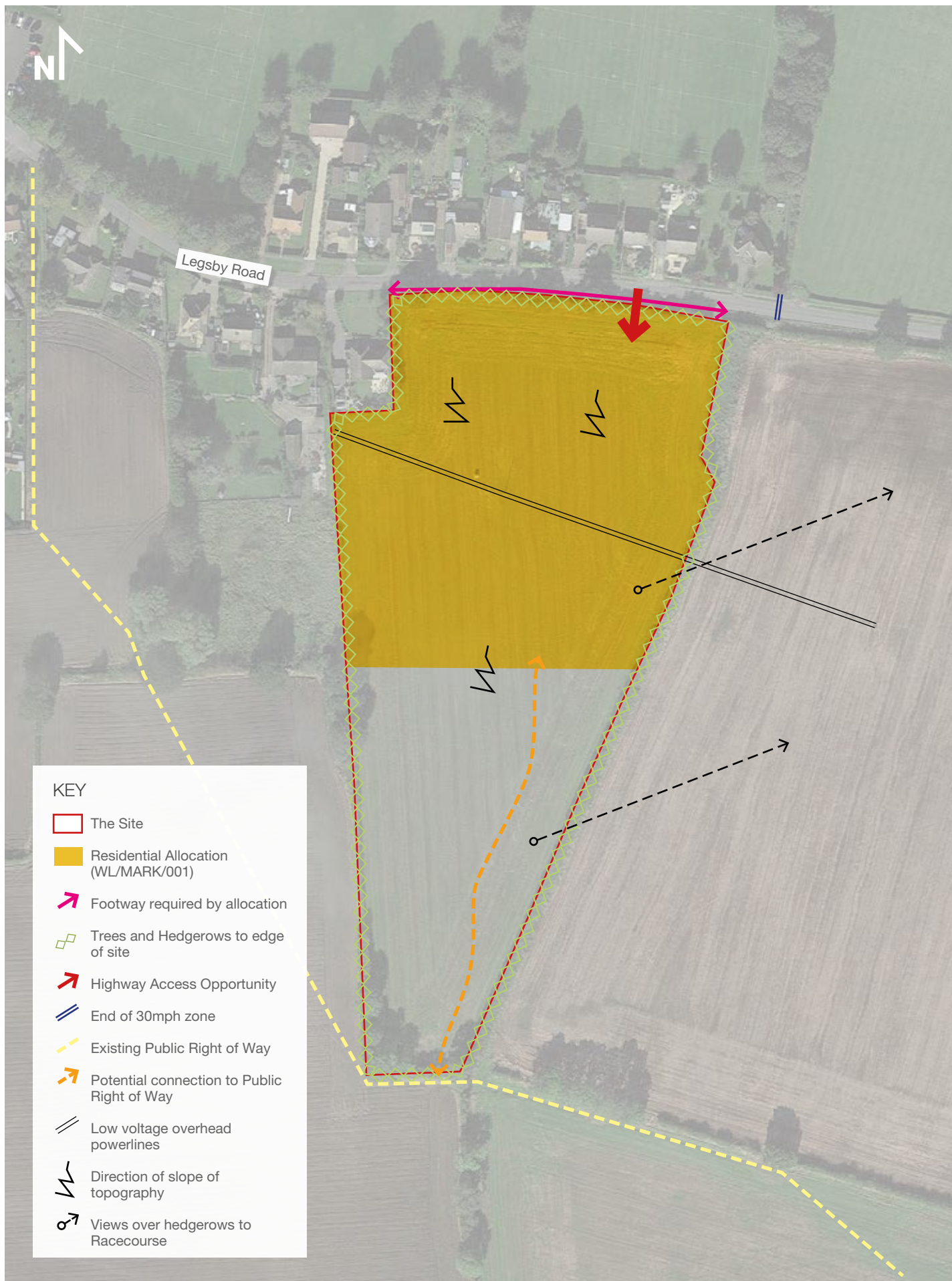
The town is recognised as being important for maintaining a sustainable central Lincolnshire. The Local Plan seeks to enhance the town's role as a multi-service hub for the wider hinterland with a focus on town centre uses.

The town already provides a good number of facilities including primary medical care, primary and secondary schools, sports facilities, employment and town centre and superstore shops.

Public Footpaths

A Public Footpath (Public Right of Way) runs along the southern edge of the site linking Market Rasen with Legsby Wood.





Constraints and Opportunities Plan

Constraints and Opportunities

The Legsby Road site is relatively unconstrained and therefore represents an achievable and deliverable solution to providing new homes in a sustainable location for Market Rasen. The key constraints that future development will need to consider are making the most of the connections into the town and mitigating the impact on the trees and hedgerows which form the site boundary.

Utilities

The site is traversed by a relatively low voltage overhead powerline. This would need to be diverted as part of the future development.

Connections

The allocation policy (WL/MARK/001) requires that a footpath be provided on the southern edge of Legsby Road. Due to land ownerships it is likely that users of this new footway will be required to cross to the northern side of Legsby Road at the edge of the site.

A Public Right of Way passes along the southern edge of the site. There is opportunity for the new development to connect to this and allow new residents access to the countryside.

Highways Access

The site is located adjacent to the adopted highway. The current field access is located on the most eastern edge of the site. To allow for visibility splays it will be necessary to create a new access to the west. This should be in a location which minimises the impact on the existing trees on the northern edge of the site.

Topography

The site slopes gently up from Legsby Road towards the south of the site.

Drainage features will therefore need to be provided at the low point, close to Legsby Road.

Views

The site benefits from views to the north-east towards the racecourse, particularly from the higher ground.

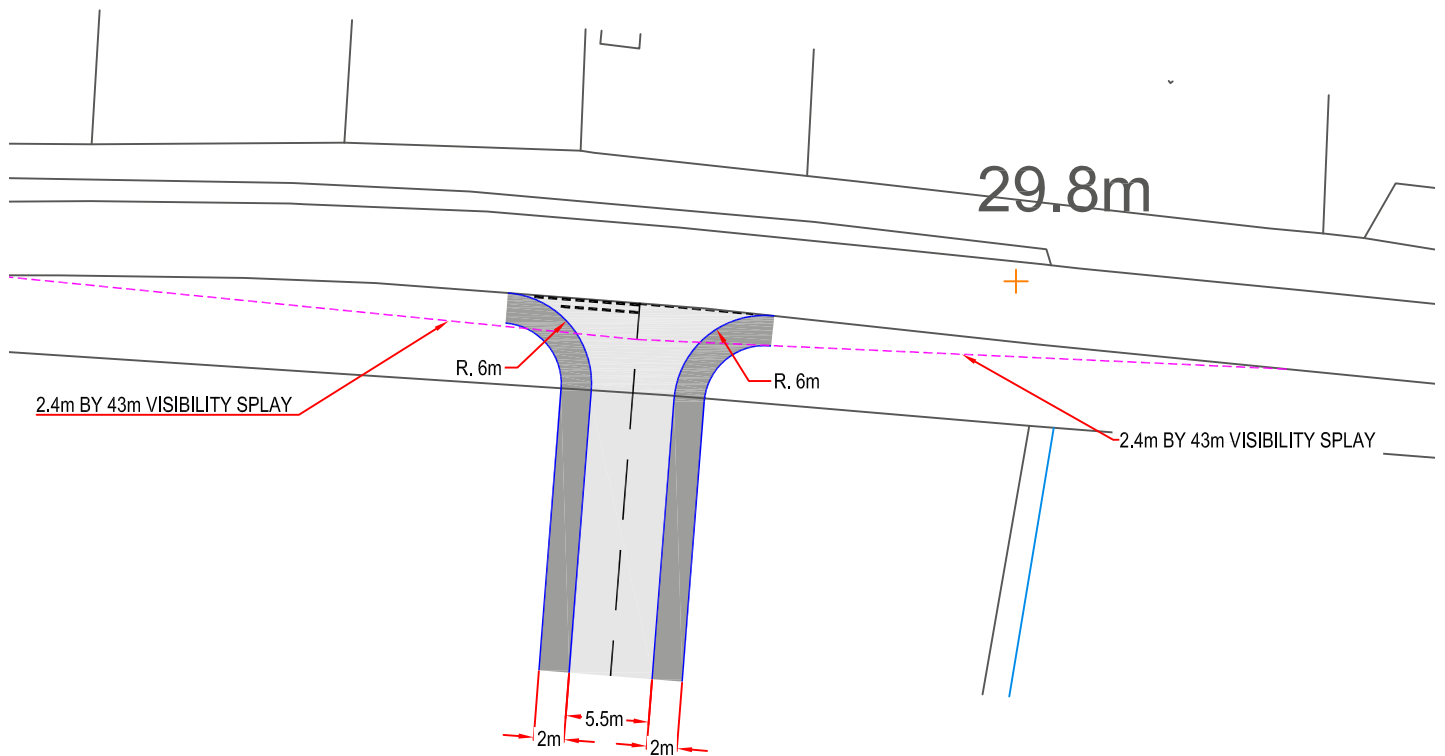
Trees, Hedgerows and Biodiversity

It is recognised that there is a requirement to provide 10% Biodiversity NET Gain within the site. The land to the south of the allocation will allow the development area to be maximised whilst achieving a Net Gain on the site.

The impact of the development on the trees and hedgerows around the boundary of the site should be minimised. This will provide a mature landscape for the scheme and maintain the habitat of the site.

Flood Risk

The site is in an area of low risk of flooding from rivers and from surface water. It is therefore a suitable site for housing.



Proposed Site Access Drawing
AMA/21499/SK001

Transport and Access

Andrew Moseley Associates (AMA) have been instructed to review the highways feasibility and deliverability of the proposed allocation (WL/MARK/001) at Legsby Road, Market Rasen. AMA's highways assessment document covers the local highway network, access to sustainable transport modes, the proposed access and development impacts on the local highway network.

Local Highway Network

The site will be accessed from Legsby Road via a proposed priority-controlled T-junction. Legsby Road has a 30mph speed limit with a continuous footway and street lighting present along the northern side. To the west of the site Legsby Road increases in speed to National Speed Limit.

Access to Sustainable Transport Modes

The proposed development is considered to be accessible on foot, with an existing and continuous footway present along the northbound carriageway of Legsby Road and the surrounding residential streets. Within close proximity of the site are numerous Public Rights of Way (PROW), including a footpath on the southern edge of the site providing a route through Legsby Wood.

Situated within a 2km catchment (walking distance) of the site are; De Aston School (850m), Market Rasen Park

(1.4km), Tesco Superstore and Petrol Station (1.5km), Market Rasen Railway Station (1.6km), Market Rasen Surgery (1.6km), Bupa Dental Care (1.6km) and Market Rasen Leisure Centre (1.8km).

Within a 5km cycling catchment of the site includes the entirety of Market Rasen as well as Middle Rasen to the west of the site. The site is also situated within close proximity to the National Cycle Network (NCN) Route 1 which is made up of on-road and traffic free routes.

There are bus stops situated within approximately 900m of the site that are accessible via the existing pedestrian infrastructure. It is considered that the bus stops are well located to encourage trips to and from the site via public transport.

The site is well located in terms of access to railway services with Market Rasen Railway Station situated approximately

1.6km west walking distance from the site, the station provides frequent services to Leicester and Grimsby Town Stations.

Proposed Site Access

Access to the proposed allocation site is via a priority-controlled T-junction via Legsby Road.

Given the proposed quantum of development, it is considered that the proposals could be accommodated on the site with appropriate mitigation of the highway network where necessary, without resulting in any detrimental or 'severe' impact upon the transport network in relation to highway capacity or road safety.

Conclusion

The site is suitable for a residential site allocation and there are no highways or transport reasons that should prevent allocation of the site.

Ground Conditions and Drainage

OEC has carried out an assessment of the site and prepared a Flood Risk and Drainage Report, in accordance with the NPPF. The proposed site is in a very low risk area for surface water flooding and with a low probability of flooding from the sea or rivers.

Ground Conditions

The site has remained undeveloped.

The site does not lie within an area where radon measures are required or within 250m of a landfill site. The area is not a ground water protection zone and there is no history of mine workings in the area.

Soakaways are unlikely to be viable and as such surface water balancing will be necessary.

The site is underlain by Blown Sand and Glacial Till with Mudstone bedrock and stiff Clay underneath the whole of the site.

These ground conditions suggest that the site is suitable for development with no exceptional requirements for foundations.

Sustainable Urban Drainage

The proposed scheme must incorporate sustainable drainage measures. This includes restricting the run-off rates from the new development to 1.40litres/second/hectare.

Allowance will be made within the development to prevent:

- Surcharging for a 1 in 1-2 year rainfall event
- Flooding in a 1 in 30 year rainfall event.
- Off site flooding for a 1 in 100 year rainfall event.

A 40% increase in rainfall needs to be incorporated into the drainage system to allow for climate change.

Conclusion

Assessment of the ground conditions, flood and drainage indicate that the site and will support the creation of a sustainable development.

The site is therefore a suitable location for housing growth within Market Rasen.



EA Flood Mapping overlain on aerial image



Ecology

Brooks Ecological have undertaken a Preliminary Ecological Appraisal for the site. This recognises that the site is an arable field of limited ecological value. The ecological features of interest are limited to the boundary hedgerows and trees. The site can accommodate the Biodiversity Net Gain requirements.

The survey has included the land to the south of the proposed allocation area to allow the assessment to consider opportunities to provide Biodiversity Net Gain.

The site comprises an arable field. It is surrounded by hawthorn hedges which form part of a wider network and contains well-established trees.

Landscape Context

The nearest designated site is an area of Heathland 1.2km to the south east (Linwood Warren). Direct impacts on this designated site are not anticipated.

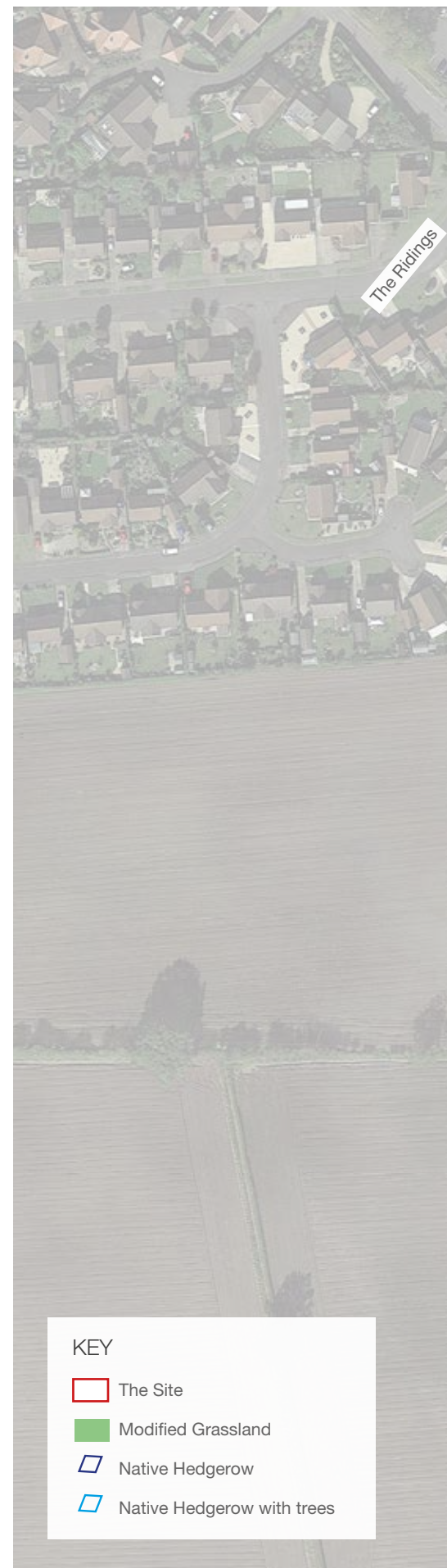
There are no obvious wildlife corridors in the area, or interacting with the Site.

The local hedgerow network is somewhat disjointed but does form some tenuous links to the wider landscape.

Better structured / more valuable habitat in the locality is limited to the large expanse of Willingham Woods some 900m north east and some flooded pits / lakes circa 500m north, but these are not well linked to the Site.

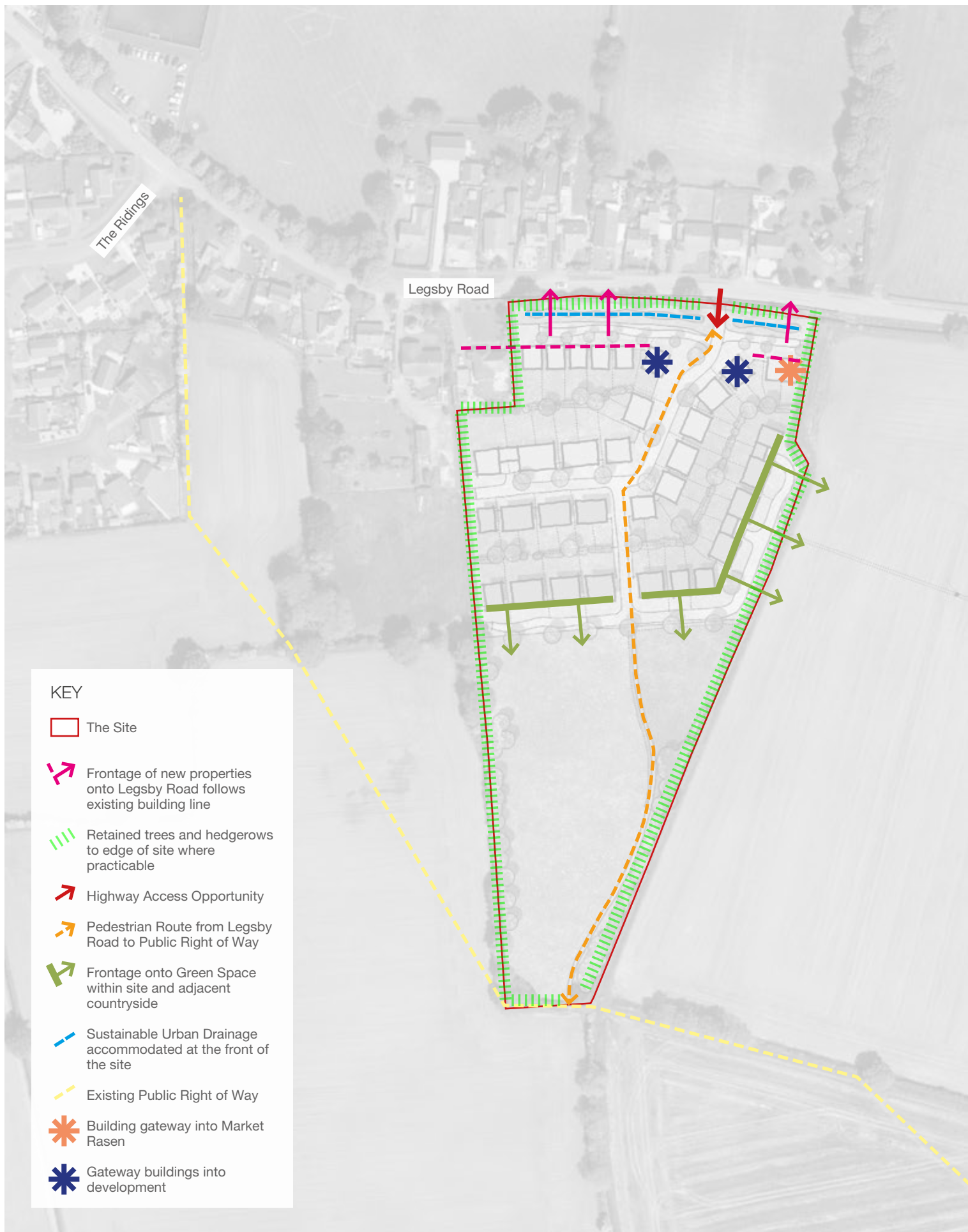
Conclusion

There are no ecological constraints which would prevent the development of the proposed housing allocation. It is also considered that Biodiversity Net Gain can be achieved within the ownership.




Habitats and Ecological Features






KEY


 The Site


 Frontage of new properties onto Legsby Road follows existing building line

 Retained trees and hedgerows to edge of site where practicable

 Highway Access Opportunity

 Pedestrian Route from Legsby Road to Public Right of Way

 Frontage onto Green Space within site and adjacent countryside

 Sustainable Urban Drainage accommodated at the front of the site

 Existing Public Right of Way

 Building gateway into Market Rasen

 Gateway buildings into development

A Deliverable Allocation

The Legsby Road site (Local Plan submission Draft Allocation WL/MARK/001) is a deliverable site to support the sustainable growth of Market Rasen.

The site is available for development and in a suitable location. Initial technical work undertaken demonstrates that the site is achievable. The allocation should therefore be maintained.

Available

The site is available for development and is being advocated for development by the landowner.

Market Interest

The landowner has received interest in purchasing the site from local and national housebuilders.

Suitable

Market Rasen is a suitable location for growth within Central Lincolnshire. The large number of existing facilities within the Market Town make it a sustainable location for growth and the delivery of new homes will further support the existing facilities.

The Legsby Road site is a suitable location for housing growth within the town. The location to the east of the railway will help to balance the growth evenly around Market Rasen.

The site is also within easy walking distance of the existing facilities within the town making the site a sustainable location for the growth of Market Rasen.

Achievable

The initial technical assessments undertaken for the site demonstrate that there are no technical constraints preventing the development of the site for housing.

Deliverable

This advocacy document demonstrates that the site at Legsby Road, Market Rasen is deliverable and therefore remains a suitable site to support housing delivery within Central Lincolnshire and Market Rasen.

