

## Corringham Neighbourhood Plan – Consultation Draft

### Housing site selection September 2020 consultation outcomes.

#### 1 Introduction

1.1 This report summarises the outcomes of consultation on the preferred sites that emerged for the earlier stages of the housing sites assessment and selection process which took place between July 2019 and October 2020. It relates to four other documents concerning housing sites, which all form part of the evidence base for the Neighbourhood Plan. These comprise:

- AECOM independent sites assessment report (including the call for sites).
- The outcomes of an external consultation on the AECOM report.
- The methodology for site selection and draft scoring outcomes.
- Site scores summary.

1.2 In addition to a summary of outcomes, this report includes three appendices which give details of: (1) publicity and display material, (2) the questionnaire responses/comments and (3) landowner comments.

1.3 The consultation focused on community drop-in sessions on Friday 18<sup>th</sup> Sept. (3:30pm to 7:00pm) and Sat. 19<sup>th</sup> Sept. (10:00am to 2:00pm) The sessions were attended by 22 people, including SG members. In addition, there were meetings with each of the 4 landowners on earlier on Friday 18<sup>th</sup> Sept. A questionnaire was issued on the site scores, indicating preferred sites and those not favoured, with a deadline for return of 2<sup>nd</sup> Oct.

#### 2 Community Consultation outcomes

2.1 Twelve questionnaires were returned. Agreement on the status of individual sites ranged from 58% to 83% with no specific disagreement on any, and 17% to 41% no opinion, as set out in the table below.

Site No.	Location	Status	Agree	Disagree	No opinion
CNP 1	North of Church Lane	Inappropriate	9 (75%)	0	3 (25%)
CNP 2	South of High Street	Inappropriate	7 (58%)	0	5 (41%)
CNP 3	North of High Street	Inappropriate	8 (67%)	0	4 (33%)
CNP 4	North of East lane	Preferred	10 (83%)	0	2 (17%)
CNP 5	E. of Poplar Lane	Preferred	9 (75%)	0	3 (25%)
CNP 6	Old Hall	Inappropriate	10 (83%)	0	2 (17%)
CNP 7	Corner Farm	Preferred	8 (67%)	0	3 (25%)

2.2 Other comments from respondents, which are relevant to the Plan, are summarised below.

- The need to extend the 30 mph speed limit section on the High Street (A631).
- Careful consideration of vehicular access arrangements will be needed, including the Poplar Lane site which is one of the preferred locations.
- There is a need to avoid extending the village beyond the present built development limits and careful design is needed where preferred sites about open countryside.
- Development should reflect the character of the local area.

### **3 Landowner meetings and comments**

3.1 A meeting was held (one by telephone) was held with each of the four landowners for the 7 submitted sites, with notes taken. The outcomes were as follows. (Also see Appendix 3).

#### **CNP1**

3.2 It was explained to the landowner that the site had a low score and was considered inappropriate mainly due to its size, but noting the other concerns of external bodies, including; safe access, footpath links surface water flooding and archaeology. It was indicated that if a much smaller area had been put forward it might have scored higher, but that it would remain subject to considerations in the Character Assessment and on access. This was noted by the landowner, who (on a without prejudice basis) may not pursue the site at this time but reserves the right to do so in the future. *(NB No further comments were received).*

#### **CNP6**

3.3 The landowner requested further explanation as to why the site was categorised as red and considered inappropriate. The scoring system was outlined and it was noted that several external bodies had concerns over the site, and it had been rejected in the original site assessment by AECOM. It was explained that the classification is unlikely to change but that should not prevent the landowner from submitting written comments at this stage or in the future. *(NB No further comments were received).*

#### **CNP7**

3.4 This landowner welcomed the proposed inclusion of the site, noting the high score which has been achieved. They accepted that care would need to be taken over: access, design, trees and the impact on adjoining properties, including the farmhouse which is to be retained. It was noted that these factors may mean that the indicative provision of seven dwellings may not be fully achieved. *(NB No further comments were received).*

#### **CNP2, CNP3, CNP4 and CNP5**

3.5 A telephone meeting was held with Savills (agents for Thonock & Somerby Estates (TSE), owners of sites CNP2, CNP3, CNP4 & CNP5), covering the following matters. (See Appendix 3).

- (1) The context to the consultation, (the July/Nov. 2019 Call for Sites, AECOM sites assessment and the selection methodology, including consultation with outside agencies.
- (2) The intended programme for the completion of the NP.
- (3) Savills noted that the NP was likely to provide for 14 dwellings, the minimum necessary to meet CLLP requirements, stating that TSE may comment that a more proactive approach should be taken, with additional provision to account for sites not coming forward in full.
- (4) Savills support inclusion of CNP5 (E. of Poplar Lane) for 2 dwellings and CNP4 (N. of East Lane) for 7 dwellings. On CNP4 (E. of North lane), a possible reduction (9 to 7) dwellings based on the location next to open countryside and the nature of the adjoining housing, was noted.
- (5) Noting the AECOM assessment TSE may comment that part of CNP2 (S. of High Street) and CNP3 (N. of High Street) should be allocated to the increase numbers they consider necessary.

3.6 Savills subsequently submitted written comments which are included in full in Appendix 3, but the main points made are summarised below:

- As a major landowner in the area, the Thonock & Somerby Estate (TSE) wish to work closely with the PC/SG to ensure that the village can grow sustainably, maximising links to Gainsborough, to support the viability of shops/services and maintain community vitality.
- The PC/SG is seeking to allocate 14 dwellings, a 15% increase on the existing village size based on WLDC Monitoring of Growth in Villages reports. Given the national push to increase the supply of housing and the availability of sites in Corringham, as evidenced by the sites assessed and identified as suitable for allocation, we would urge the PC/SG to be more ambitious. TSE recommends that the NP identifies sufficient land to deliver in excess of the minimum. There should be no 'ceiling' and the identified need of 14 dwellings should be considered a minimum.
- Site CNP4 (N. of East Lane) should be allocated for 9 rather than 7 dwellings to be consistent with the recently approved land to the south where 9 houses are currently under construction.
- Site CNP2 (S of High Street), is relatively unconstrained. Up to 5 dwellings should be allocated
- Site CNP3 (N of High Street) is potentially suitable for partial allocation, with a small development adjacent to the existing built footprint, subject to mitigation of the impact on the views into and out of the village and consultation with the Highways Authority. TSE would support an allocation either separately or as an extension to CNP7 with altered boundary

The identification CNP5 (E of Poplar Lane) and CNP4 (N. of East Lane) as preferred sites is sound and based upon robust evidence. The allocations are supported. TSE will continue to work alongside the community to promote the sites for development at future stages of the plan.

#### **4 Commentary/Conclusions**

4.1 The PC/SG understand the desire of a landowner to maximise development potential but does not accept the argument that the dwelling requirement needs to be exceeded through further allocations. Subject to high quality design and a focus on smaller units, there may be potential for development on allocated sites up to the levels put forward by landowners in the Call for Sites. In terms of CNP2 (S. of High Street) the A631 is a constraint on pedestrian access to village facilities and the impact on Peacock and Binnington is a real concern. For CNP3 (N. of High Street), an additional allocation or links to CNP7 would be an incursion into open countryside, with impact on the views on entry into the village. This is not necessary or justified to meet the CLLP dwelling requirement. Finally, it is likely that one or two additional new dwellings will emerge through infill development during the plan period.

4.2 People attending the exhibitions and landowners were informed that they would have two further opportunities to comment on the Neighbourhood Plan i.e., the 6-week Draft Plan consultation and Submission/the Examination.

## Appendix 1 Newsletter, questionnaire and exhibition content

**AROUND CORRINGHAM**  
The Newsletter for Corringham Parish

**2020**

The Neighbourhood Plan will be used by planners and developers when looking to develop housing in the settlement of Corringham. It will cover development in the village for the next 20+ years so it is important that all age groups, and in particular the younger members of the community, have their say. So please don't think your voice doesn't matter. Mums and Dads please encourage the younger members of your household to come along and tell us what they think. Let's make the future of Corringham their future.

**Welcome.....**  
to the latest update on what is happening around Corringham. Although we have not been able to meet in person The Parish Council has embraced modern technology and has been conducting meetings online. Much work has continued to be done on behalf of The Parish during lockdown and the next big item on the agenda is the Neighbourhood Plan. There has been a lot of background work done on this through the spring and summer and we are now ready for you have your say before we move on to the next stage. So please read on.....

**Community Consultation on Development Site Selection**  
**Presentation of reports and assessments on the sites submitted for consideration for inclusion in the Corringham Neighbourhood Plan, and the opportunity for you to comment on each site and the outcomes from the assessments.**

Friday 18th September 2020 3.30pm to 7pm  
Saturday 19th September 2020 10am to 2pm  
**Corringham Village Hall**

If you are unable to attend a summary of the site selection information and a copy of the questionnaire can be obtained from The Parish website at [www.parishes.lincolnshire.gov.uk/Corringham](http://www.parishes.lincolnshire.gov.uk/Corringham) or please contact Diane Semley for more information (contact details on back page)

### Corringham Neighbourhood Plan

#### Consultation on Housing Sites Assessment and Identification of Preferred Locations

In the Central Lincolnshire Local Plan (CLLP) 2012 to 2036, Corringham has a "Target for Growth" of 15% of the existing dwelling stock. Currently there are 163 dwellings within the 'Defined Area of the Settlement of Corringham' which equates to a gross requirement for 24 new dwellings. To date West Lindsey District Council (WLDC) records 10 existing commitments which go towards the requirement (one dwelling and a site of nine). **The net requirement (in the current CLLP) is therefore, 14 dwellings.**

The Neighbourhood Plan (NP) enables the requirement to be met on specific sites and increases local influence over the types of houses built. This is why we wish to undertake site allocations in the NP.

Seven sites have been submitted through the 'Call for Sites' (July to November 2019) and these sites were then subjected to independent assessment and consultation by a number of external bodies.

The major assessment body, AECOM, undertook an independent assessment of these sites and concluded that: one site was unsuitable, three others may be suitable but only in part (i.e. the area submitted was either too large and/or was constrained) and that the three others would be potentially appropriate for allocation in the Neighbourhood Plan.

Reflecting the recommendations of the AECOM report, and following good practice, the Parish Council and the NP Steering Group wanted to apply local criteria to selecting sites; and enable community input through a detailed methodology for the selection of preferred sites. The outcome of the assessments and the 3 preferred locations are explained in the exhibition.

This questionnaire, is intended to allow you comment on the outcomes of the site assessments and selection, and make your views known on the sites which should be included in the NP.

Please note: Your comments and views will be in complete confidence unless you advise otherwise.

Site Reference & location	AECOM Assessment	Local Score	Local Conclusion	Agree/Disagree & Any Comments?
CNP7 Corner Farm	Suitable (7 units)	90	Preferred (5 units)	
CNP5 East of Poplar Lane	Suitable (2 units)	84	Preferred (2 units)	
CNP4 North of East Lane	Suitable (9 units)	73	Preferred (7 units)	
CNP2 South of High Street	Possible (West part)	48	Unsuitable (even in part)	
CNP3 North of High Street	Possible (West part)	48	Unsuitable (even in part)	
CNP6 Old Hall	Unsuitable	33	Unsuitable	
CNP1 North of Church Lane	Possible (South part)	21	Unsuitable	

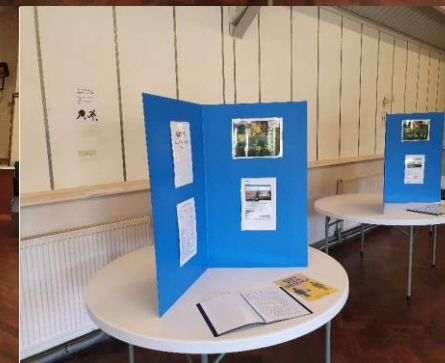
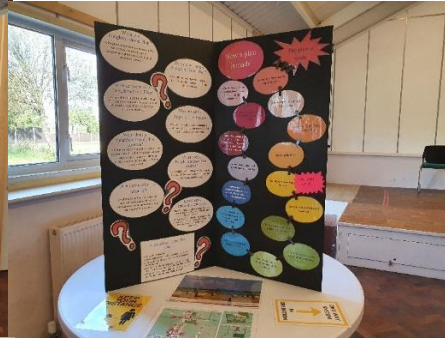
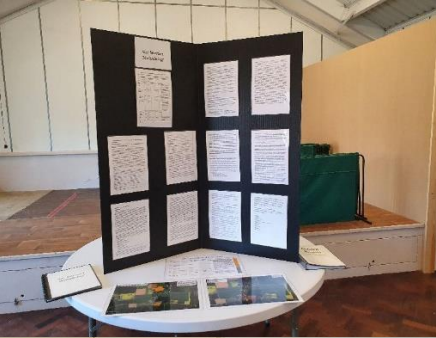
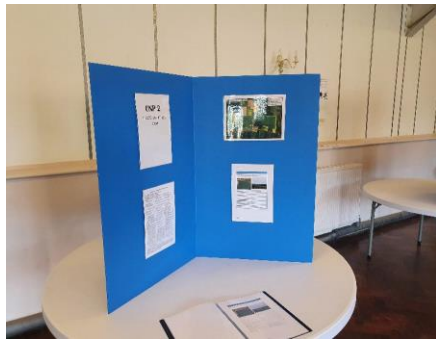
**Any other comments?**.....  
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**Age Group (tick as appropriate)** (up to 18yrs) (19 to 65 years) (over 65 years)

*Thank for your interest. After this stage we will prepare a full draft Neighbourhood Plan, with sites and policies on design, character, countryside, open spaces, community facilities etc. There will be a 6-week consultation on this before the Plan is finalised and submitted to the District Council at the year end.*

***Either complete your questionnaire today or drop it off at the Village Hall by 5pm on Friday 2<sup>nd</sup> Oct.***

# Photographs of the exhibition



## Appendix 2 Questionnaire responses and comments

**Attendance** (Landowners (4), Parishioners & other interested parties (14), Councillors (4) and others (4). Total (22). 12 questionnaires returned.

Site Reference & location	Agree	Disagree	No Opinion	Comments
CNP1 North of Church Lane	9		3	Vehicle access? Agree but limited properties due to access Vehicle access? Agree but limited properties due to access Agree if access could be made a bit better and probably a few less dwellings Vehicle access would be an issue for a large-scale development. Would like to see two or three houses at the end of Church Lane to finish off the street and make a cul-de-sac.
CNP2 South of High Street	7		5	Extend speed limit to 30mph Extend speed limit to 30mph 50/50 if access could be made safer coming off main road could be a good site Disagree with this as a development site. This is a busy main road and access would be an issue. It also extends the village beyond its current form and would create a precedence for linear development. There are other sites that are more suitable than this.
CNP3 North of High Street	8		4	Extend speed limit to 30mph Extend speed limit to 30mph 50/50 if access could be made safer coming off main road could be a good site. This site would have access issues coming off the main road as it is on the wide bend and visibility would be poor. At present the introduction to the village from the west is a subtle view of old farm buildings hidden amongst trees. New build properties on this site would create a hard edge of modern buildings. It also extends the village outside of its current footprint.
CNP4 North of East Lane	10		2	Obvious choice behind new properties Obvious choice behind new properties Perfect Need for investment in the road Obvious choice - would complete the village on that corner. Would not like to see any further development behind this site.

CNP5 East of Poplar Lane	9		3	<p>Obvious choice tidy up Middle Street</p> <p>Obvious choice tidy up Middle Street</p> <p>Perfect for two dwellings</p> <p>Poplar Lane not suitable for any more vehicles – they drive too fast round these as it is. Bad surface in terrible state of repair</p> <p>Poplar Lane not wide enough for any vehicle access it is bad road, people drive too fast round there. Road surface needs lots of work doing to it. Children walk to school round here strong likelihood of accident.</p> <p>Access needs careful consideration because of nature of Poplar Lane. Existing buildings need to be retained to maintain character.</p>
CNP6 Old Hall	9		2	<p>No- Outside village</p> <p>Unsuitable woodland area</p> <p>Unsuitable woodland area outside of village</p> <p>Disagree with this site</p> <p>Disagree with this site</p> <p>Absolutely disagree with any development on this site.</p> <p>Apart from being detached from the village it is in the curtilage of an historically important listed building and as such should be respected. It is also the only remaining historic woodland in the village.</p>
CNP7 Corner Farm	8		3	<p>Extend speed limit to 30mph</p> <p>Could probably have access off Middle Street</p> <p>Investment in road</p> <p>7 dwellings would seem a little intensive for this site.</p> <p>Would like to see the existing farm buildings developed with any others within keeping to retain the character of what is the first thing seen when entering the village from the west.</p>

**Any other comments?**

- Very well presented
- Major investment required in the village before more houses built.
- Any development should be in keeping with the character of the area.

**Age Group (tick as appropriate)**

up to 18yrs = 0 (but two attended exhibition)

19 to 65 years = 7

over 65 years = 3



### **Appendix 3 Email invitation (24/08/2020) and notes of landowner meetings**

Good progress has been made since we were last able to update you on the Corringham Neighbourhood Plan (CNP) on 15th June. We have undertaken consultation with external organisations who have provided useful input into site selection covering, for example; highways, drainage, heritage, strategic policy, access and nature conservation.

Guidance suggests that, in selecting the preferred sites for inclusion in the Corringham Neighbourhood Plan, local criteria, including community opinion and evidence (e.g. the Character Study) should be drawn upon. Along with this the responses have been incorporated into reports on consultee outcomes, the site selection methodology and a summary of scores.

We are now, subject to Covid-19 provisions, planning for a community consultation on the outcomes. There is to be an exhibition/drop-in session in Corringham Village Hall on Friday 18th (3:30pm to 7:00pm) and Saturday 19th September (10:00am to 2:00pm). We wish to prioritise attendance at the event by local people but are conscious of the fact that social distancing will need to be observed and that access may need to be managed.

In recognition that landowners and/or their agents will have a keen interest we are offering 30 minute pre-booked face to face meeting earlier on the first day of the event; Friday 18th. The times which we can offer are:

- 11:15 to 11:45am
- 12:00 to 12:30pm
- 12:45 to 1:15pm
- 1:30pm to 2:00pm

If you wish to attend please could you let me know your first and second choice preferred time slots? We wish to avoid having people waiting around unnecessarily hence the 30 minute allocation and 15 minute gaps between the meetings. We will provide a written record of meetings, but you are also invited to submit comments on the process.

The public will be asked for their comments on the sites and the outcomes, and the deadline for the public questionnaire returns will be 5:00pm Friday 2nd Oct. It would be appreciated if you could also submit any comments by that date.

Attendance at a meeting is not compulsory and it will not prejudice the status of your site or your ability to submit comments separately should you not be able to be present.

I attach a copy of the methodology report and the scoring summary. These are now available on the Parish council website <http://parishes.lincolnshire.gov.uk/Corringham> under the Neighbourhood Plan section.

We hope that you will find the report robust and comprehensive, but if you do need to discuss any questions or concerns about it, prior to the 18<sup>th</sup> September, please contact Clive Keble by email [clive.keble@btopenworld.com](mailto:clive.keble@btopenworld.com) or by phone on 07815 950482 after 1<sup>st</sup> September.

After this important step, the intention is to move quickly to a full draft version of the Corringham Neighbourhood Plan. In addition to identifying the location for new housing, it will also have policies on design, local character, heritage, community facilities, environment, open spaces, transport, and local employment. It is hoped to undertake a full 6 week consultation on that document in late autumn/early winter, prior to submission to West Lindsey District Council early in 2021.

**Notes of meetings with Landowners. Friday 18<sup>th</sup> September 2020 – 11.15. Corringham Village Hall (Minutes: A Hayward, Parish Clerk. Attendee Clive Keble – NP Planning Consultant).**

**Meeting with Landowners of land Ref. CNP 6.** The Landowners queried why this site had been assessed as 'red', i.e. not suitable for development. The NP Consultant ran through the site allocations and independent assessment process as well as the findings of the Character Assessment report compiled by AECOM. Consultees were wide ranging including Highways and various other authorities. Each site had been assessed against a number of criteria including the policies laid down in the Central Lincs. Plan. The main objections were: the site was dislocated from the village, access and conservation and heritage concerns. The detailed findings could be found on the PC website including the methodology used, scoring sheet and supporting reports.

The Landowner felt some of the assessments made were unfair/inaccurate. They questioned whether or not AECOM had visited the site. Given that there was already a haulage company close by they felt that the impact on the rural setting did not adversely affect the character. The consultant advised that there are several opportunities to comment on the findings and they had a democratic right to objection if they wished to do so. In his opinion, however, the assessment is unlikely to change. There was a two-week deadline to put an objection in at this stage. They will, however, be able to comment/object again once the draft Plan goes out for consultation. The Consultant concluded by outlining the next steps and timescale for the NP.

**Meeting with Landowners of land Ref. CNP 1.** The Consultant gave the same introduction and explanation to the Landowner as before. In this case the site had been rejected mainly due to its size, however other concerns/issues identified included safe access, footpath links, risk of surface water flooding and archaeology. Had just a proportion of the site been put forward it might have scored better but would of course be subject to same character assessment etc. In summary the 3 sites chosen are stronger candidates.

The Consultant explained that the NP would be reviewed in 5 years so there may be the opportunity to resubmit a new scheme at that time which could be more focused/targeted and address some of the issues raised. Again, the Consultant concluded by explaining the rights to object and what the next steps would be.

**Meeting with Landowners of land Ref. CNP 7.** The Consultant gave the same introduction and explanation as above. This site in summary was a stronger site in terms of suitability. The concern was that the site might be too small for 7 dwellings.

There are some mature trees which would need to be retained and possible issue with some powerlines. It was suggested by the Consultant to engage with the Parish Council about the detailed proposals when appropriate to do so. Also obtain some Highways input re. the access arrangements. Again, the Consultant concluded by explaining the rights to object and what the next steps would be.

**Notes of telephone conversation** (between Lucy Stephenson - LC of Savills & Clive Keble - CK) Neighbourhood Planning Adviser to Corringham PC, Friday 18<sup>th</sup> Sept. 2020 – 14:15 to 14:40) CK provided the context to the consultation, referring to: the July to November 2019 Call for Sites, the AECOM Sites assessment and the development of the methodology to select the preferred sites, including consultation with outside agencies. It was noted that, in addition to the current informal consultations, landowners can also engage at the Draft Plan (Reg. 14) and Submission (Reg16) stages of the Neighbourhood Plan (NP). In response to a question from LS, CK outlined the intended programme for the NP:

- Early October 2020: confirm the preferred locations for new housing.
- October 2020: prepare Draft (consultation version) of Neighbourhood Plan.
- Early November to Mid-December – 6 week consultation on Draft Plan.
- Later December/early January 2021 – Consider consultation outcomes and prepare Submission Version (with Consultation and Basic Conditions Statements).
- Submit NP to WLDC by the end of January 2021.
- Spring 2021 anticipate NP Examination.
- Summer 2021 anticipate NP Referendum.

It was noted that these timings may be subject to external influences, including Covid-19.

LS noted that the NP was likely to include provision for 14 dwellings, effectively the minimum necessary to meet CLLP requirements, but that Thonock may well wish to comment that a more proactive approach should be taken, with additional provision to take account of sites not coming forward in full.

LS supported the inclusion of Site CNP 5 (East of Poplar Lane) for 2 dwellings and site CNP 4 (North of East Lane) for 7 dwellings. With respect to CNP 4, it was noted that the potential reduction from 9 to 7 dwellings could be reasonable based on the location next to open countryside and the nature of the adjoining housing.

However, noting the contents of the AECOM report, Thonock Estates may comment that smaller areas of Sites CNP 2 (South of High Street) and CNP 3 (North of High Street) should be allocated to achieve the higher level of provision that they consider to be necessary.

CK explained that this could be presented to the NP Steering Group and the PC but that it is unlikely that they will wish to over-provide in relation to the CLLP housing requirement. Lucy noted that it is likely that Thonock Estates will promote this idea through the opportunity provided by the current informal consultation, with further comments and representations on the NP at the formal Draft Plan and post Submission stages. It was noted that these matters may ultimately need to be resolved through the examination.

## **Letter from Savills (Received 1<sup>st</sup> October 2020)**

### **1. Introduction**

1.1. Savills are instructed by Thonock and Somerby Estate 'The Estate' to submit representations to the emerging Corringham Neighbourhood Plan process with a specific focus on the Estate's land holdings within and immediately adjacent to the village of Corringham.

1.2. These representations form part of an ongoing dialogue and cooperative approach with the Neighbourhood Planning Group Representatives and should be read in conjunction with the site submissions made in August 2019. We welcome this opportunity to comment on the site selection methodology, preferred sites and the Neighbourhood Plan process thus far.

1.3. As a major landowner in the area, the Thonock and Somerby Estate wish to work closely with the Neighbourhood Planning Group to ensure that the Village is able to grow sustainably, maximising links to Gainsborough whilst also supporting the viability of local shops and services and maintaining the vitality of the community.

1.4. To this end, the Estate submitted a number of sites located around Corringham for consideration as part of the Neighbourhood Plan Call for Sites process. The sites submitted had been identified by the Estate as being suitable to accommodate residential development and meeting the identified growth objective.

1.5. The sites submitted for consideration have been outlined below. Following submission, each site was allocated a reference number by the Neighbourhood Planning Group. These reference numbers have been included throughout this representation for consistency.

High Street Corringham South (NP ref CNP2);

High Street Corringham North (NP ref CNP3);

Land to the North of East Lane (NP ref CNP4); and

Land east of Poplar Lane (NP ref CNP5).

1.6. In the interest of transparency, the Estate also submitted a site plan of its entire landholdings in Corringham, with a view to supporting any other sites within their ownership, which the Neighbourhood Plan Group might see as preferable options for accommodating residential development.

1.7. Comments within these representations are made in relation to both the site assessment methodology, and the outcome of the site selection process in relation to each site specifically.

## **2 Comments on Site Selection Methodology**

2.1. The 'Methodology for site selection' document outlines the criteria used to identify suitable sites to be included as allocations within the Neighbourhood Plan. It builds upon the findings of the independent AECOM Sites Assessment which evaluates the suitability of the sites to accommodate residential development, based upon national guidance and established practice. Quantum of Development

2.2. Within Policy LP2: 'The Spatial Strategy and Settlement Hierarchy' of the Central Lincolnshire Local Plan (2017). Corringham is identified as a 'Small Village'. In relation to Small Villages, Policy LP2 reads: *'Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear Local Community support, the following applies in these settlements: - They will accommodate small scale development of a limited nature in appropriate locations - Proposals will be considered on their merits but would be limited to around 4 dwellings.'*

2.3. Within this context, the inclusion of a site within the Neighbourhood Plan would allow sites larger than around 4 units to be identified to meet the housing need.

2.4. We are supportive of the Neighbourhood Planning Groups approach of considering sites with a capacity of over 4 dwellings, which are better able to accommodate an appropriate mix of dwellings to meet the needs of the community, whilst also contributing towards the identified need of the village. 2.5. The growth target of 15% (of total dwellings) for Corringham is based upon the adopted Central Lincolnshire Local Plan (2017) (CLLP) Policy LP4 'Growth in Villages'. This policy allows a rate of growth of 10%, unless circumstances dictate otherwise. Corringham is identified in this policy as being capable of achieving a higher level of growth (15%) given it is relatively unconstrained and within 5km of Gainsborough.

2.6. Policy LP4 clearly outlines that this is a minimum figure with communities able to deliver additional growth over levels proposed in Policy LP4 if supported by Neighbourhood Plans.

2.7. It is understood that the Corringham Neighbourhood Planning Group is seeking to allocate 14 dwellings, which accounts for a 15% increase on the existing village size (based upon the West Lindsey District Council (WLDC) Monitoring of Growth in Villages report (Feb. 2020)). Given the national push to increase significantly the supply of housing across the country, and the availability of sites across Corringham as evidenced by the sites assessed and identified as suitable for allocation, we would urge the Neighbourhood Plan Group to be more ambitious in their approach to site allocations.

2.8. An overriding aim outlined within the National Planning Policy Framework (NPPF), is to ensure that Plans are 'prepared with the objective of contributing to the achievement of

sustainable development', and are prepared in a way that is 'aspirational but deliverable'.

2.9. It can also be considered that the approach taken does not seek to achieve the objective of contributing to the achievement of sustainable development, given a number of sites which have been assessed as 'suitable' for development through the site assessment methodology have been discounted solely on the basis of the Neighbourhood Plan Group having met their minimum provision requirement.

2.10. The CLLP have provided the opportunity for Neighbourhood Plans to achieve the aims of the NPPF, by suggesting that Neighbourhood Plans might provide sites to accommodate in excess of the identified level of growth. The Corringham Neighbourhood Plan should plan to achieve in excess of 14 dwellings in order to meet the aims of National and Local Planning Policy, particularly given the proximity of Corringham to Gainsborough, which make the village a sustainable location for growth. 2.11. It is also important to recognise that the Corringham Local Plan area also includes the hamlets of Aisby, Bonsdale and Yawthorpe. Whilst these areas have not been specifically afforded growth through the CLLP, the NPPF is clear that in rural areas, planning policies should be responsive to local needs and identify opportunities for villages to grow and thrive, especially where this will support local services. The Framework also recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby. The Corringham Neighbourhood Plan should therefore take the number of dwellings within the Neighbourhood Plan area, as a whole, into consideration when calculating the amount of growth to be accommodated in the village.

2.12. It is of fundamental importance that the strategies of both the Local Plan and Neighbourhood Plan work in tandem to promote growth in a sustainable and managed way and not accidentally restrict growth. It is important that there is sufficient flexibility built into the Neighbourhood Plan to ensure that local circumstances and market requirements can be reflected in the location and quantum of development, and the plan remains up to date.

2.13. This approach is supported through Paragraph 11 of the NPPF: 'Plans should positively seek opportunities to meet the development needs of the area, and be sufficiently flexible to adapt to rapid change'

2.14. Incorporating flexibility also ensures that development will be market led. In addition, any deliverability issues with allocated sites which results in fewer or no development being brought forward can be compensated for on sites elsewhere, ensuring development still meets the identified need of the settlement.

2.15. In light of the above we therefore make the following recommendation for the plan: Recommendation 1- The Corringham Neighbourhood Plan should identify sufficient land to deliver in excess of the minimum requirement outlined within the CLLP. In addition, there should be no 'ceiling' to development, instead the identified need of 4 dwellings should be considered a minimum. This should be reflected by the wording of any policy.

### **3. Site Assessments and Preferred Sites**

3.1. The comments within this section are made in relation to the sites within the ownership of Thonock and Somerby Estate which have been assessed through the Neighbourhood Plan group during their development site selection process.

3.2. Utilising the site selection methodology, the Neighbourhood Plan group have identified 'preferred sites' which it is proposed will be taken forward to the Draft Plan stage for allocation within the Neighbourhood Plan. The 'Draft Scores- Corringham NP Sites Assessment and selection Summary of scores' document outlines which of the sites have been identified as

'preferred' and which are considered 'unsuitable'. The consultation document is informed by the Site Options and Assessment report prepared by AECOM and consultation with statutory consultees. 'Preferred' Sites owned by Thonock and Somerby Estate CNP5- Land east of Poplar Farm, Corringham 3.3. We support the 'preferred' status of this site in the emerging Neighbourhood Plan.

3.4. The site extends to 0.25ha in its entirety. It is bound to the north and west by Poplar Lane and to the west by Middle Street. Residential development is located adjacent to the north, east and south, with Poplar Farm located across Poplar Lane to the west. The site constitutes a mixture of brownfield and greenfield land with one existing dwelling on site and a small Butchers shop.

3.5. The site selection process has identified the site as suitable to accommodate an additional 2 dwellings. TSE support this allocation and confirm the site is deliverable and developable, with suitable access which could be taken directly to each dwelling from Poplar Lane. CNP4- Land North of East Lane, Corringham

3.6. The land north of East Lane is located to the north east of Corringham and is located directly adjoining the site off East Lane, which is currently under development. The development of site reference CNP4 could form a natural extension to the development currently underway.

3.7. This site was identified as free from constraints / having resolvable constraints within the AECOM site assessment report and was identified as one of the most suitable sites for development. Corringham Neighbourhood Plan- Preferred Sites Consultation Thonock and Somerby Estate Thonock & Somerby Estates October 2020 5

3.8. The site has been identified to accommodate 7 dwellings. As per our site submission, TSE consider that the land would be most effectively used by a development of 9 dwellings and would encourage the Neighbourhood Plan group to increase the allocation within the Draft Neighbourhood Plan to reflect this. The reason for a reduced number of dwellings is outlined within the Site Scoring as the location of the site on the approach to the village. This is not a consistent position given that the site which fronts the road, and which would therefore be more sensitive to traffic entering Corringham from East Lane, has been approved to accommodate 9 dwelling (Planning application reference 138809). The site to the rear should be allocated to mirror this permission.

3.9. Again, we would encourage the Neighbourhood Plan Group to be more ambitious and plan positively to accommodate sufficient growth to meet the identified housing need and provide sufficient flexibility to suit the market. 'Unsuitable' Sites owned by TSE

3.10. Sites CNP2 and CNP3 have been identified as 'unsuitable' within the Draft Scores following the sites assessment and selection summary of scores and as a result have not be identified as suitable to accommodate growth.

3.11. TSE do not agree with this approach, both sites are deliverable and developable, as defined in the NPPF. The sites are located adjacent to the existing built development of the village and a sensitive development on one or both of the sites would ensure the settlement core shape and form was retained by mirroring development off East Lane and to the west of High Street. CNP2- Land South of High Street, Corringham

3.12. The 1.02 Ha (gross) site is rectangular in shape and fronts onto High Street, Corringham. The site is located directly adjacent to the existing development footprint of the village.

3.13. A number of agricultural buildings neighbour the site to the west and to the north, with agricultural land to the south and east. The A631 bounds the site to the north with agricultural land extending beyond this to the north.

3.14. The AECOM report has highlighted that the site is relatively unconstrained, with any constraints identified not being insurmountable. The report summarises that development on the area of the site adjacent to the existing footprint of the village would be appropriate.

3.15. For consistency, and in the interest of positive planning, we would therefore recommend that the Neighbourhood Plan Group includes site CNP2 within the Neighbourhood Plan, to accommodate up to 5 dwellings in this sustainable location. We could alter the proposed site boundaries if this would be of assistance. CNP3- Land North of High Street, Corringham

3.16. As submitted, The 1.31 Ha (gross) site is rectangular in shape and fronts onto High Street Corringham, as far as the junction with Springthorpe Road.

3.17. The site is located directly adjacent to the existing development footprint of the village. Residential development neighbours the site to the west. The land to the north is currently in agricultural use. Corringham Beck marks the eastern boundary to the site. The development in this location would mirror the development pattern along Mill Mere Road to the north of Corringham.

3.18. As with site reference CNP2, the AECOM report has summarised that The site is potentially suitable for partial allocation, constituting a small area of development adjacent to the existing built footprint of the village, subject to mitigation of impact upon the views into and out of the village and consultation with the Highways Authority. TSE would support the allocation of the site as either a separate allocation, or as an appropriate extension to the Land at Corner Farm (CNP7). The proposed site boundaries could be altered if this is of assistance.

#### **4. Summary**

4.1. TSE would like to once again thank the Corringham Neighbourhood Plan Group for the opportunity to comment on the Preferred sites and the site selection process.

4.2. We look forward to working closely with the Neighbourhood Plan Group and Parish Council to ensure that the aims of the Neighbourhood Plan can be achieved and required growth can be delivered within Corringham.

4.3. Prior to progressing the Neighbourhood Plan for Corringham, we wish to make the following observations and recommendations, as set out through this report:

4.4. Recommendation 1- The Corringham Neighbourhood Plan should identify sufficient land to deliver in excess of the minimum requirement outlined within the CLLP. In addition, there should be no 'ceiling' to development, instead the identified need of 14 dwellings should be considered a minimum. This should be reflected by the wording of any policy.

4.5. Observation 1- TSE Consider that the identification of Site Reference CNP5- East of Poplar Lane; and Site Reference CNP4- North of East Lane as preferred sites to accommodate residential development is sound and based upon robust evidence. TSE support the proposed allocation of these sites and will continue to work alongside the community to promote the sites for development at future stages of the plan.

4.6. Recommendation 2- On the basis that the Corringham Neighbourhood Plan should be sufficiently flexible, including allocations for sites to exceed the minimum requirement for the settlement as identified through the CLLP, TSE recommend the allocation of either the full or a reduced extent of sites referenced CNP2 and CNP3, located to the N&S of High Street.

4.7. An initial assessment of both sites by both Savills and AECOM have identified that neither site has constraints which would be considered insurmountable. They are both therefore deliverable and developable as per the NPPF and should be identified within the Neighbourhood Plan as suitable to meet the future needs of the community.