

Housing Site Allocations - Process and Decision

Introduction

This document sets out the process followed to find sites within the Neighbourhood Plan area that are suitable to meet future housing demand. It includes details of the information gathered during this process and the factors taken into consideration to determine the most suitable sites.

Background

A Neighbourhood Plan is a land use document. Land use refers to the human use of land, including various economic and cultural activities eg agricultural, commercial, recreational, residential, and transport.

A Neighbourhood Plan provides the most local level of land use planning. Other levels are Local Plans and National Plans. It aims to encapsulate the needs and wishes of the community within the Plan area. It allows the community the opportunity to influence the type, location and character of future development. The duration of the Plan will be up to 2040. It should be reviewed every 5 years.

As a land use document it will primarily be concerned with how the use of land within the plan area will change in the future and needs to balance the competing demands for housing, nature, agriculture, business use, tourism etc. It can also include community aspirations to enhance facilities, land use or character that the community considers valuable.

Once a NP exists planning applications that conflict with the Plan permission should not usually be granted planning permission provided the Neighbourhood Plan is up-to-date AND it contains policies and allocations to meet its identified housing requirements.

In order to understand the needs and aspirations of the community the following information has been gathered:

- A Housing Needs Survey has been created to understand the needs for housing over the next 15 years
- A Design Guide has been created to identify the important characteristics of the area and set out how new development can improve that character
- A resident's survey has been carried out to understand what is important and valued by residents along with what facilities they believe are missing
- A Call for Sites has been made to all landowners to understand what land is available for future development
- A Site Assessment of development sites has been carried out by external consultants to understand if the available development land is suitable for allocation in the Neighbourhood Plan
- A list of Community Aspirations has been created from the survey results and discussions with individuals and groups in the Plan area

Development Sites

Development sites can only be allocated in the Neighbourhood Plan if they are:

- available,
- suitable and
- achievable.

The Call for Sites exercise in 2024 asked all local landowners for details of land they would like to be considered for allocation in the NP. 8 sites came forward, 7 in Grasby & 1 in Searby

2 of these sites (GSO.04 & GSO.05) were excluded from the assessment for development because the landowners wished these sites to remain free of development. The remaining 6 sites, all in Grasby, were then assessed for their suitability for development by the external consultants.

The site assessment exercise ruled out none of the sites and concluded that all could be suitable for development if the issues identified can be resolved or constraints mitigated. These issues and constraints are set out below along with the opportunities each site could offer subject to discussions with the landowners.

Housing Demand

Over the past 20 years or so the development pattern in Grasby has been for approximately one dwelling to be added each year.

The current government wishes to see more house building and is increasing the house building targets for local authorities. It is also changing the local government structure in our area making moving decision making further away from local residents. The pressure for additional housing land is expected to increase generally. Demand for more building within the Neighbourhood Plan area is also expected to continue if not increase.

The existing targets for new housing within Grasby, set in the local plan, have been met, but this is a minimum number of dwellings. It is implausible that there will be no requirement for further housing in the future.

Identifying sites within the Neighbourhood Plan will provide the opportunity to influence the type, location and character of future development to meet local needs and provide residents with more certainty about where development will take place.

If sites are not identified then development decisions on planning applications will be taken by the planning authority as they arise without consideration of the local needs and wishes set out in the Neighbourhood Plan.

It is therefore considered necessary to identify suitable future housing sites within the Neighbourhood Plan. Using the recent development trend in Grasby it is considered reasonable that future housing requirements, up to 2040, will be for between 10-15 dwellings.

The Plan cannot require housing to be built, this will be a decision for individual landowners and their development partners, but it is hoped they will work within the framework of the NP.

Housing Requirements

The total minimum capacity for the 6 assessed sites is 30 dwellings. Including all the sites in the Plan would greatly exceed the anticipated needs of the village up to 2040. It is therefore necessary to determine which of the sites can best meet these needs and aspirations.

Housing need in Grasby is for smaller (2 and 3 bedroom) properties, affordable properties and retirement properties suitable for down-sizing. The Housing Needs Assessment sets these requirements out in much greater detail. The Design Guide provides information on the style, arrangement and landscaping new developments should consider.

The Steering Group have reviewed all the information gathered, especially the restrictions applicable to each site, and have reached a decision on which sites will best meet the needs of Grasby. These are set out in Table 1 below along with aspirations/opportunities which, if realised, would enhance the character and setting of the village and meet community needs. The Steering Group and/or the Parish Council would welcome discussions with any landowner that would help achieve these aspirations.

Conclusion

New housing within the Neighbourhood Plan area will continue to be in demand between now and 2040. This demand will be modest but should be planned for by including housing allocation sites within the Neighbourhood Plan.

The housing allocations have been identified by carefully considering each location along with the needs and aspirations of the community, however the capacity of the available sites exceeds the planned needs so not all sites have been allocated.

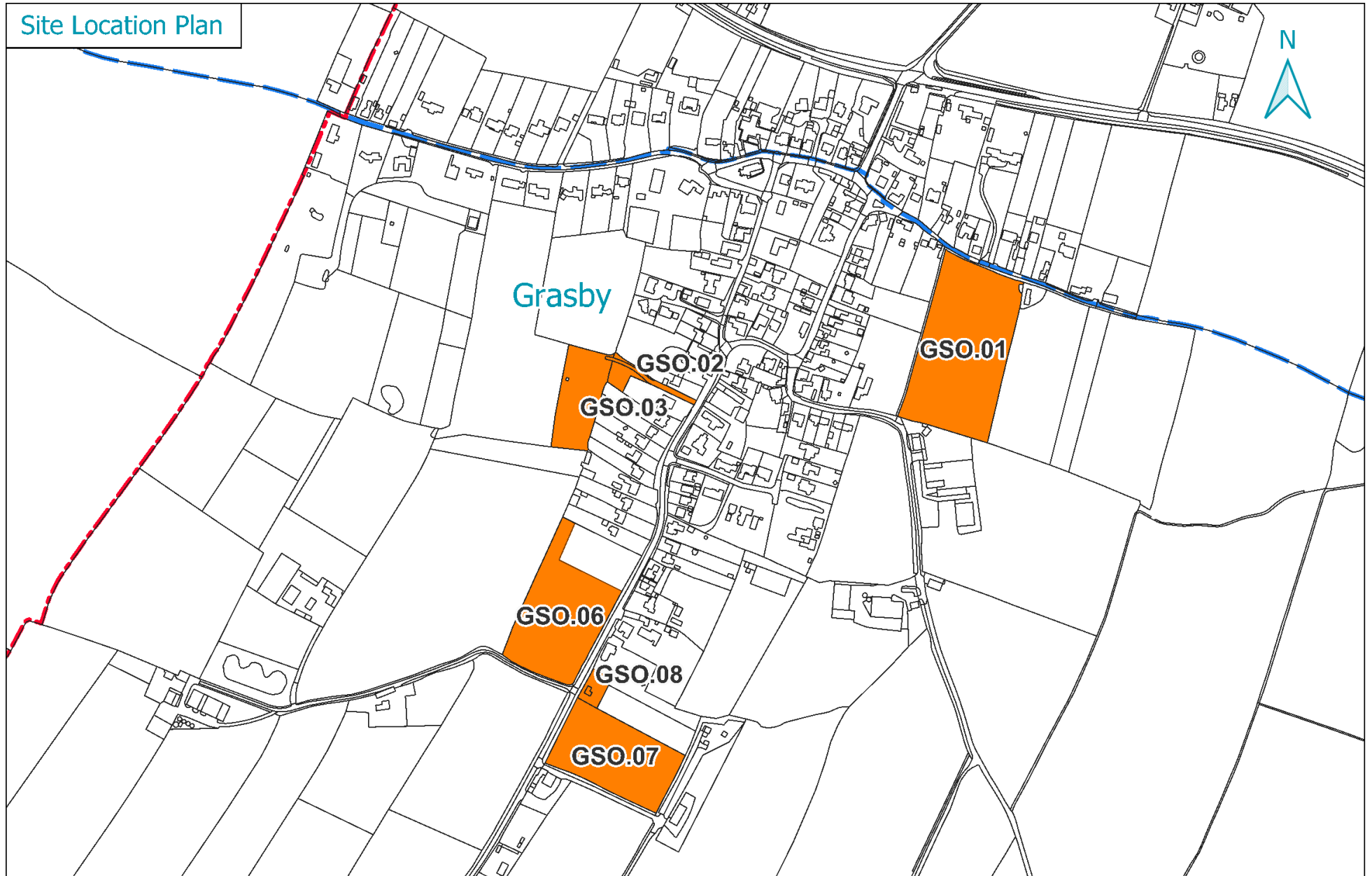
Site allocations give residents some certainty over what will be built and where. Planning for new development also provides the opportunity to take positive action to protect and enhance the village and to realise the aspirations for new facilities that the community values. The Neighbourhood Plan will set these out in detail.

Development of these sites should be done in consultation with all interested parties: landowners, developers, the Parish Council, residents and neighbours to achieve a good sustainable solution for all. The Neighbourhood Plan Group and the Parish Council would welcome further discussions about any of the sites with any interested party.

Table 1 - Housing Allocation Sites

Site	Description	Include (Y/N)	Reasons for inclusion/exclusion	Aspirations/Opportunities
GSO.01	Field between Clixby Lane & Bentley Lane	Y	<ul style="list-style-type: none"> + Potential for a small high-quality retirement/ smaller dwelling development with character + Secure northern part of site for community/recreational use + Potential to increase biodiversity + Provide additional village parking - Highway access issues need to be resolved 	<ul style="list-style-type: none"> • Community open space • Play area • Public car parking • Improved biodiversity (trees/shrubs/pond)
GSO.02	Behind 8 Station Road	N	<ul style="list-style-type: none"> - Legal restriction prevents use for housing or business use - Impact on setting & structure of listed building 	
GSO.03	Behind 8-18 Station Road	N	<ul style="list-style-type: none"> - Legal restriction prevents use for housing or business use - Outside village boundary - Impact on setting & structure of listed building + Potential to support wildlife - Highway access issues need to be resolved 	<ul style="list-style-type: none"> • Improved biodiversity (trees/shrubs/pond) • Allotments
GSO.06	Off Station Road	Y	<ul style="list-style-type: none"> + Site already included in Central Lincolnshire HELAA 2020 + Part of field containing the site already has planning permission for housing + Potential for high quality design to add character to village entrance - Services - routes/wayleaves 	<ul style="list-style-type: none"> • Protect important view towards Grasby church • Maintain boundary hedgerows • Village gateway feature
GSO.07	South of Willow Pond	N	<ul style="list-style-type: none"> - Outside village boundary - Extension of ribbon development down Station Rd into the open countryside - Capacity not needed to meet expected housing demand - Services - routes/wayleaves - Viability affected by infrastructure costs + Potential for recreational use 	<ul style="list-style-type: none"> • Sports field • Play area • Car parking
GSO.08	Willow Pond	Y	<ul style="list-style-type: none"> + Potential for high quality design to add character to village entrance in association with GSO.06 	<ul style="list-style-type: none"> • Village gateway feature

Site Location Plan



--- Parish Boundary --- Viking Way