

## **Matter 6 – Development Limits**

- 1.0 In response to the issues raised under Matter 2 it has already been suggested that, in the absence of a five year supply of land for housing, policies of the Core Strategy relating to the distribution of housing must be considered with caution. The reasons why the Plan is considered unsound have been rehearsed in dealing with Matter 2 and need not be repeated here.
- 2.0 In these circumstances, that is to say where relevant policies of the development plan are out of date, the presumption in favour of sustainable development inherent in Paragraph 14 of the Framework comes into play. In the present context it is suggested that this should lead to less constraint and greater flexibility in the setting of development limits.
- 3.0 Keigar Homes has notified the Council of its ownership of numerous parcels of land at Goxhill. It should be recorded that Goxhill featured highly in the Council's sustainability appraisal of settlements. It has a range of facilities and services, including shops and a new medical centre and is well connected by public transport to neighbouring market towns. It even has a railway station!
- 4.0 In particular it is situated very close to the proposed major employment growth point on the Humber Bank. One way and another it would be an extremely sustainable settlement to accommodate some growth.
- 5.0 It should be noted that Keigar Homes have acquired the former public house, The Brockleby Hunt and will shortly submit a planning application to redevelop the site for a small number of houses. A plan of the site is attached at Appendix A.
- 6.0 Keigar Homes have also agreed dispose of an area of land illustrated at Appendix B to a Housing Association who has been granted funding for ten affordable houses.
- 7.0 In both cases it would be appropriate to adjust the settlement boundary.

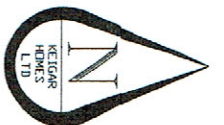
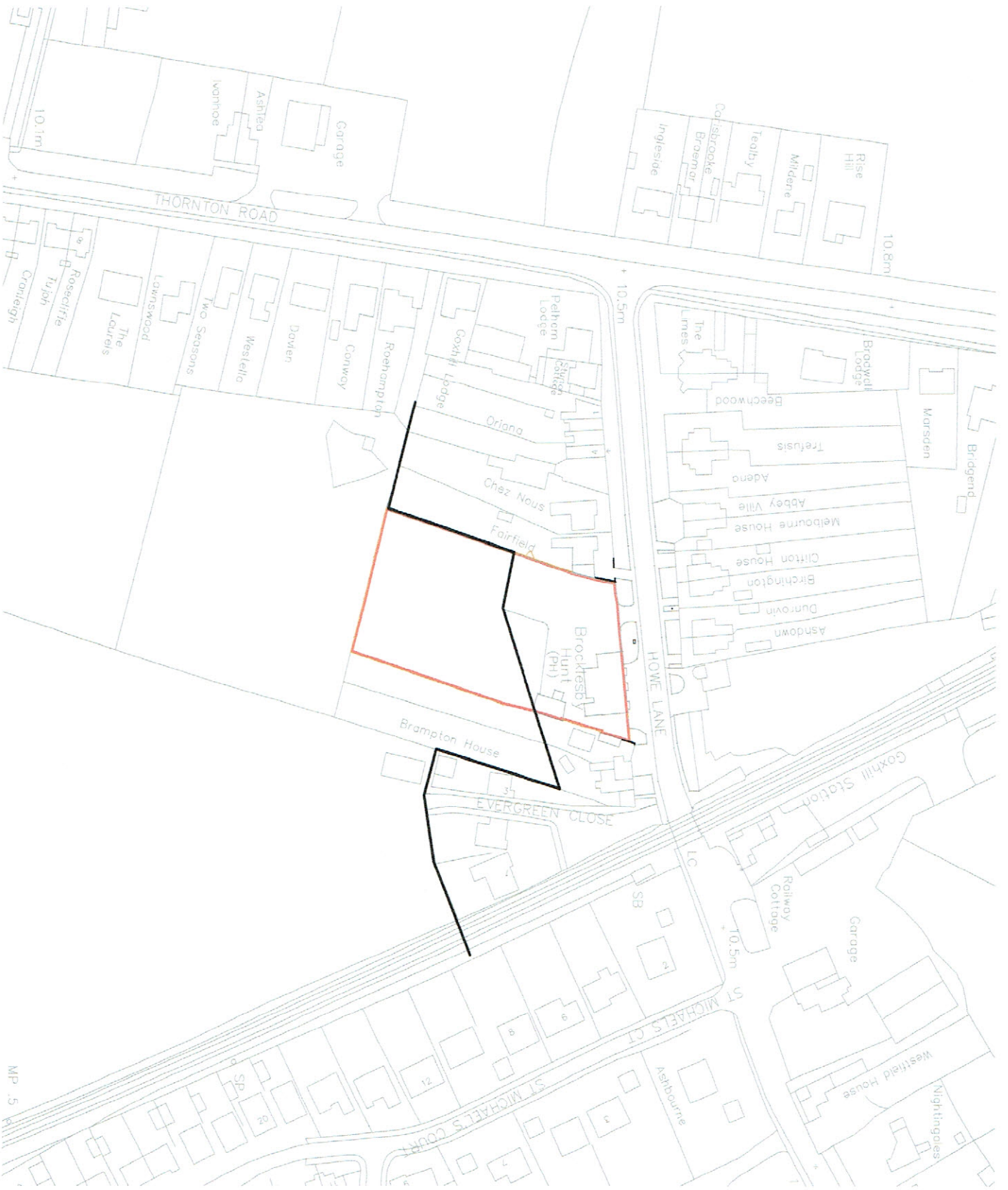
R.I. Stuart.


Avoca PLD

**For Keigar Homes.**

# Appendix A

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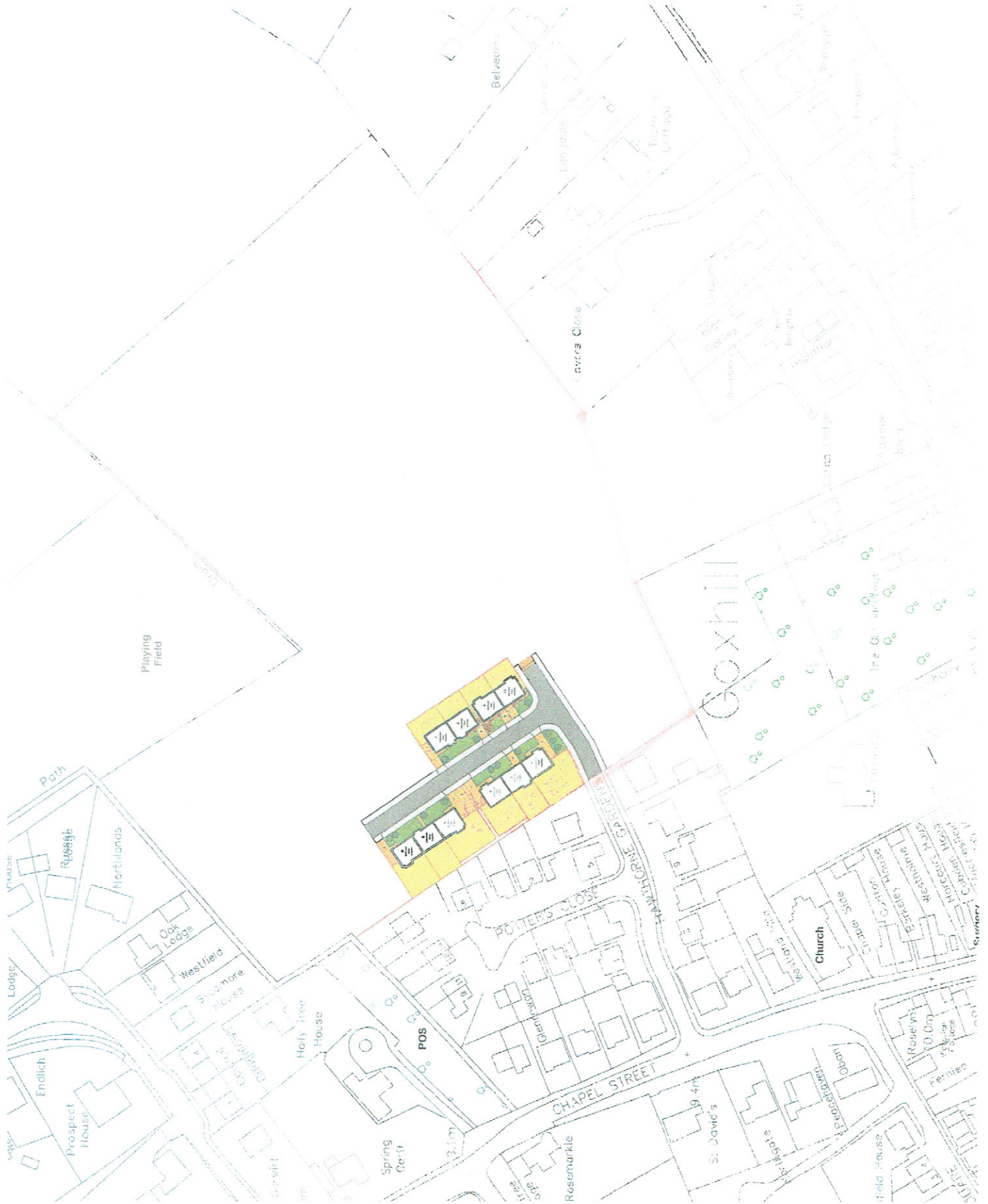
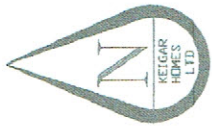


<b>KEIGAR HOMES LTD</b> KENAR LODGE CAMBERVA VIEW BARTON-UPON-HUMBER NORTH LINCOLNSHIRE DN15 5GR TEL: 01652 631939		Down To Date Approved  <b>KEIGAR HOMES</b> Residential Development at <b>former BROCKLESBY HUNT</b> <b>HOWE LANE, GOXHILL</b>	
<b>SITE LOCATION</b>		Date: 24.01.14 Scale: 1/1250 @ A3 MMS: BH / 159 / 01	

## Appendix B

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<b>KEIGAR HOMES LTD</b> KEIGAR LODGE CAMBERVA VIEW BARTON-UPON-HUMBER NORTH LINCOLNSHIRE DN15 5GR Tel: 01652 631939 Fax: 01652 631938		<b>KEIGAR HOMES</b>
Residential Development at <b>HAWTHORNE GARDENS</b> GOXHILL, N. Lincs.		
<b>SITE LOCATION</b>		
Mds 27.02.14	Date 1/1250 @ A3	Project No <b>HG / ??? / 01</b>