

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – WESTON (JUNE 2016)

1 WESTON'S PLACE IN THE SPATIAL STRATEGY

- 1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Weston as a 'Minor Service Centre'.
- 1.2 **Comments received** - The following comments were received concerning Weston's position in the Spatial Strategy:
1. We support the identification of Cowbit, Moulton and Weston as Minor Service Centres.
 2. We wish to comment and support the proposed Settlement Spatial strategy Policy 2. We are pleased to note that Weston has been designated a Minor Service Centre settlement, and agree that it is a large and important provider of local facilities, so has rightly been categorised in this way. However, we still believe a greater allocation of the housing need, should be distributed to the villages, as will provide a more beneficial spread of diversity to life for the residents of the district area, and further help support the existing Local services, and perhaps provide the opportunity to provide further facilities.
- 1.3 **Responses to the above comments:**
1. The support for Weston's position in the Spatial Strategy is welcome.

2 WESTON 'S HOUSING REQUIREMENTS

- 2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Weston to provide for 230 dwellings between April 2011 and 31st March 2036.
- 2.2 **Comments received** - The following comments were received concerning Weston's housing requirements:

1. The potential impact of the proposals - contained within the South East Lincs. Local Plan 2011-2036 - Draft for Public Consultation - as they relate to the Parish of Weston were considered at a recent meeting. The Parish Council considered the sheer quantity of land in and around the village of Weston that has been identified for possible housing developments, as staggering. Even allowing that all the land identified will not actually be developed the possible addition of over 200 new dwellings to relatively small rural village would have a major - detrimental - impact. There is no mention of improving infrastructure in the local area to cope with additional housing - the Parish Council have recently made objections to a proposed development of 45 dwellings on Small Drove on the basis that local infrastructure will not be able to cope - the schools, the roads, the Doctor's surgery but first and foremost the local sewage system. All of the above concerns are multiplied exponentially by the proposals put forward in the Plan no matter which of the proposed sites might be developed.
2. We consider the proposed Policy 12 , which provides for 230 new housing site allocations for the village, in the plan period 2011-2036, (reduced from 300 to reflect the Peterborough Sub region Strategic Housing market assessment 2015 update, as this report showed housing requirements of 430 dpa (dwellings per annum) for the district (the 2014 SHMA had previously indicated housing numbers of 560 dpa for the South Holland area)), whilst providing a higher and more satisfactory level of growth for the village than the previous Preferred options document, should be considered flexible in the number of new housing allocations, as we consider if numbers swing by the 25% range as seen above, it may give rise to further allocations being a requirement, than the current Objectively assessed Housing need (OAHN) figures show, in another review of the SHMA. We consider current immigration increases in the District and the recently published National survey indicating a need for better integration of immigrants, will, over time, lead to distribution out from the Sub regional centres to the larger village settlements, and therefore housing allocation number increases could be required for the village of Weston with its very good existing level of village services.

2.3 **Responses to the above comments:**

1. The Local Plan will be supported by an Infrastructure delivery Plan which will demonstrate how arising infrastructure needs will be met.

2. The support for Weston's proposed housing requirement of 150 dwellings is welcome. However, an increase in the housing requirement is considered necessary as a result of the discussion below in Sections 5 and 6 to deliver a better form of development on each site and to help deliver the infrastructure necessary to support viable, sustainable development over the plan period.
- 2.4 Owing to these comments it is considered that a change to Weston's housing requirements is required and the Local Plan should identify housing allocations in Weston for 310 dwellings between April 2011 and 31st March 2036.

3 WESTON 'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 8 new dwellings were built in Weston.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 5 dwellings in Weston, and there is no evidence to suggest that this permission will not be implemented during the Plan period.
- 3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 297 dwellings is required. ($310 - 8 - 5 = 297$)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has previously commented that in Weston both primary and secondary are projected to be at capacity. The Primary may have some limited ability to grow
- 4.2 **Flood risk** – the Environment Agency has previously been consulted in relation to the submitted sites for Weston and has made the following comments:
- Allocations in areas of hazard would need to ensure that finished floor levels are raised to the appropriate level with additional flood resilient construction incorporated into proposals. Developers would need to confirm that they can achieve required mitigation and proposal would still be deliverable.
 - Flood Risk Mitigation Policy to ensure 'safe' development.
Requirements for Finished Floor Level (FFL):
 - depths 0.5 - 1m FFL to be set 1m above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level, (single storey proposals must consider the 0.1% +climate change event for setting FFL).
 - depths of 0.25 - 0.5 FFL to be set 500mm above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level;
 - depths 0 - 0.25 FFL to be set 300mm above ground level.

- 4.3 South Holland IDB have previously advised their target standards of protection are; water levels 0.6m below land level for a 1 in 10 year event for agriculture and 0.3m below land level for a 1 in 100 year event for development. They are undertaking flood modelling which is not yet complete.
- 4.4 Anglian Water has previously commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.
- 4.5 **Sewage Treatment** – the Environment Agency has previously commented that Moulton water recycling centre current capacity for 353 dwellings. Anglian water has previously commented that the water recycling centre requires upgrading and the foul sewage network could require upgrading.
- 4.6 **Water Supply** – Anglian Water has previously commented that there is adequate water capacity to meet the proposed development and the supply network would require upgrading for 7 of the 13 sites.
- 4.7 **Health** - The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase.

5 WESTON SITE OPTIONS

- 5.1 Inset Map 28 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified four 'Potential Housing Sites', Wsn003, Wsn004, Wsn006, Wsn007, Wsn010, Wsn011, Wsn012, Wsn015, Wsn021, Wsn022, Wsn023, Wsn024, and Wsn025.

- 5.2 **Comments received** - The following comments were made on site ***Wsn003 (Land to the north of High Road, Weston)***:

- 1. Weston states that the flood hazard for Wsn003 is 'Danger for some' but says it has the lowest flood risk. We appreciate that this site is at the lowest probability of flooding, i.e. Flood zone 1. However, it is at a higher flood hazard, i.e. 'Danger for some' as opposed to other sites, which have no hazard. Although the NPPF states that development should be directed 'to areas with the lowest probability of flooding'• (paragraph 101), the NPPG advocates using the Strategic Flood Risk Assessment to apply the Sequential Test (Paragraph 22). The SFRA refines the information on flood risk to sites and considering the future hazard classification, during the Sequential Test, will lead to a more appropriate site selection process. It is our opinion that it is misleading to state that Wsn003 is sequentially preferable to some of the other sites on flood risk grounds, as although it lies in flood zone 1, it would be subject to depths and velocities in 100 years time, which place it in the 'Danger for some' category.

- 5.3 **Responses to the above comments:**

1. The site has a planning application submitted upon it and has developer interest. As a consequence it is potentially more deliverable.
2. The Environment Agency has requested conditions are attached to any planning permission relating to:
 - finished floor levels and
 - the dwellings being two storeys

5.4 **Conclusions on site Wsn003** – It is considered that site Wsn003 is a suitable Potential Housing Site in Weston, and that it should be taken forward as a Preferred Housing Site because:

- Notwithstanding the Environment Agencies comments the flood risk issue is soluble in the planning application with conditions. The site is potentially more deliverable as a consequence of developer interest.

5.5 **Comments received** - The following comments were made on site ***Wsn004 (Land to the east of Small Drove, Weston)***:

1. Wsn004 and Wsn022: I suggest these sites have far better amenities i.e. Post Office, general store, pub, proposed fish and chip shop, 2 restaurants, bus route. Also these proposed sites have several houses, built 5/6 years ago so is already a semi developed area. My main objection is building on good arable land when there are acres of waste land.
2. Site Wsn007 is directly to the north of the Grade I Listed Church of St Mary and the Churchyard Cross Scheduled Monument within the church curtilage. Sites Wsn004 and 022 may also impact upon its setting. The Sustainability Appraisal does not reflect this concern in relation to either site. These sites would be harmful in principle and therefore, serious concerns are raised..

5.6 **Responses to the above comments:**

1. The support for this site is welcome. However, the site is part of Wsn022 and should be considered under Wsn022 below.

5.7 **Conclusions on site Wsn004** – It is considered that site Wsn004 is not a suitable Potential Housing Site in Weston, and it should not be taken forward as a Preferred Housing Site because:

- It is part of Wsn022 and they should be considered together.

5.8 **Comments received** - The following comments were made on site ***Wsn006 (Land to the south of Small Drove, Weston)***:

1. Larkfleet Homes and their sister company Allison Homes have interests throughout the Plan area, including: -Weston, Small Drove (Wsn006 & Wsn015). We have an application submitted for the development of 45 units on this site including 15 affordable units. This application is due to be determined in the coming weeks. This site should be allocated for housing, or identified as a commitment in the Local Plan.

5.9 Responses to the above comments:

1. The support for this site is welcome. However, the site is part of Wsn015 and should be considered under Wsn015 below.

5.10 Conclusions on site Wsn006 – It is considered that site Wsn006 is not a suitable Potential Housing Site in Weston, and that it should not be taken forward as a Preferred Housing Site because:

- It is part of Wsn015 and they should be considered together.

5.11 Comments received - The following comments were made on site ***Wsn007 (Land to the east of Pinfold Lane, Weston)***:

1. Site Wsn007 is directly to the north of the Grade I Listed Church of St Mary and the Churchyard Cross Scheduled Monument within the church curtilage. Sites Wsn004 and 022 may also impact upon its setting. The Sustainability Appraisal does not reflect this concern in relation to either site. These sites would be harmful in principle and therefore, serious concerns are raised.

5.12 Responses to the above comments:

1. Views of the church from the A151, to the north are screened by a roadside hedge. However, the site is much closer to the churchyard than Wsn022 and so the potential to affect the setting of the church is greater.
2. This is the best site in the Sustainability Appraisal.
3. Lincolnshire County highways have advised that access cannot be from the A151 and Pinfold Lane is not suitable to provide access. The site would therefore, have to be developed with adjacent sites. There is no evidence that access can be achieved through adjoining sites; Wsn011 and Wsn003 (currently subject to a planning application)
4. The site is one of 10 in Flood Zone is 3a. In addition it is one of four that are danger to some or most and have a flood depth of 0-0.25, 0.25-0.5 or 0.5-1.0. The other six sites have no flood hazard and no depth and therefore sequentially this is not a suitable site.

5.13 **Conclusions on site Wsn007** – It is considered that site Wsn007 is not a suitable Potential Housing Site in Weston and that it should not be taken forward as a Preferred Housing Site because:

- The potential to harm the setting of the church
- Poor access
- Sequentially worse flood hazard and depth than some other sites.

5.14 **Comments received** - The following comments were made on site ***Wsn010 (Land to the east of Beggars Bush Lane, Weston)***:

1. Overall, on behalf of our client, we very much support the proposal to include the site Wsn 010. It would provide for a form of development off High Road/Beggars Bush Lane, that is close to Highways infrastructure, and has footpaths and is close to the village centre, and its development for housing will be a logical infill to the development already in the location, following which, the dwelling occupiers will be able to further support local services.
2. As you are aware, the Board have in recent years undertaken a programme of hydrological modelling across the whole of its district. We have drainage concerns at the following locations within the local plan: Sites Wsn021, Wsn012, and Wsn010 “this area has no IDB watercourses nearby, and the private drainage system is known to function poorly. Drainage improvements would be needed prior to developing this area”.
3. I would like to comment on the Local Plan for South East Lincolnshire particularly in regards to the developments for Moulton Village. Whilst I appreciate the need for additional housing within the area, I find it incongruous that the majority of the development is concentrated around the south west corner of Moulton. This despite a number of other areas within Moulton for development under the South East Lincolnshire Strategic Housing Land Availability Assessment. I feel that these developments, in particular Mou016 and Mou022, will place too much strain on the local roads, namely Begger's Bush Lane, Broad Lane and West Cob Gate, especially when taken in conjunction with the proposed developments in the adjacent village of Weston, some of which are also along the same road (Wsn010).

5.15 **Responses to the above comments:**

1. This site scores the worst in the Sustainability Appraisal owing to its open boundaries and peripherality. However, despite being in flood zone 3a it has one of the better flood risks because it has 'no hazard' for flood hazard or flood depth.
2. There is no evidence on the scale of improvements that are required for the drainage network and how they will raise the costs of developing this site. It is not clear if this site is more deliverable than those sites currently subject to planning applications.
3. The number of dwellings being proposed in Moulton is less than originally proposed and so the traffic impact should be reduced. However, Lincolnshire County Highways have advised that an access on any highway fronting the site would require improvements, and the access into Baytree Nurseries may cause some conflict. In addition one access location would be separated from the highway network.

5.16 **Conclusions on site Wsn010** – It is considered that site Wsn010 is not a suitable Potential Housing Site in Weston, and that it should not be taken forward as a Preferred Housing Site because:

- Of its peripherality, drainage and access issues and consequent poor sustainability score.

5.17 **Comments received** - The following comments were made on site ***Wsn011 (Land to the east of Pinfold Lane, Weston)***:

1. The following site is capable of providing additional dwellings as follows: Weston, Pinfold Lane - A site of 6 dwellings.

5.18 **Responses to the above comments:**

1. The capacity of this site at 20dph is 18. Lincolnshire County Highways advised that Pinfold Lane is not suitable to provide an access to this site and any improvement would require land from Wsn003. However, a planning application for 6 dwellings in extensive grounds has been submitted and Pinfold Lane will be improved within its highway limits. This is acceptable to the County Highways Department.
2. The site is between Wsn003 and the existing built up area and fits in with the proposed built form of the village. It is in flood zone 3a and has one of the better flood risks because it has 'no hazard' for flood hazard or flood depth.

5.19 **Conclusions on site Wsn011** – It is considered that site Wsn011 is a suitable Potential Housing Site in Weston owing to its location and its flood risk. However, as it is now proposed to hold less than 10 dwellings it will not be shown as a Preferred Option Housing Allocation. It will be shown within the settlement boundary.

5.20 **Comments received** - The following comments were made on site **Wsn012** (***Land to the north-west of Broadgate, Weston***):

1. As you are aware, the Board have in recent years undertaken a programme of hydrological modelling across the whole of its district. We have drainage concerns at the following locations within the local plan: Sites Wsn021, Wsn012, and Wsn010 “this area has no IDB watercourses nearby, and the private drainage system is known to function poorly. Drainage improvements would be needed prior to developing this area”.

5.21 **Responses to the above comments:**

1. This site scores 10th from 13 in the Sustainability Appraisal owing to its distance to a bus stop and peripherality. However, despite being in flood zone 3a it has one of the better flood risks because it has ‘no hazard’ for flood hazard or flood depth.
2. There is no evidence on the scale of improvements that are required for the drainage network and how they will raise the costs of developing this site. It is not clear if this site is more deliverable than those sites currently subject to planning applications.

5.22 **Conclusions on site Wsn012** – It is considered that site Wsn012 is not a suitable Potential Housing Site in Weston, and that it should not be taken forward as a Preferred Housing Site because:

- Of its peripherality, drainage and access issues and consequent poor sustainability score.

5.23 **Comments received** - The following comments were made on site **Wsn015** (***Land to the south of Small Drove, Weston***):

1. Larkfleet Homes and their sister company Allison Homes have interests throughout the Plan area, including: -Weston, Small Drove (Wsn006 & Wsn015). We have an application submitted for the development of 45 units on this site including 15 affordable units. This application is due to be determined in the coming weeks. This site should be allocated for housing, or identified as a commitment in the Local Plan.

5.24 **Responses to the above comments:**

1. At the time of writing this report the planning application was not determined. The site’s Sustainability Appraisal score places the site fifth equal with Wsn006, which is part of the site and Wsn011, which has been put forward as a Preferred Option site. They also have the same flood risk.

5.25 **Conclusions on site Wsn015** – It is considered that site Wsn015 is a suitable Potential Housing Site in Weston and that it should be taken forward as a Preferred Housing Site because:

- The site is potentially more deliverable as a consequence of developer interest.
- The site from a flood risk and Sustainability Appraisal view point cannot be separated from another site that has been put forward as a Preferred Option.

5.26 **Comments received** - The following comments were made on site ***Wsn021 (Land to the south of High Road, Weston)***:

1. As you are aware, the Board have in recent years undertaken a programme of hydrological modelling across the whole of its district. We have drainage concerns at the following locations within the local plan: Sites Wsn021, Wsn012, and Wsn010 “this area has no IDB watercourses nearby, and the private drainage system is known to function poorly. Drainage improvements would be needed prior to developing this area”.

5.27 **Responses to the above comments:**

1. The Sustainability Appraisal scores this site in eighth equal place with Wsn003. However they are in different flood zones and it is only this site that has received a comment from the drainage board in relation to the need for drainage improvements. Wsn003 is also the subject of a planning application.

5.28 **Conclusions on site Wsn021** – It is considered that site Wsn021 is not a suitable Potential Housing Site in Weston and that it should not be taken forward as a Preferred Housing Site because:

- It is in a sequentially poorer flood zone and has attracted drainage concerns from the drainage board. The deliverability of the site is therefore less certain than Wsn003 because of the need for this work and because Wsn003 has developer interest.

5.29 **Comments received** - The following comments were made on site ***Wsn022 (Land to the east of Small Drove, Weston)***:

1. Wsn004 and Wsn022: I suggest these sites have far better amenities i.e. Post Office, general store, pub, proposed fish and chip shop, 2 restaurants, bus route. Also these proposed sites have several houses, built 5/6 years ago so is already a semi developed area. My main objection is building on good arable land when there are acres of waste land.
2. As local housing developers we specifically support the inclusion of site Wsn022 within the emerging SE Lincs Local Plan. We are aware of the opportunities and constraints that the village offers and these are being carefully considered in our detailed proposals. The Parish Council correctly raise the issue of foul sewerage infrastructure and it is anticipated that all potential developers will need to work with the Parish Council and Anglian Water to resolve this historic issue. Responsible location and scale of development in the village is critical.
3. Site Wsn007 is directly to the north of the Grade I Listed Church of St Mary and the Churchyard Cross Scheduled Monument within the church curtilage. Sites Wsn004 and 022 may also impact upon its setting. The Sustainability Appraisal does not reflect this concern in relation to either site. These sites would be harmful in principle and therefore, serious concerns are raised.

5.30 Responses to the above comments:

1. The support for this site is welcome.
2. Views of the site are screened from Delgate Bank by a road side hedge and therefore from this vantage point the church will not be visible either. Without the hedge most views of the church are screened by existing development on High Road and Small Drove. There are open views from the A151 but the church is screened by church yard trees. The tower is quite short and the top of the tower is only just visible amongst the trees in the church yard. A full planning application for 60 dwellings has been submitted on the site. The layout leaves land adjacent the High Road to retain views of the church.
3. The site is in Flood Zone 2 with no hazard or depth issues. The Environment Agency has requested a condition is attached to any planning permission relating to floor levels.
4. This site contains Wsn004. They are the third best sites in the Sustainability Appraisal.

5.31 Conclusions on site Wsn022 – It is considered that site Wsn022 is a suitable Potential Housing Site in Weston, and that it should be taken forward as a Preferred Housing Site because:

- The site is potentially more deliverable as a consequence of developer interest.
- The planning application seeks to preserve limited views of the church from the A151 by its design. Other views are already restricted by roadside hedges or existing development. Flood risk is soluble in the planning application with a condition.

5.32 **Comments received** - No comments were made on site ***Wsn023 (Land to the South of A151 Weston By-pass off Pinfold Lane)***:

5.33 **Conclusions on site Wsn023** – It is considered that site Wsn023 is not a suitable Potential Housing Site in Weston, and it should not be taken forward as a Preferred Housing Site because:

- It is one of four that are danger to some or most and have a flood depth of 0-0.25, 0.25-0.5 or 0.5-1.0 and therefore have a sequentially worse flood hazard and depth than other sites.

5.34 **Comments received** - No comments were made on site ***Wsn024 (Land to the South of A151 Weston By-pass off Pinfold Lane)***:

5.35 **Conclusions on site Wsn024** – It is considered that site Wsn024 is not a suitable Potential Housing Site in Weston, and that it should not be taken forward as a Preferred Housing Site because:

- It is one of four that are danger to some or most and have a flood depth of 0-0.25, 0.25-0.5 or 0.5-1.0 and therefore have a sequentially worse flood hazard and depth than other sites.

5.36 **Comments received** - No comments were made on site ***Wsn025 (Land to the South of A151 Weston By-pass)***:

5.37 **Conclusions on site Wsn025** – It is considered that site Wsn025 is not a suitable Potential Housing Site in Weston and that it should not be taken forward as a Preferred Housing Site because:

- It is one of four that are danger to some or most and have a flood depth of 0-0.25, 0.25-0.5 or 0.5-1.0 and therefore have a sequentially worse flood hazard and depth than other sites.

6 NEW SITES

6.1 The following new site was put forward for consideration as Potential Housing Sites:

1. Wsn029 – Weston. The Strategic Housing Land Availability Assessment (SHLAA) considers this is a suitable site. The draft SA also supports this. It is also adjacent another site that has been put forward as a Preferred Option site and extends the proposed form of the village to a cluster of existing dwellings.
2. Wsn030 – Weston. The SHLAA considers this is a suitable site. However, it adjoins two sites that have been rejected above owing to peripherality.
3. Wsn033 – Weston. The SHLAA considers this is a suitable site. However, it adjoins two sites that have been rejected above owing to peripherality.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following sites are taken forward as Preferred Options Housing Allocations: Wsn003, Wsn015, Wsn022 and Wsn029. These sites have a combined capacity of 296 dwellings, which is just below the residual requirement of 297 dwellings. In addition Wsn011 provides 6 dwellings.
- 7.2 These allocations and other development opportunities provide the following trajectory for Weston.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	8	0	0	0	0	0	8
Commitments	0	5	0	0	0	0	5
Wsn003	0	50	72	0	0	0	122
Wsn011	0	6	0	0	0	0	6
Wsn015	0	24	15	0	0	0	39
Wsn022	0	50	28	0	0	0	78
Wsn029	0	50	7	0	0	0	57
TOTAL	8	185	122	0	0	0	315

Preferred Sites for Development

Inset Map No 27

Weston

Minor Service Centre

Scale 1:6,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee

