

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

Post_title: 28: Weston

ID1: 1637

comment_author: Status Design

comment_content:

have submitted a site for consideration which lies to the south of Wsn025 and west of Wsn003

Officer Comment:

This has been registered as Wsn029 in the Strategic Housing Land Availability Assessment (SHLAA) which 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.

Officer Recommendation:

The site should be taken forward as a Preferred Housing Site.

ID1: 1638

comment_author: Status Design

comment_content:

have submitted a site for consideration which lies between Wsn010 and Wsn012

Officer Comment:

This has been registered as Wsn030 in the SHLAA. The SHLAA considers this is a suitable site. However, it adjoins two sites that have been rejected above owing to peripherality.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

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ID1: 1639 comment_author: Mr Eric Ormond

comment content:

Wsn015: How many houses? Where are entrances onto Small Drove which is only suitable for one car on the road at a time? Area too small and road will need developing to accommodate increase.

Officer Comment:

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.

Officer Recommendation:

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.

ID1: 1640 comment_author: Mrs Tasker

comment content:

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.

Officer Comment:

Wsn004

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

Wsn022

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.

Officer Recommendation:

Wsn004

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.

Wsn022

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.

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ID1: 1641 comment_author: Mr M Bowers

comment content:

Submits additional land to the north west of Wsn012 (up to High Road) to be included as part of the site.

Officer Comment:

This has been registered as Wsn033 in the SHLAA. The SHLAA considers this is a suitable site. However, it adjoins two sites that have been rejected owing to peripherality.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

ID1: 1642 comment_author: Weston Parish Council

comment content:

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. Residents of Weston have suffered problems with the current provision for sewage over a number of years and unless there is a new sewage plant installed residents will continue to witness raw sewage escaping into their gardens and onto the roads. It is hoped that in the 'race for housing' due consideration - not lip service - is given to the needs of the existing residents of the area.

Officer Comment:

The amount of land shown is in excess of the amount being sort in Weston. The number of sites will be reduced for the next consultation.
The Local Plan will be supported by an Infrastructure delivery Plan which will demonstrate how arising infrastructure needs will be met. This will examine the requirements of the school and doctor's surgery along with other infrastructure providers.

Officer Recommendation:

No change to the approach is required.

ID1:

1643

comment_author:

Hume Planning Consultancy Ltd

comment content:

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

Officer Comment:

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.

Officer Recommendation:

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.

ID1: 1644 comment_author: Mr A Finch

comment content:

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.

Officer Comment:

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.

Officer Recommendation:

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.

ID1:

1645

comment_author: Historic England

comment content:

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.

Officer Comment:

Wsn004

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

Wsn007

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.

Wsn022

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

Officer Recommendation:

Wsn004

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.

Wsn007

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
- Worse flood hazard and depth than some other sites.

Wsn022

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.

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.

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ID1: 1646 comment_author: Dr E Stewart

comment content:

Having viewed the plan as it relates to my own area, Spalding, Weston, Weston Hills and Moulton, I think most of the residential developments are well situated, with the notable exceptions to which I am adding comments on the Planning website for each application. Unfortunately, although many locations are good, in some areas it seems as though the density in a number of the applications is too high, both for the attractiveness of the villages and for the ability of the local infrastructure to cope. Infrastructure for essential services should be considered alongside the new housing, as otherwise our villages will not be able to cope. Our doctors' surgeries are at bursting point and we desperately need new facilities even with current numbers. I cannot see any indication that this problem has been considered, or possible new locations for these surgeries suggested. Traffic is also a problem in the villages, and thought must be given to decreasing the density of some applications so that it does not become severe. Traffic fatalities must not be allowed to occur because of flaws in the planning procedures. Water run-off and sewage problems must also be addressed, because already there are problems in these areas. Without such details, and going from housing plans and businesses alone, it is very difficult to see what the overall effect on our communities is going to be. Finally, has anyone given any thought to who will provide the funds for the additional surgeries, schools, road improvements and other vital services such as care homes and day centres? Again, all of this needs to be taken into account before these plans are finally approved or rejected.

Officer Comment:

The Local Plan will be supported by an Infrastructure delivery Plan which will demonstrate how arising infrastructure needs will be met and funded. This will examine the requirements of the school and doctor's surgery along with other infrastructure providers. The number of dwellings has been calculated at 20 dwellings per hectare which is quite low. It is only a guide and does not commit the development to the assumed number.

Officer Recommendation:

No change in approach is required.

ID1: 1647 comment_author: Longstaffs

comment content:

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. We do however, wish to ask for re-consideration to be given to the site Wsn 008 off Broadgate, also owned by our client, which has not been considered suitable. It has road frontage to Broadgate, and is close to the existing village centre and services. We consider it would be a very suitable additional site for consideration as a Potential housing site for the village if further site allocations are deemed necessary, to meet the housing need. We look forward to receiving an acknowledgment of this response, and to receiving a copy of any revisions to the Settlement proposals in due course.

Officer Comment:

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.

Officer Recommendation:

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.

ID1:

1648

comment_author: South Holland IDB

comment content:

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 Wsn021,012,010 “ 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.

Officer Comment:

Wsn010

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.

Wsn012

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.

Officer Recommendation:

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.

Wsn012

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.

Wsn021

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.

Wsn021

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.

ID1:

1649

comment_author:

Cushman and Wakefield

comment_content:

The southern part of the Weston site is designated as a Specific Occupier Site. The proposals map shows this designation as only relating to the built element of the site rather than the site as a whole. The currently undeveloped part of the site, located to the northeast of the existing development, had outline planning permission granted in 2000 and extended in 2003 to expand the existing business. This permission included substantial new buildings on the undeveloped part of the site. Although this permission was never implemented and has now expired, it shows that the site should be considered as a whole with the same designation so as not to harm future growth opportunities. As such, we object to the proposed Specific Occupier Site boundary and contend that this should be expanded to include the entire Flamingo Flowers site rather than just the built element. This will provide confidence in the future growth potential of the business in this location and reflect a previous planning assessment that this is a suitable site for expansion.

Officer Comment:

The land identified reflected the information available in 2015. Since the adoption of the 2006 Local Plan national policy has changed significantly; allocated sites should be suitable, available and deliverable over the plan period. WE001 Flamingo Flowers: planning permission for the adjacent site expired in 2008 indicating a lack of interest for development in this location. No evidence has been submitted to suggest that the owners intend expanding the current site. The policy approach will ensure that should the owners wish to expand then there is sufficient flexibility in the Local Plan to do so.

Officer Recommendation:

WE001 is one of the more suitable Potential Employment Sites in South Holland and should be taken forward as an Established Employment Site Allocation.

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ID1: 1650 comment_author: Angela Newton

comment_content:

We are pleased to note that Wsn015 is considered suitable for development. The site is 100% available. There is a developer involved and meetings have been held with council officers and a public consultation meeting has been held. Expect the application to be considered by the Planning authority imminently.

Officer Comment:

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.

Officer Recommendation:

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.

ID1: 1651 comment_author: Larkfleet Homes

comment_content:

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.

Officer Comment:

Wsn006
The support for this site is welcome. However, the site is part of Wsn015 and should be considered under Wsn015 below.

Wsn015
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.

Officer Recommendation:

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.

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 a site that has been put forward as a Preferred Option.

ID1:

1727

comment_author: Environment Agency

comment content:

Housing Papers General comment: We note from the Housing papers that you are proposing 'options' for sites to come forward to meet housing need, where the level of flood hazard across the settlement varies. For example, in:

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. It is important for the consideration of the flood risk Sequential Test that the updated information, when available, is used. This information is also important for informing the Exception Test, which may affect the viability of some sites due to mitigation requirements.

Officer Comment:

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

Officer Recommendation:

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.