

Post\_title: **69: Weston Hills Austendyke**

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

ID1: 1719 comment\_author: Longstaffs

## comment content:

We wish to support the proposed Settlement Spatial strategy Policy 2, following the favoured options c) and d), but comment that 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. However, we believe there has been an error in the classification of the settlements of Weston Hills St John and Weston Hills Austendyke, such that there is an incorrect separation of the two parts of the village. Both parts of the settlement should be treated together and only one combined settlement should be included in the Settlements Hierarchy classification. To explain, within Weston Hills, the Broadgate road part, and the Austendyke Road part have always functioned as a combined settlement. Historically and currently, the two road sections of the village are governed by the same Parish council, and share a proximity and close identification with each other habitants of both parts of the village would identify themselves as being residents of Weston Hills. The pub for the village is located on Austendyke Road and the Church/Chapel and School on Broadgate. We also wish to comment that we cannot find a trace of a village named as Weston Hills Austendyke or Weston Hills St Johns on an Ordnance Survey map. We note that some other linear forms of village settlements, namely Gosberton Risegate and Gosberton Clough, which were historically separate settlements, have been identified as one combined settlement in the current Local Plan Spatial strategy proposals. It is difficult to therefore understand why

## Officer Comment:

Weston Hills Austendyke is in the "Other Service Centre and Settlement" category in the spatial hierarchy. This would allow infill within the settlement boundary. Sites will not be allocated. However, it is agreed that the two parts of the village should be considered as one.

## Officer Recommendation:

Merge Weston Hills Austendyke and St John onto one inset map and call it Weston Hills

the parts of Weston Hills have not been similarly combined, and would ask for a revision to be made to the settlement classifications to remedy this mistake. With both parts of the village combined we consider the settlement should have a category status of Minor Service Centre, with appropriate allocations for housing to help support the village. We consider the sites Wsn 026, 027, 028 would be a suitable sites to include with the area defined as the settlement boundary, and as suitable potential housing sites Please note the sites are:

A) Mirroring development of the land on the opposite side of the road, (Broadgate and Austendyke Road), and a continuation of the development line on the east side of Broadgate, and the north side of Austendyke Road, in the well known linear form of frontage development seen in rural villages.

B) Well serviced with pathways and street lighting. We consider that the inclusion of the sites within the settlement boundary, truly fits with the criteria adopted and used as a Spatial strategy tool, as being sites in a form which best fits with the character, form and scale and appearance of the settlement and with least detriment to the surrounding area. We further wish to add that the settlement boundary of the village did include site Wsn 028, in the 1998 Local Plan, and as such we feel it is just and equitable for a similar settlement boundary to be adopted now. Overall, on behalf of our clients, we are very disappointed to find that sites Wsn 026, 027, 028 have been considered unsuitable in the SHLAA , and not selected as Potential Housing sites for the village. They completes a form of development, commensurate with other rural village settlements, and their development for housing will be a logical infill to the existing form development in the location, following which, the new housing and families

living in the new homes will be able to further support local services. We are hopeful that you will reconsider the categorisation of the settlement, and subsequently include the sites within the development boundary, and as a Potential Housing site in the forthcoming review following this Public Consultation exercise.

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ID1: 1720 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:

Weston Hills Austendyke is in the "Other Service Centre and Settlement" category in the spatial hierarchy. This would allow infill within the settlement boundary. Sites will not be allocated.

## Officer Recommendation:

No change in approach is required.