

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

Post_title: 70: Weston Hills St Johns

ID1: 377

comment_author: Mouchel Consulting

comment_content:

Our client Lincolnshire County Council supports the general principles of the emerging South East Lincolnshire Local Plan (the Local Plan). However, we consider that the sites listed below and, detailed on the attached location plans, should be considered appropriate for inclusion as sites for residential development. These sites are:-

Holding 157 B: Gate Farm (Weston Hills)

In relation to any of the sites which are within Flood Zone 2 or 3. National Planning Policy Framework and its associated Planning Practice guidance, along with proposed Policies 4 Strategic Approach to Flood Risk and proposed Policy 28 Climate Change and Renewable and Low Carbon Energy, of the Local Plan, address development in flood zones. These policies allows for residential development to take place in Flood Zone 3, subject to its compliance with the required Sequential and Exception Tests. All of the sites are in the single ownership of Lincolnshire County Council, which makes them more attractive to potential developers, thereby improving their deliverability status. The development of these sites could also provide a significant provision of affordable homes in accordance with the requirements of proposed Policy 15: Affordable Housing and developer contribution in accordance with proposed Policy 6: Developer Contributions.

Officer Comment:

This has been registered as Wsn034 in the SHLAA

Officer Recommendation:

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

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ID1: 378 comment_author: Mouchel Consulting

comment content:

Our client, Lincolnshire County Council supports the general principles of the emerging South East Lincolnshire Local Plan (the Local Plan). However, we consider that the site, detailed in the attached location plan, in Weston Hill, St Johns, should be considered appropriate for inclusion within the proposed settlement boundary, or as an allocation in its own right. A site location plan is enclosed with this submission to identify the sites location and extent. The site comprises a 1.4 hectare (3.5 acre) area of farmland to the western side of Weston Hills, St Johns, a hamlet in the parish of Weston and lying approximately 2 miles east of Spalding in Lincolnshire. The site is entirely in the ownership of Lincolnshire County Council. Outlined below are the general reasons we consider the site is appropriate for inclusion in the Local Plan for residential development. Weston Hill, St Johns is identified in the proposed Spatial Strategy section of the emerging Local Pan as Other Service Centres and Settlements and has a proposed settlement boundary. While this proposed policy advises the intention is to limit development to within the defined proposed settlement boundary, the justification to proposed Policy 12: Distribution of New Housing of the Local Plan, advises in Para 5.2.7: It is acknowledged that incremental growth in housing supply will also come about through infill and speculative applications both within the settlements identified in Policy 12 and also within the Other Service Centres and Settlements. Housing need may also be met through Policy 16: Rural Exception Sites where appropriate. We consider that, of the potential housing sites available in Weston Hill, this site is in the most sustainable location. It is located

Officer Comment:

This has been registered as Wsn032 in the SHLAA

Officer Recommendation:

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

at the edge of the settlement with easy access to facilities such as bus routes, shops, schools, etc. Other than its location within Flood Zone 3, we consider there are no obvious site specific issues which would unduly constrain residential development. The site has a good access point onto Fendyke Road. It would not create or exacerbate traffic problems and services & facilities are accessible by walking, cycling and public transport. The site could support a development that, subject to detailed design and layout, would ensure there is no adverse impact on the residential amenities of existing properties or the character and appearance of the village. The National Planning Policy Framework and its associated Planning Practice Guidance, along with proposed Policy 4: Strategic Approach to Flood Risk and Policy 28: Climate Change and Renewable and Low Carbon Energy, of the Local Plan, address development in flood zones. These policies allow for residential development to take place in Flood Zone 3, subject to its compliance with the required Sequential and Exception Tests. The Sequential Test, in essence, requires evidence that there are no other sustainable locations outside the flood zone. We would comment, as detailed on the Environment Agency's, Flood Maps For Planning (Rivers and Sea), that the majority of the surrounding land and much of the land within the proposed settlement boundary lies within Flood Zone 3. The various proposed allocations within the Draft Local Plan also demonstrate that it is acknowledged that development will almost certainly be taking place within Flood Zone 3. In light of the above, we consider it is fairly self-evident that any residential development that would be in both a sustainable location and of a scale appropriate to support growth in the village, would have to be sited within Flood Zone 3. This establishes the sites general compliance with the

Sequential Test. With regard to the Exception Test, this requires that, in essence, the flood risk can be managed for the lifetime of the development. The site would suffer from tidal inundation flooding therefore, the principle issues are to design the site and houses to incorporate flood prevention measures. This can be achieved by methods such as raising the ground levels so that the floor levels of the houses are above anticipated flood levels and ensuring adequate flood evacuation measures are in place. In this case the larger size of the site will work in its favour, by making any flood mitigation to meet the requirements of the Exception test easier and more viable to provide. The proposed site area is also of a scale that any development would provide affordable housing within the village and developer contributions, in accordance with the following emerging Local Plan Policies: Proposed Policy 15: Affordable Housing Proposed Policy 6: Developer Contributions An appropriately scaled development on the site, with the associated influx of residents would provide social and economic benefits to the village. This will promote sustainable growth without placing undue stress on the existing infrastructure. In conclusion we consider the site is compliant with the National Planning Policy Framework and the aims of the emerging Draft Local Plan. It is highly deliverable with no ownership issues, financially viable, in a sustainable location and would have clear social and economic benefits to the village.

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ID1: 379 comment_author: Vinci Mouchel Ltd

comment content:

Former Weston Hills CE Primary School playing
The site comprises a flat and regular shaped plot of land having an area of about 0.45ha. The land became surplus following the relocation of the school to its new location at Learning Lane in 2005 and since 2008 has been let to the Parish Council as a playing field. The site is sandwiched between Council Houses to the North and a relatively new housing development to the South and as such is considered to be an infill site in the village suitable for housing subject to being able to establish a suitable access. The Parish have in recent times indicated that the site is very sparingly used and as such if the present recreational use were to be continued during the plan period then residential use is considered the most appropriate alternative.

Officer Comment:

This has been registered as Wsn035 in the SHLAA

Officer Recommendation:

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

ID1: 380 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 St Johns 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.

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ID1: 1721 comment_author: G R Merchant

comment_content:

Resubmits Wsn019 for consideration.

Officer Comment:

Weston Hills St Johns 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 to the approach is required.

ID1: 1722 comment_author: G R Merchant

comment_content:

On behalf of Mr and Mrs G Congreve has submitted a revised Wsn014. It now extends the same depth as Carrisbrooke Way.

Officer Comment:

Weston Hills St Johns 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 to the approach is required.

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ID1: 1723 comment_author: G R Merchant

comment content:

has resubmitted Wsn014.

Officer Comment:

This has been registered as Wsn031 in the SHLAA. Weston Hills St Johns 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:

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

ID1: 1724 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.
