

Post_title: **27: Weston**

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

ID1: 489 comment_author: Weston Parish Council

comment content:

Following careful consideration by Parish Councillors of the documents relating to Preferred Sites for Weston I have been asked to make the following comments on behalf of Weston Parish Council.

Wsn004/Wsn022 - in principal the Parish Council could support future development of this land as it is close to amenities and bus routes and safe access is not deemed to be an issue.

Any development should include single storey dwellings to reflect the needs of more elderly/less mobile residents as well as providing a high element of affordable properties.

However please see General Comments below.

Wsn006/Wsn015 - the Parish Council have very strong objections to this area being considered as a preferred site.

Small Drove is a narrow, single track lane (with very few passing places) that is totally unsuitable for the increased amount of traffic flow that would result from a development of any size.

There is currently no continuous footway along Small Drove and there would be significant risk to pedestrians especially with increased traffic flows.

This is currently a green field site and the development of such a large area would be incongruous with the neighbourhood.

The Parish Council have raised all of these issues in relation to a recent planning application submitted for this site and cannot envisage how any future application for the same piece of land could be supported.

Officer Comment:

Wsn004/Wsn022 The planning application has been considered by the Planning Committee who authorised officers to grant permission subject to the applicant entering into a Section 106 agreement for the provision of 20 affordable housing units and a financial contribution of £26,640 towards healthcare provision and further archaeological investigations.

The SHLAA refers to Historic England concerns about the site but the planning application included a Heritage Impact Assessment and the layout seeks to protect views of the church from the A151.

Wsn006/Wsn015 The planning application has been granted planning permission by the Secretary of State on 1st September 2016.

Wsn003 The planning application has been considered by the Planning Committee who authorised officers to grant permission, subject to the receipt of a satisfactory archaeological heritage statement, the applicant entering into a Section 106 agreement relating to a financial contribution to cater for extra NHS capacity.

Wsn029 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.

The current comments on Education from the County Education Department are there is primary school capacity currently available. An extension to 0.5FE

Officer Recommendation:

Wsn004/Wsn022 It is considered that site Wsn022 is a suitable Preferred Housing Site in Weston, and that it should be taken forward as a Housing Allocation because it has been authorised subject to the applicant entering into a Section 106 agreement for the provision of 20 affordable housing units and a financial contribution of £26,640 towards healthcare provision and further archaeological investigations.

Wsn006/Wsn015 Owing to the site now having planning permission it will be shown as a commitment on the map.

Wsn003 It is considered that site Wsn003 is a suitable Preferred Housing Site in Weston, and that it should be taken forward as a Housing Allocation because it has been authorised subject to the receipt of a satisfactory archaeological heritage statement, the applicant entering into a Section 106 agreement relating to a financial contribution to cater for extra NHS capacity.

Wsn029 As a consequence it is considered that site Wsn029 is a suitable Preferred Housing Site in Weston, and that it should be taken forward as a Housing Allocation.

The Infrastructure Delivery Plan has been prepared with the help of service and infrastructure providers. They will require developers to make improvements where their development requires it.

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In addition to the objections above please see General Comments below.

Wsn003 and Wsn029 - the Parish Council have very strong objections to these adjacent areas being considered as preferred sites.

Even though identified as two separate sites development of both would effectively create one very large housing estate. This would massively alter the village in an adverse way both in terms of its community (with such a large 'en bloc' addition to its population) and the overall appearance of the village.

A recent outline planning application for Wsn003 indicated 57 properties, with a substantial amount of single storey dwellings. The Environment Agency's comments indicate that all the dwellings would need to be two storeys because of potential flood risk. Such a development would not meet the needs of an ageing population.

Wsno07, Wsno23, Wsno24, Wsno25 -the Parish Council welcome the fact that these sites are not being taken forward as preferred sites.

General Comments - the deepest held concerns of the Parish Council over any new developments in Weston are about the ability of local infrastructure to cope.

Over a long period of time Weston Parish Council have raised concerns about the long history of sewage problems in the local area and the AWA pumping station struggles to cope now so it is unthinkable that an additional 300 properties could be added without exacerbating an already unacceptable situation.

required in phase 2 of plan period requiring one additional classroom - land shortage would require additional playing fields. Secondary school capacity currently available at Spalding secondary schools which are closest to development. It is likely that capacity will fill as children cannot attend schools at Holbeach/Bourne/Deepings. A new secondary school is required in second phase of plan. The closest sixth form is in Spalding - Sixth form capacity echoes capacity in the secondary schools which they are part of (some capacity available).

The current comments from Anglian Water are: the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. For Sewage Treatment all of the proposed housing allocations in this area is expected to require improvements to the existing foul sewerage networks to enable development to come forward on these sites. For Water Supply all of the proposed housing allocations in this area is expected to require improvements to the existing water supply networks to enable development to come forward on these sites.

It is acknowledged in the report that the water recycling centre and the foul sewage network need upgrading. AWA have acknowledged that the surface water network capacity has major constraints.

It is also acknowledged in the report that the Primary School has limited capacity to grow. The additional properties - especially if predominately two storey - will mean a considerable number of children chasing an ever decreasing amount of places in local schools.

The Parish Council has a very strongly held view that before any development is carried out within Weston it is essential that the already existing problems and deficiencies with local infrastructure are addressed. It should be a fundamental requirement that the infrastructure be upgraded in advance rather than subsequent to additional loads being placed on it.

It is stated in the report that the Local Plan will be supported by an Infrastructure Delivery Plan - the Parish Council awaits this with 'hope over expectation' that it may deliver genuine and substantial improvements to local infrastructure.

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ID1: 491 comment_author: Anglian Water

comment_content:

All of the proposed housing allocations in this area is expected to require improvements to the existing water supply and foul sewerage networks to enable development to come forward on these sites. Please refer to the enclosed spreadsheet for detailed comments relating to these sites.

Officer Comment:

The comments are noted and have been placed in the Housing Paper so developers and residents are aware of the issues.

Officer Recommendation:

No change to the approach is required.

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ID1: 492 comment_author: Larkfleet Homes

comment content:

Small Drove Weston Wsn015

We note the JPU's conclusion that there is a residual requirement of 297 dwellings for Weston. As you are aware Larkfleet have an interest in this site which is currently the subject of both a planning application and appeal against non-determination following Members decision to defer the application.

The officer report confirmed that our proposed development of 45 dwellings including 15 affordable units was acceptable on this site and the comments from the highway officer, as detailed in the committee report and appeal statement, confirmed that it was acceptable in terms of highways.

We fully support the sites identification as a 'Preferred Housing Site' and being included within the settlement limits of Weston. However, we wish to point out that the site should not include the small area of land fronting onto Broad Gate. This is not part of the application site and is in different ownership. We suggest that the plan rejects this and hopefully, Depending on the outcome of the current appeal, identified as a 'Housing Commitment'. A plan of the submitted scheme is attached.

Officer Comment:

The planning application has been granted planning permission by the Secretary of State on 1st September 2016.

The map will be amended

Officer Recommendation:

Owing to the site now having planning permission it will be shown as a commitment on the map.

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ID1: 493 comment_author: Longstaffs

comment content:

Site Wsn 010 Land at Weston
We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and write to request reconsideration of the preferred housing sites for Weston, and to support the inclusion of site Wsn 010, as being a suitable site for Preferred Housing site in Weston. We note that the site has not been selected as a Preferred housing site, however, if taken forward as a preferred site, site Wsn 010 fits well with the pattern of development in the village, and would define the western extent, whilst being shielded away from the A151.

Officer Comment:

It is considered that the site is not a suitable site owing to its peripherality, drainage and access issues and consequent poor sustainability score. No evidence has been submitted to overcome the concerns raised in July.

Officer Recommendation:

The July Housing Paper raised issues about the site. The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Wsn010 should not be taken forward as a Housing Allocation.

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ID1: 494 comment_author: Longstaffs

comment content:

Site Wsn 007 Land at Weston

We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and write to request reconsideration of the preferred housing sites for Weston, and to support the inclusion of site Wsn 007 010, as being a suitable site for Preferred Housing sites in Weston.

We note that the site has not been selected as a Preferred housing site, however, sites closely located to it have been, and all of these are primarily in the north sector of the village. In particular we note sites Wsn 003 , 022, and 029 have been selected, and wish to comment that these sites are as adjacent to the A151. We wish to ask that consideration should be given to the site (Wsn 007) being identified for development in following Local Plan time periods, and that access considerations for the now proposed 'Preferred housing sites', should take into account that site Wsn 007 may be developed in the future. Adequate and suitable Planning conditions are requested to be included in any Planning applications made on sites on Pinfold Lane, to cover this aspect.

Officer Comment:

Historic England raised concerns about this site owing to its impact on the church. No evidence has been submitted showing how the site may be accessed as Lincolnshire County Highways have advised it cannot be from the A151 or Pinfold Lane. Sequentially the site is not one of the best for flood risk.

Officer Recommendation:

The July Housing Paper raised issues about the site. The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Wsn007 should not be taken forward as a Housing Allocation.