

Post_title: **33: Benington**

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

ID1: 511 comment_author: Brown & Co

comment content:

We do feel that parts or the whole of Site BEN008 should be allocated. We were not engaged at the time when there was a consultation taking place over the Public Consultation Draft (including Site Options for Development) January 2016 hence our comments at this stage. Looking at the Settlement Hierarchy Spatial Strategy Policy 2, we note that Benington is shown as Another Service Centre - Settlement Category C. The paragraph which follows the list of villages encourages development to take place where it helps sustain existing facilities and helps to service the needs of other local communities. We note then that in Policy 12 Benington is not shown as being a village where any allocations are proposed and there are no enabling policies to facilitate some growth in the Category C villages. This is at variance with the general statement that some development would be permissible. We do feel that this is a good location and should receive an allocation and support to ensure a fair and reasonable distribution of the housing needs of the area and to help support other local communities. This is an important village with good communications and it would warrant either a direct allocation or more enabling policies to make sure that the housing growth can occur within the Category C villages in Policy 2 of the Spatial Strategy. It is, in the January 2016 Consultation Document, acknowledged that there will be some growth in other Service Centres and Settlements “ see 5.2.7 on page 42. There needs to be some clarity on this and how there should be a reasonable and fair distribution of growth to come from other sites within the Category C villages in Policy 2 “ Spatial Strategy. We are conducting a more

Officer Comment:

Benington's place in the Spatial Strategy - Revised policy 2 of the Public Consultation on Preferred Sites for Development (July 2016) identifies Benington as an area of development restraint (i.e a location where new housing allocations should not be made). This was based upon consideration of the availability of services and facilities in Benington, the parish's population in 2011, historic rates of housing completions, 1976 - 2011, and the availability of land that is exposed to lower flood hazard. Based upon these issues, it is considered that it is appropriate for Benington to be identified as an 'Other Service Centre/Settlement'. The Plan's provisions do, however, allow for the development of land within Benington's 'Settlement Boundary' for housing.

Site Ben008 - This site has an area of 8.66 hectares and, at 20 dwellings to the hectare, could accommodate 173 dwellings. It is of such a size that it would dominate the existing settlement.

Officer Recommendation:

Benington's place in the Spatial Strategy - No change to the Plan is required in response to this comment.

Site Ben008 - The SHLAA classifies site Ben008 as being undevelopable, and consequently the site was not put forward as a Potential Housing Site in the January 2016 consultation, nor as a Preferred Housing Site in the July 2016 consultation. This objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Ben008 should not be taken forward as a 'Housing Allocation'.

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thorough review of the previous papers, Spatial Strategies, Sustainability Appraisals, etc. and further comments will follow as appropriate.
