

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

**Post\_title:** 68: Weston Hills

**ID1:** 490 **comment\_author:** Lincolnshire County Council

**comment\_content:**

Wsn032  
Wsn032 would assist the sustainability of Weston Hills as a settlement with little negative impact. The site fits well with the current village and could be developed in a similar manner to the adjacent site (Sunnyfields Close)

**Officer Comment:**

Weston Hills is defined as an Other Service Centre and Settlement. The form of the settlement is mainly linear although in this part of Weston Hills there is depth development. The strategy for this tier of settlement is infill development within the defined settlement boundary. This site would be a large extension to the settlement and is contrary to the approach.

**Officer Recommendation:**

No change to the Local Plan is recommended.

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ID1: 529 comment\_author: Longstaffs

## comment content:

Wsn 026/027/028, Land off Austendyke Road, and Broadgate, Weston Hills

We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and write to support Weston Hills Austendyke and Weston Hills St John are being treated as one settlement called 'Weston Hills'.

However we request reconsideration of the proposed settlement boundary for Weston Hills, particularly in the areas of Austendyke Road and Broadgate, near the Austendyke Road crossroads.

Our client has previously put forward some land for consideration as sites suitable for infill/frontage housing - Sites Wes 026/027/028, all frontage areas, and being areas opposite to existing residential development and filling a logical pattern of development up to physical boundary features. Indeed, the area of site Wsn 028, was within the settlement boundary in the 1998 South Holland Local Plan, and falls to include a small frontage strip of land up to the road 'Delgate Bank'.

The frontage on Broadgate, referred to as Wsn 026/027, mirrors residential development opposite, and only extends up to the northern extent of that existing development.

If the development boundary is altered to include this land, it would correctly then mirror the proposed development boundary on the opposite side of either

## Officer Comment:

Weston Hills is defined as an Other Service Centre and Settlement. The form of the settlement is mainly linear and in some locations a road fronting line of development sits opposite a gap. This is the case with sites Wes 026, 027 and 028. This pattern of development is also the character on the western side of Austendyke Road, the southern part of the northern settlement boundary on Broad Gate and opposite the St. John's Road and Carisbrooke Way developments in the southernmost part of Weston Hills. Providing a "mirror" development on these gaps is considered to be contrary to the character and built form of the settlement.

Site Wes 028 might be adjudged to be infill as development is evident to the East. However this area has been defined as lying outside the settlement boundary with the gap formed by the Wes 028 site and Delgate Bank forming the defining break. This would be lost if Wes 028 was included and a further easterly extension down Austendyke Road would then seem inevitable.

## Officer Recommendation:

No change to the Local Plan is recommended.

road, and would 'fill the gap', and allow for some small scale new development in the village, to support local services.

We wish to ask for re-consideration of the suitability of these areas being included in the settlement boundary, and summarise the benefits of the sites:

1. The sites are at or within 300m of the centre of the village.
  2. The sites complete a logical infill to the pattern of development that already exists for the village.
  3. The sites have a straight and clear frontage to a Highway without visibility issues.
  4. The sites are located within 250m of a main bus stop.
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