

Logged - AMS / 5.2.18

2018

Planning Dept  
East Lindsey District Council  
Tedder Hall  
Manby  
Louth  
Lincolnshire



1/2/2018

Dear Sirs,

Re: ELDC Local Plan Modifications Consultation MM5 New Clause 2

I wish to object to possible proposed modifications to the ELDC Local Plan. New Clause 2 Regarding Small Villages.

If I understand it correctly the possible change would be to allow a very small number of properties to be built in small villages. I am unsure if this would be capped. Would allowing this small number open the flood gates for others to follow over time?

I do not agree with this proposal. The Countryside and village characters are precious. I would feel more comfortable for change of use on existing unused buildings as they are already there than I would on new applications.

South Reston is 7 miles from any amenities and is unsustainable. South Reston has only 19 scored on the Settlement Pattern after the closure of the farm shop is taken into account.

There have been a number of Planning Applications submitted in South Reston over the last few years all have been refused. Most have gone to Appeal and also been turned down by the Planning Inspectors. A sample are as follows: APP/D2510/W/15/3035725, APPD2510/W/15/3004628. You will see the main reasons they were turned down is that South Reston is indeed unsustainable. It would be extremely difficult to live here without using private vehicles. The bus route currently in force, is due for review. The Inspectors commented on the detriment impact any development would also have on the village.

I have enclosed a copy of my recent letter of objection to a Planning Application in South Reston. This sets out fully why South Reston is unsustainable and why I would strongly object to the Policies to allow future building in small villages in the review of the ELDC Plan.

Yours faithfully



12<sup>th</sup> December 2017

Attention of Simon Milson

Planning Department  
East Lindsey District Council  
Tedder Hall  
Manby Park  
LOUTH  
Lincolnshire  
LN11 8UP

Dear Sirs,

Re: N/161/02150/17  
Glebe Farm, Main Road, South Reston, Louth

I would like to object to the above planning application.

I have lived in South Reston for over 50 years. Those of us that choose to live in South Reston are very reliant on private cars. This is now against Government Policy who seek to make fullest possible use of public transport, walking and cycling. As South Reston is so far from the nearest towns this is almost impossible here. The village itself has footpaths but once outside the village in any direction there are no pavements and no street lighting.

There are buses but not on a Sunday and the timetable is under review. From South Reston to Lincoln would take approximately 2 hrs each way with a change in Louth, similarly to get to Grimsby would be 1 ½ hours each way. You would therefore obviously opt to use private transport as it is more convenient and much quicker and for multiple travellers cheaper too.

South Reston is an attractive village with open views of the Wolds with large open spaces between properties. Once an application for planning is passed I feel it would likely set a precedent and the Village would lose its distinctive rural character. This is what happened in the next village Withern.

Building more properties in South Reston now in 2017 would not bring back those past lost facilities it would merely mean more residents travelling in and out of the village to work, school, shopping, leisure etc.

The application comments that "additional housing within the village will help to provide housing to satisfy the needs of present and future generations of residents". There isn't now and there hasn't been demand for extra housing in the village. Some years ago ELDC asked the Parish to carry out a survey to see if there was a need for it.



South Reston for Social Housing on the piece of land they owned. This is the same piece of land as this Planning Application. Forms were delivered to each property in the village for their views. The views the Parish received were, by a large majority that residents felt that there was not a need for social or other housing in South Reston. It was felt that if they were built the occupants would be from outside the village. This was also the view of the Applicants of this Planning Application at that time.

The proposed housing would not promote growth in the rural economy or support existing businesses. It would mean more vehicles travelling to and from the village. You cannot make Residents shop or attend facilities where they live. The majority of the Waggon & Horses business comes from outside the village itself which was the same for our Family Farm Shop which relied on passing trade and has now closed.

South Reston forty years ago was a Community it is now a Commuter Village. The Village had a School, Church, Chapel, W.I Hall, PO, Garage and Store, Farm Shop, and pub. The local Drs too was in the next village of Withern. Every one of the above apart from the pub has gone. There is also no Church or Village Hall as stated in the Application.

South Reston is classified as a Small Village with the closure of the Farm Shop it currently has a score of 19 points on the Village Settlement Pattern Document. The Application compares this Village to those of Hagworthingham, Hundleby and Tattershall Thorpe which have had successful Planning Applications. In comparison Hagworthingham has a score of 39, Hundleby 31. Tattershall Thorpe has a lower score than South Reston of 14 but is only three miles from Woodhall Spa and 1 mile from Tattershall which have many more facilities. Therefore in my opinion none of these villages can be compared to South Reston which is 7 miles from Louth, 9 miles from Mablethorpe, and 6 miles from Alford.

Primary age children living in South Reston would normally travel to attend school in Legbourne or Withern. Both of these schools have been full for some time and there are already parents in South Reston having to transport their children to school in either Louth, Alford etc. The Application refers to a school bus service between Louth and Alford which would pass through South Reston. There is such a bus which comes from Grimsby but it is private and very expensive. Therefore adding more families with children having to travel to schools elsewhere would not be feasible.

There have been other Planning Applications for development in South Reston in recent years 2014/2015 - Land Adjacent Wilna, N/161/01490/15 which was refused. Land Adjoining Hillcrest which was refused and went to Appeal but was dismissed, Ref: APP/D2510/W/15/3035725. Merryfields APP/D2510/W/15/3004628 all were dismissed.

Nothing has changed in South Reston's status since the Inspectorate dismissed those appeals.

I would be grateful if you would take these facts into consideration when making a

decision.

Yours faithfully

