

## Breakdown of Weston Hill Housing Need

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, mandates that the Local Planning Authority base decisions on the adopted Development Plan, unless material considerations suggest otherwise. The development plan for this area is the South East Lincolnshire Local Plan 2019 (SELLP).

Weston Hills is a linear village with a defined settlement boundary and is termed an “Other Service Centre” in the SELLP. The area outside of the settlement boundary is the countryside.

Policy 1 of the SELLP relates to the overall settlement hierarchy of the district and encourages development in more sustainable locations. That means that new housing has to be located inside settlement boundaries for it to be within a sustainable location unless it is a rural exception site as per Policy 19 of the SELLP.

In the countryside, development will be permitted only where it is necessary for the location and where it can be demonstrated that it meets the sustainable development needs of an area in terms of economic, community or environmental benefits.

Regarding the council’s housing supply, the council currently owns 30 dwellings within the area. These include 10 two-bedroom bungalows, 1 two-bedroom house, and 19 three-bedroom houses.

On the housing register for the area, as of February 2024, there are a total of 171 individuals requiring affordable rented properties to meet general needs. This breakdown includes 100 individuals in need of one-bedroom properties, 31 in need of two-bedroom properties, 23 in need of three-bedroom properties, 12 in need of four-bedroom properties, 3 in need of five-bedroom properties, 1 in need of six-bedroom properties, and 1 in need of a seven-bedroom property.

It is important to note that the data in the Housing register is handled with caution, as residents may select multiple areas, potentially leading to duplicated data.

### ESTIMATED HOUSING NEED AND MIX REQUIRED:

As Weston Hills is a village within the civil parish of Weston, its estimated housing need will fall within the Moulton and Weston classification data within the South Holland Housing Need Assessment (HNA).

The HNA estimates for the Moulton and Weston areas an annual need of 11 properties for affordable/social rent between 2020 and 2036, along with an annual need of 7 properties for affordable home ownership during the same timeframe. The projected distribution is outlined below:

#### Modelled Mix of Housing Required by Tenure – Moulton and Weston

|                           | 1-bedroom | 2-bedrooms | 3-bedrooms | 4+ bedrooms |
|---------------------------|-----------|------------|------------|-------------|
| Market                    | 2%        | 30%        | 48%        | 20%         |
| Affordable Home Ownership | 11%       | 33%        | 42%        | 14%         |
| Social/Affordable Rented  | 29%       | 36%        | 33%        | 2%          |

While the aforementioned need is outlined at a sub-area level, it is important to note that addressing affordable housing requirements can extend across the district as opportunities and suitable conditions emerge. From the perspective of affordable housing, we generally support the inclusion of new affordable housing, subject to agreement on the specific size and tenure specifications of these homes. This ensures that the development effectively addresses the identified housing demand.

For more detailed information about whether or not the proposal as a whole is acceptable in planning terms, I advise you to seek information directly from the planning department via the Council's pre-application service, which is currently free. Please see the link below:

[Pre-application planning advice - South Holland District Council \(sholland.gov.uk\)](https://www.sholland.gov.uk/pre-application-planning-advice)