



HOUSE OF COMMONS

LONDON SW1A 0AA

Rob Barlow
Joint Chief Executive
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE

23rd November 2025

Dear Rob,

H09-0721-25

Further to my formal objection letter of September 12th 2025, I am writing with additional concerns which have recently been brought to my attention.

In particular, I am concerned that the land chosen for this development should not be developed at all given it is designated in the South-East Lincolnshire Local Plan as a reserve site. As you'll know, Policy 12 of the Local Plan makes clear that reserve sites should only be allocated for development in the event that previously allocated sites have not developed sufficient housing, effectively stating that they should only be considered when all other options have been exhausted. Given South Holland District Council recently scored 162% of its Housing Delivery Test over recent years, meaning that housing delivery has exceeded targets, this seems to be a very peculiar decision, if indeed one has been made.

I have not seen evidence to support the release of a reserve site in respect of the land south of Wignals Gate and so would welcome clarification as to why a reserve site such as this has been put forward and to see the supporting evidence for such a decision. Given the Local Plan makes clear that the local planning authority must explicitly make such a decision based on clear evidence, this seems to be a crucial point in respect of whether the proposals should proceed at all.

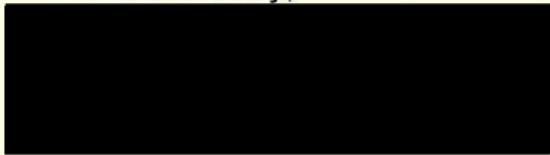
Secondly, it appears that the developer has changed their plans in respect of the mixture of affordable and social rented homes since the original application was submitted. The original application included no shared or rented properties, but the new plans include both. Clearly, this would be a materially different application from the one submitted, and



so I would expect that a fresh application would be needed altogether. I would be grateful for your comments on this also.

I would be grateful if you could treat this letter, alongside my letter of September 12th, as a formal objection to these plans.

Yours sincerely,



The Rt Hon Sir John Hayes CBE MP
South Holland and The Deepings