
From: Niland, Mark
Sent: 07 March 2025 09:03
To: _planningadvice
Subject: FW: H22-0077-25
Attachments: We sent you safe versions of your files; WPC Objection H22-0077-25 revised.pdf

Hi,

H22-0077-25

Can the parish objection below please be captured into the DIP, 2PC

Thanks
Mark

From: Graham French <westonpc@outlook.com>
Sent: 06 March 2025 15:02
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: Chris Dicks <chris.dicks6861@outlook.com>
Subject: H22-0077-25

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H22-0077-25

Hi Mark,

At Mondays meeting Weston Parish Council resolved to object to the planning application for twenty-four affordable homes at Weston Hills.

I tried to enter the objection on the website today but I think it's over the permitted 3,800 characters. To that end I've attached the objection details, would you be able please to enter the objection?

Regards,

Graham French

Clerk/RFO to Weston Parish Council
Tel 01406 371231
email westonpc@outlook.com



Weston Parish Council Objection

This planning application appears to be missing a great deal of information, contains incorrect information, and there has been a lack of pre-application assessment. Other LPA's including South Cambs District Council, appear to have much more robust requirements for applicants to follow for applications of this type, before such would be permitted to be submitted. We ask SHDC to look at the process other planning authorities follow for Rural Exception site applications.

We object to the application, for the following reasons:

1 Conflict with Policy 19 of the SELLP

a Rural Exception sites are supposed to be small sites on the edge of rural villages, of affordable homes, to meet an identified local need for housing in the settlement. Local need is understood to an unfulfilled need for affordable housing by people who have lived in the village for at least 5 years, or people having family members who have lived in the village for at least 5 years, or people working in the village. We are not aware that there has been any assessment of this local need, and no discussions have taken place with the Parish Council 'pre-application'. Please can we be supplied with the housing needs survey for Weston Hills that should be supporting this application.

b The scale of the development is not in keeping with the role and function of the village – which is a small rural settlement with no shop, and only a limited bus service.

c Pre-application engagement with the local community has not been undertaken.

2 Mistakes in the application documents, eg referring to Deeping St Nicholas Parish Council as being the Parish Council consulted, reference to Littleworth Drove. Are other report references actually about Weston Hills?

3 Lack of Reports, and other reports are not at a suitable level of detail – i.e no site levels, no ground investigation, only a desktop drainage strategy.

4 Drainage strategy and plan show surface water flows running in the opposite direction to actual existing flows.

5 Would increase the risk of flooding. Dykes at the rear of the properties on Broadgate cannot cope with existing field water, and have flooded bungalows on Broadgate and the Village Hall several times in the last 5 years. Residents who have been flooded in recent years have had sewage flood their homes as a result.

6 Public sewer system is inadequate – EA and AWA consultation responses say the network is 'already at capacity', and object to the application. Residents complain the foul drainage in the village frequently blocks.

7 Incompatible with the local pattern of development (ribbon/linear frontage homes), and design of existing homes. House designs are bland - all the same materials and design – 2 storey, gabled ended, with Bronze windows and zinc downwater goods. No height transitions, bungalows, to be in keeping with the existing dwellings in the village. In conflict with the character of the area.

8 No provision of homes for disabled persons.

9 Layout directly causes overlooking, loss of amenity and privacy a minimum of 16 existing homes, 11 of which are bungalows.

10 The legal minimum back to back separation distances have not been adhered to for several plots. 'Desktop' drainage strategy states site levels could be raised upon full report studies being undertaken.

11 Access road is opposite access road to the houses opposite on Broadgate. Broadgate already congested in this location with school parking, also the road is quite long and cars will race through.

12 Insufficient parking provision. No visitor spaces.

13 Bin laydown areas not at the correct siting distances for those properties on private drives.

We propose to make a s106 application for the Parish Council to fund further play equipment for the Village Playing field. S106 must limit the homes to being occupied only by people who have lived in the village for at least 5 years, or people having family members who have lived in the village for at least 5 years, or people working in the village?