

H22-0077-25 - Rural exception site of 24 affordable homes, Land off Broadgate Weston Hills

Weston Parish Council is very concerned that the above planning application has yet to be determined.

Multiple extensions of time have been given, many which were passed without re-extensions of time being agreed. The statutory Planning Guarantee, is that LPA's must decide applications within 26 weeks (6 months). This application is now more than 20 months since being validated.

Numerous requests for further information/studies were made by Statutory consultees, and these have not yet been provided:

a) LCC Highways – Response dated 12 March 2025 Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

Layout

Carriageway and footway widths should be detailed on the site plan.

Central private drive to be changed to an edge lane to provide connectivity.

What are plots 7-12? They don't have their own garden space. The parking is too far away from some units and this will lead to indiscriminate parking in the area.

What is the construction of the foundations – how close will they be to the base of the swale?

The footway at the end of the road close to plot 13 serves no purpose and should be removed – it only needs to go up to the drive way to plot 13.

Tactile paving should be detailed at every crossing point.

Secure Cycle storage should be detailed for every dwelling without a garage.

The footway that connects onto Broadgate should provide a tactile crossing over to the footway on the other side of Broadgate so pedestrians can access the existing footway network.

Flood risk and drainage

This is a full application so a **detailed Ground Investigation Report is required**. It shall detail the ground water levels and infiltration testing. If monitoring cannot be supplied this will have to be conditioned.

1.0l/s will be difficult to achieve, how? Consent to discharge is required from the IDB.

A Flow control device is not shown. The design needs to be more detailed for this type of application. A contour drawing, levels, maintenance regime, flood flow paths should be submitted.

It says that FFL will be set at a minimum of 300mm above the existing highest ground level – this could therefore increase. They need to provide mitigation in respect of the surrounding properties.

A Topo survey should be submitted, they need to show the inverts of the receiving watercourse to ascertain what they need to work to for the discharge.

How will they maintain the ditches to the rear of the dwellings (plots 13-24).

They need to futureproof the design as the landowner owns the adjacent land (blue outline) – the attenuation pond should be big enough for both plots of land.

b) Archaeological -4 March 25

Thank you for consulting us on this application. The proposed development is located in an area of archaeological interest. The Historic Environment Record (HER) contains information on several nearby heritage assets: To the west, Monument record MLI98110 - Cropmark evidence of possible round houses. To the south, MLI90793 - Cropmark prehistoric or Romano-British settlement and to the east MLI116039 - Cropmark ring ditches south of Fengate Drove in Weston. Recommendation: Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development. Therefore, I recommend the applicant to provide the results of a full standard archaeological evaluation of the site. This is in line with the guidance set out in the NPPF 2024 (paragraphs 207 & 218). The applicant has not adequately described the significance of any below-ground heritage assets that may be affected by the proposed development, and it is not "sufficient to understand the potential impact of the proposal on their significance (the heritage assets)" (Paragraph 207 of the National Planning Policy Framework (NPPF)). This in turn does not allow the Local planning authority to "identify and assess the particular significance of any heritage asset that may be affected by a proposal." (Paragraph 208 NPPF). Given the high archaeological potential, but as yet unknown character and extent, **I recommend this application to be accompanied by the results of a geophysics survey, geoarchaeology assessment and full standard archaeological trial trench evaluation in order to properly assess the site potential, inform the appropriate planning advice and design an appropriate mitigation strategy should consent be subsequently granted.** The evaluation will aim to determine the presence, absence, significance, extent depth and character of any archaeological remains which will be impacted by the proposed development as noted above. It should also be noted that preferred mitigation strategies will include preservation in situ (avoidance of sensitive areas) where possible and open area excavation where not. It is important that this application fully considered the implications of this in its project feasibility assessment and that the results have been considered in designing the layout. The ability and flexibility for this is only as good as the knowledge of extent, character and significance of the archaeological resource on the site. We cannot plan mitigation appropriately against unevidenced conclusions. It is also important to avoid any unnecessary planning conditions that would place an unreasonable planning burden on the scheme if significant archaeology were discovered during post-consent evaluation work. Paragraph 57 of the NPPF applies in this case. This information should be provided with the application so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 207 and 218.

and 19 December 2025

Thank you for the re-consultation on this application. This service previously issued advice on 04/03/2025. I have reviewed the submitted documents and the Archaeological Statement -

Amendment 1, dated 20/11/2025. This has drawn upon the Lincolnshire Heritage Explorer website, which states, 'It should be noted that the information provided through the Lincolnshire Heritage Explorer is only part of that held by the LHER, and will not be sufficient on its own to inform the planning process. For further details, please see our Terms and Conditions page.' (see <https://heritage-explorer.lincolnshire.gov.uk/map>). **Consequently, the document does not meet the requirements of Para 207 of the NPPF and we refer to our previous advice and recommendations, which remain valid**

In addition to the lack of determination of this application in accordance with the 'Statutory Guarantee' timeframe, numerous concerns were raised by the Parish Council in its objection, including about such a large site (3.43 acres – 1.39 Ha) being put forward as a Rural exception site, as the proposed number of dwellings was larger than the '10' level set out in Government guidance at the time. All our concerns still stand.

Furthermore, no prior discussions with the Parish Council were undertaken, and no housing needs assessment had been undertaken in the village, although the 2021 Housing Needs Assessment (HNA) results were then provided by SHDC Housing team, as a Statutory Consultee. These indicate that Weston Hills would be considered as part of the Weston Parish and therefore that an application in the village would meet the Affordable Housing needs of the Moulton and Weston areas, but it is now apparent that data for Moulton Chapel was separately assessed, as it was deemed as 'fairly' distance from Moulton, and its housing needs were assessed on its own. A toolkit was however provided with the 2021 HNA, which allowed assessment on a smaller area level.

For any planning application for Affordable housing in the Weston Parish, we consider that Weston Parish should have its own housing data and needs assessed, and that Affordable housing already provided within the Weston Parish since 2020, and that on already started and allocated sites (117 new homes in total), should be taken into account in determining whether Weston Parish requires further Affordable housing.

In conclusion, we are very concerned that the LPA has delayed the determination of an application beyond the 'Statutory Guarantee' timeline, and where, despite repeated extensions of time having been given, no requested further information has been provided since December 2025. We request an immediate meeting to understand the reasoning for the delay and direction of travel on this application.