For the Attention of:
Jess Hill, Planning Officer
And whom it may concern

Re: Planning Application **H22-0218-26** – Proposed Residential Development on Farmland, Weston Hills

Dear Sir/Madam,

Weston Parish Council would like to object to the above planning application for residential development on agricultural land located at Weston Hills.

1. Principle of Development and Location Strategy

The proposed development is situated on a greenfield site outside the emerging Local Plan settlement boundary for Weston Hills. I strongly object to the unnecessary loss of open countryside, particularly where the emerging Weston Hills Local Plan has already identified more suitable brownfield sites within the settlement. Some of those sites are currently subject to residential planning applications and offer opportunities for development without harming the established character, form, and depth of the village.

Approval of this application would establish a dangerous precedent for the further expansion of housing and associated development into surrounding agricultural land used for farming and grazing.

2. Conflict with Local and National Planning Policy

In planning policy terms, the site lies within the open countryside, where housing development is strictly controlled. Once lost to residential development, this land would be irreversibly removed from agricultural use with no tangible benefit to the local community.

The proposal is therefore contrary to:

- Policy HS7 of the South Holland Local Plan
- Section 6 of the National Planning Policy Framework (NPPF)
- SELLP (adopted 2019) Policy 1 that covers spatial strategy covering the countryside.
- SELLP (adopted 2019) Policy 2 development management that would cover concerns of size, scale, layout and relationship to existing development.

Similar development proposals have previously been refused by the Local Planning Authority, with subsequent appeals dismissed by the Secretary of State.

3. Settlement Hierarchy and Local Plan Strategy

The Local Plan identifies Weston Hills as an area of development restraint, allowing only limited frontage infill. The proposed scheme clearly exceeds this intention and would undermine the plan-led approach to development.

4. Cumulative Impact

If approved, the proposal would encourage further speculative applications of a similar nature. The cumulative effect would seriously prejudice the Local Plan's objectives of directing growth to sustainable and deliverable locations.

5. Appeal Precedent

I draw attention to the Secretary of State's appeal decision APP/A2525/W/17/3174609, relating to application H22-1287-16, which identified the following key issues with residential development in Weston Hills:

1. Conflict with the Local Development Plan
2. Incompatibility with planning policy in areas of high flood risk
3. Poor accessibility to services
4. Harm to the character and appearance of the area

These issues are directly applicable to the current proposal.

Conclusion

For the reasons set out above, Weston Parish Council asks that this application be refused.

Graham French,
Clerk/RFO

For and on behalf of
Weston Parish Council.