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From: [redacted]
Sent: 14 April 2025 21:11
To: DevelopmentControl
Subject: Re: Planning Application 25/00573/PIP - PARISH COUNCIL RESPONSE

Good Evening,

Old Weston Parish Council met tonight to consider the following planning application: 25/00573/PIP.

It was agreed to recommend "Refusal". The vote was recorded as 4 for and 1 abstention. The Parish Council would like to make the following comments:

Reasons for refusal:

The property outlined in the proposal is entirely Greenfield site classified as best and most versatile agricultural land. No extraordinary conditions exist that should justify the development of this Greenfield location.

Previous housing needs assessments have clearly outlined that only small, organic growth the village is sustainable with several infill and brownfield sites already identified which will satisfy any local demand both for market and affordable housing through the current local plan to 2036.

The application clearly overstates amenities in the local areas, the site is remote from retail, education and employment opportunities with only limited social facilities nearby. Public transport is extremely limited with one bus trip per working day and none on weekends.

We reject the speculation in the application that this development would improve the vitality of the settlement and given the small scale of the building the impact on local trade opportunities would be negligible.

This application has selected only a small portion of the Call for Sites location (0.4ha of the original 3.52ha), yet seeks to assert that the limited positive points from the call for sites report are entirely applicable, this application should be rejected outright as a result.

The call for sites report clearly states that the entirety of the 3.52ha originally proposed would be required to be developed in order to provide a biodiversity net gain, however, as clearly not included in this application it is fair to assume that this application provides a net loss in biodiversity, counter to the local plan.

The call for sites report also shows a parallel need to use 0.18 ha of adjacent land (previously included in the call for sites) as flood mitigation in order to deal with the flood zone 3b that is immediately to the north of this site. Without clear mitigation on this site, not included in this application, this proposal would leave the properties vulnerable to flooding.

In order to maintain the linear character of the village it is difficult to see how the applicant could fit 9 residences with frontage to main street between the flood plain and the end of the marked land. A typical property width in the south of the village would only allow approximately 3 residences comparable to the Manor Gardens location to the North. Proposing an up to 300% higher property density to existing village properties would not be in keeping with the characteristic of the village.

The application makes reference to the 'built up area' of Old Weston for much of its justification statement, however, this proposed site is not within the built up area of the village, separated by a large agricultural site and stream and no pavements exist which would provide access to the built up area of the village.

As stated in the call for sites report, any development on this location would need to be very sensitive to existing infrastructure, particularly water treatment. This proposed development would add at least 10% to the existing village. It is likely that this development would overwhelm existing infrastructure which has already had a major incident with existing residential loading causing a pumping failure in the last year.

Significant concerns were raised by residents and the call for sights reports regarding the impact to the surrounding community, and the need for screening from the Grade II listed Church of St Swithins, and the residences near Manor farm. Despite these concerns, the applicant has stated in 6.8 that they believe the site is well screened as currently set out. This demonstrates a clear intention to not provide any further consideration in this location which shows a clear need to reject this application as being unsympathetic to the surrounding areas.

Access to the site would need careful consideration and potentially significant groundworks likely to require the removal of the avenue of mature trees currently in place which help shield the village from the B660. A substantial amount of under road drainage would potentially require relocation and any entrance onto the property may require relocation of the 30mph and gates installed. Further, as these signs were put in place with CIL funding, it is likely that additional CIL generated from the development of these residences would simply need to be reinvested and detrimental to the residents as a result.

Kind Regards

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Clerk, Old Weston Parish Council