

Re: Planning Application S/169/01011/26/OUT – Objection

I wish to object to planning application S/169/01011/26/OUT.

Although planning permission has previously been granted for two dwellings on this site, this application seeks to increase the total number of dwellings to five. The Council should determine this application on the basis of the overall development now proposed, rather than simply viewing it as an increase of three dwellings. The planning impacts of a five-dwelling development are materially different from those of the previously approved scheme.

The proposal is contrary to Strategic Policy SP1 of the East Lindsey Local Plan, which seeks to direct development to the most sustainable locations and ensure that development in smaller rural settlements is proportionate to their size, role and available services. A development of five dwellings is not proportionate to this location and would exceed what is appropriate for this part of Stickford.

The proposal also conflicts with Strategic Policy SP2, as it does not represent sustainable development. Stickford has limited services, facilities and public transport, meaning future residents would be heavily reliant on private vehicles to access employment, education, healthcare and shopping. This is inconsistent with the principles of sustainable development.

The application is also contrary to Strategic Policy SP10. Increasing the development from two to five dwellings would create a more intensive form of development that would erode the rural character of the area, alter the established pattern of development and have a greater visual impact than the scheme originally approved.

The proposal should also be assessed against Strategic Policy SP25, which seeks to ensure that development is supported by appropriate infrastructure and does not place unacceptable pressure on existing services. The Council should be satisfied that the cumulative impact of five dwellings can be accommodated without detriment to the local highway network, drainage infrastructure and other local services. Any assessment should consider the full development now proposed, rather than the incremental increase from the earlier permission.

Of particular concern is the precedent this application could create. If permission is granted to increase the number of dwellings from two to five, there is a clear risk that further applications could subsequently seek to increase the number again. This piecemeal approach to development has the potential to circumvent the proper

application of the Local Plan, as a larger development may never have been considered acceptable had it been proposed from the outset.

Planning decisions should uphold the integrity of the development plan and avoid incremental expansion that undermines the settlement hierarchy. The cumulative effect of successive applications should be given significant weight when determining this proposal.

For these reasons, I believe the proposal is contrary to Strategic Policies SP1, SP2, SP10 and SP25 of the East Lindsey Local Plan, together with the sustainable development objectives of the National Planning Policy Framework. I respectfully request that East Lindsey District Council refuses planning permission.

Name.....

Address.....

.....

.....

Date.....