

# **Wellington Without Parish Council**

## **Objection to Planning Application 44/25/0013 – Land at Oldway Road, Wellington**

Wellington Without Parish Council objects to the above planning application for the following material planning reasons.

### **1. Development Beyond a Clear and Defensible Settlement Boundary**

The A38 has long functioned as a clear, logical, and defensible boundary between the built-up area of Wellington to the north and open countryside to the south. This boundary is recognised in both the adopted Local Plan and the Wellington Neighbourhood Plan.

The proposed development lies outside the defined settlement boundary and represents an unjustified and unsustainable incursion into open countryside. Approval would undermine the plan-led approach, erode confidence in neighbourhood planning, and set a harmful precedent for further southward expansion towards the Blackdown Hills National Landscape.

### **2. Harm to Landscape Character, Countryside, and Rural Parish Identity**

The application site forms part of the rural setting and transition between Wellington and the surrounding countryside. Development here would result in the permanent loss of greenfield land and productive farmland, urbanising the southern approach to the town and fundamentally altering the character of Wellington Without Parish.

The scale of the proposal would almost double the parish's housing stock and population without providing local facilities, effectively transforming a rural parish into an urban extension of the town. There would be a substantial detrimental effect to the visual impact afforded by the views of the Blackdown Hills National Landscape and additionally from that area the views of the hinterland would be irreparably damaged.

### **3. Severe Highway Safety and Traffic Impacts on the A38**

The A38 is a busy national route and relief road which already operates under significant pressure, particularly during peak hours and when the M5 is closed. This development would generate substantial additional traffic movements, exacerbating congestion and undermining the function of the A38 as a bypass.

All future residents would need to cross the A38 to access schools, healthcare, shops, and other services in Wellington. The absence of safe and clearly deliverable pedestrian crossing infrastructure presents an unacceptable risk, especially for children. The main footpath linking Wellington to the Monument also crosses the A38 at this point and runs through the proposed site, compounding safety concerns. We recognise that although this is an outline application, we feel that these are important points to be included in the Parish Council's objections.

### **4. Flood Risk and Inadequate Surface Water Management**

The A38 and surrounding land are already prone to flooding during periods of heavy rainfall, with recent events causing significant damage to property both locally and downstream. The site's sloping topography and loss of natural greenfield drainage will increase surface water run-off.

The proposed attenuation measures and sustainable drainage systems are not convincingly demonstrated to be adequate, particularly in light of known extreme rainfall events and climate change allowances. There is limited confidence in the Flood Risk Assessment, given inaccuracies in assessments for nearby developments which have already worsened flooding conditions.

## **5. Inadequate Sewerage, Drainage, and Utilities Capacity**

Wellington's sewerage and wastewater infrastructure is already under severe strain following extensive recent development. There is no clear, secured, and deliverable evidence that existing systems can accommodate this proposal without unacceptable risk of pollution or service failure.

Granting permission without guaranteed infrastructure upgrades would be contrary to sustainable development principles and the requirements of the Neighbourhood Plan.

## **6. Impact on Heritage Assets and Their Setting**

The site lies adjacent to a listed agricultural barn at Middle Green Farm, whose significance is derived in part from its rural setting. The proposed development would cause harm to the character and setting of this heritage asset through inappropriate urbanisation. This harm has not been adequately assessed or outweighed by clear public benefit. This barn is on the national register and is grade II listed, and in addition there is one more building and five sites at the farm, all of which are listed.

## **7. Lack of Local Facilities and Infrastructure Provision**

Wellington Without Parish has no schools, GP surgeries, shops, community buildings, or recreational facilities. The proposal does not adequately address the additional demand placed on already oversubscribed medical services, schools, highways, or recreational infrastructure. Financial contributions offered are insufficient to mitigate these impacts, particularly in relation to healthcare provision. We recognise that it is unlikely that the Parish will ever offer these facilities. Wellington therefore becomes the local centre and this development would inevitably increase pressure on those necessary services in the town, which are already stretched to and often beyond their limit.

## **8. Cumulative and Unsustainable Development**

Wellington has already experienced significant housing growth, with multiple developments still under construction or awaiting completion. This application fails to properly consider cumulative impacts on infrastructure, flood risk, highways, and community wellbeing. Development should be infrastructure-led and plan-led, not piecemeal.

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## **Conclusion**

For the reasons outlined above — conflict with adopted development plan policies, harm to countryside and landscape character, unacceptable highway and pedestrian safety risks, increased flood risk, inadequate infrastructure capacity, and cumulative impacts — Wellington Without Parish Council strongly objects to this application and requests that it be refused.

**Furthermore we request a referral to the planning committee**