

Planning Application no 147672: Outline planning for 100 dwellings to agree in principle of development.

Saxilby with Ingleby Parish Council Consultee Response

The application site is allocated in the Central Lincolnshire Local Plan (CLLP) which was adopted in 2023. *Policy S80: Housing Sites in Large Villages* identified Land off Sykes Lane, without any meaningful engagement with the community.

Saxilby with Ingleby has already had 366 dwellings and further allocations have been identified without any detailed work on the impact to our infrastructure. The allocation is not accompanied by a detailed site-specific policy in the Local Plan therefore we believe that **a community-led masterplan for the site is appropriate at a reserved matters stage.**

Although this is an outline application, there is material supporting this application for those issues that normally accompany a full planning application. This is leading to some confusion within the community about what they should be commenting on.

There are a number of unacceptable infrastructure impacts for the village. The outline planning application itself is not detailed enough in terms of how it seeks to resolve these impacts.

Highways and Access

Firstly, highway capacity and access to the development site is not sufficient in terms of providing a free-flowing and safe highway.

The Transport Assessment document submitted highlights that by 2028, the A57/Mill Lane junction will be at, or near capacity, this is only four years away and does not include the other twelve dwellings and other possible infill sites over the next four years. This is not forward planning.

It does not detail the required mitigation necessary to compensate for the direct traffic impact arising from the site.

Drainage

The drainage report that accompanies the application is not detailed enough in terms of its direct impacts and any mitigation that is needed to reassure residents that there will be no further flooding or drainage issues from this development.

The recent developments of Ingleby View (133 dwellings) and Church Fields and Saxilby Heights (233 dwellings) and gives a total of 366 dwellings built in the village within the last five years.

Since these developments, there has been no updated baseline assessment of the impact from these sites on the social infrastructure to the village including schools, healthcare, retail, and green spaces.

Furthermore, there is also outline planning permission for twelve dwellings (also classed as major development) on another site identified in the Central Lincolnshire Local Plan (CLLP) with no change to the infrastructure of the village.

The concentration of the development focuses on the northern part of the village where there are small rural 'lanes' not higher standard 'roads'. In addition, these sites are further away from the village centre and they have no retail or community facilities to support the growing number of residents in this part of the village.

Saxilby is classed as a 'larger village' in the CLLP and already acts as a hub to provide services to nearby smaller satellite villages.

In the CLLP, *Policy S35: Network and Hierarchy of Centres*, Saxilby is identified as Tier 4, but does not have a sufficient quantum of community facilities in relation to the development of the area.

The Saxilby with Ingleby Neighbourhood Plan is currently under review and the draft Design Code and Housing Need Assessment is due this month (February). Once these are available, we hope they can be used to further shape and influence the development of this site.

The National Planning Policy Framework (2023) supports early engagement and encourages applicants to engage with the local community. So far, there has been no formal engagement with the community from the agents.

The parish council would like to work with the developers to highlight the infrastructure concerns, in order for suitable mitigation to planned.

We believe the proposed development conflicts with:

1. *National Planning Policy Framework 2023 115 Impact on Highway Safety Saxilby with Ingleby Neighbourhood Plan polices:*
2. *NDP Policy 1 Housing Mix*
3. *NDP Policy 2 Design of New Developments including sub paragraph (i)incorporate flood resilience and resistance measures including, where appropriate Sustainable Urban Drainages Systems.*
4. *NDP Policy 11: Minimising the Impact of Development on the Natural Environment*
5. *NDP Policy 12: Green Infrastructure*
6. *NDP Policy 14: Open Spaces, Sports Facilities and Recreational Facilities*
7. *NDP Policy 16: Existing and New Non-Vehicular Routes*
8. *NDP Policy 17: Traffic and Movement around the village*

Planning Obligations

The parish council requests a meeting with the applicant to discuss the application, s106, and facilities required at the north end of the village such as retail and recreational, if the application were to be approved.

Public Meeting

The parish council facilitated a public meeting on the 30 January 2024. Over fifty residents attended to share their views on the proposed development.

The key issues raised from this meeting were:

- Heritage concerns. Previously a ridge and furrow field with an old 'well' in the centre
- The village cannot cope with anymore houses
- Sewage capacity - with present issues at the Water Recycling Treatment Works how will it cope?
- Flooding - more building will lead to more flooding
- Dykes are blocked
- Education- local children are not guaranteed a place at the primary school
- Education - There is limited choice for secondary education due to schools being in Lincoln city
- Medical services – local GP's cannot register any new patients
- Hedgerows - should have been protected but have been cut down by some new residents
- The poor condition of Church Lane - road surface and footpaths
- Traffic around the village - the need to consider a one way system
- Traffic assessment needed
- Car parking and congestion around the village and school
- The Coop store car park is not sufficient for the number of residents using the store. During peak times it is very difficult to park.
- Play areas - only one play area in the centre of the village
- Lack of facilities in the north part of the village including retail and community facilities
- A57/ Mill Lane Junction capacity. Queues and congestion. Dangerous junction at peak times
- Church Lane junction and parking around the church/nursery

Conclusion

The outline application is not acceptable due to the overall impact on the existing infrastructure and lack of evidence and information to satisfactorily address issues raised by residents, the parish council, and other stakeholders. The strong concern highlighted by residents at a public meeting and the high number of online comments on the planning portal supports these concerns.

Saxilby with Ingleby Parish Council respectfully request for it to be called in to West Lindsey District Council Planning Committee for a decision.

Saxilby with Ingleby Parish Council's position is this planning application should be refused.