

Copy of speech given at WLDC for Planning Application Ref WL/2024/00075.

West Lindsey Planning Committee
Wednesday 9th October 2024

Planning application 147672

PROPOSAL: Outline planning application for residential development of up to 100no. dwellings, including new junction to Sykes Lane, estate roads and associated infrastructure with all matters reserved

Recommended Decision: Defer and delegate approval to officers subject to completion of a Section 106 legal agreement (that delivers affordable housing, plots for self-build and custom housing and financial contributions towards education, medical and highway safety measures) and imposition of planning conditions

On the 30 January 2024 Saxilby with Ingleby parish council facilitated a public meeting with residents. Over fifty concerned villagers attended to share their views on the proposed 100 dwellings for the north-west fringe of the village. Strong concerns were repeatedly highlighted by residents at the meeting, many echoing concerns that have been raised for a number of years, if not decades on Saxilby's infrastructure and growth. The high number of comments on the planning portal further compounds villagers' views coupled with the objections raised in 2014, when two large developments were built. It is clear that these concerns are still prevalent and affecting the lives of villagers on a daily basis.

The Land off Sykes Lane is allocated for residential development by the Central Lincolnshire Local Plan. The north of the village is now over developed with 363 dwellings built in the last seven years. The proposed new development of 100 dwellings gives a total of 463 new homes in this part of Saxilby. There has been no consideration to the capacity of existing infrastructure. Traffic, sewerage, flooding, a lack of doctors' appointments and school places are every day concerns for residents of Saxilby and proposed measures have been put in place to address some of these in the officers report.

The parish council's concerns in relation to the future capacity of the A57/ Mill Lane junction have been acknowledged in the report. Nevertheless, the junction is very busy and at certain times of the day long queues can form along Mill Lane and Queensway. No consideration has been made to those who use this very busy junction, as it is not just residents of Saxilby. The outlying villages (also developing with new homes), residents from Gainsborough and even commuters from further afield use this junction to access the A57 and beyond.

A Travel Plan forms part of the submission to reduce the use of cars within the proposed development, so there must be a genuine concern about traffic! The £125,424 proposed to provide 12 months of bus passes per household is completely unacceptable and unrealistic. There is no bus service on a Sunday or after 6pm Monday to Saturday. The nearest bus stop is a 20 minutes walk away. Lessons must be learnt from the previous developers, who naively quoted one car per household. Households will not sacrifice a car for a 12month bus pass only usable during work hours. This s106 money would be better spent on infrastructure elsewhere for the whole community to benefit. It could go towards

the request from Sustran for the proposed green lane along Sykes Lane, and the cycle path connecting Saxilby to Torksey.

Following a meeting with the agent for the developer to discuss S106 monies, the Parish Council sent an e-mail on 3rd April 2024 to West Lindsey District Council Planning. This summarised what had been discussed and put forward for further consideration as part of the planning process. There was no response to this e-mail and our request does not appear to have been acknowledged in this report.

The council requested:

2. £350,000 s106 funding to set-up and run accessible facilities in the parish namely:
3. A dog exercise area (NDP project 2.8 facilities and amenities)
4. Allotments (NDP project 2.9 facilities and amenities)
5. Improving existing play facilities (NDP project 2.10 young people)

These are all community projects in the Neighbourhood Plan

They meet the planning obligations in the following test:

- a) necessary to make the development acceptable in planning terms;
- b) play facilities directly related to the development

Westcroft Green is a large green open space which runs alongside the proposed development and recently built houses. The parish council have an opportunity to apply for West Lindsey District Council Neighbourhood Funding which could go towards a professional design or consultancy expenditure for a much needed and long awaited children's play area on Westcroft Green. In our discussion with the agent for the developer, he was happy for the Local Equipped Area for Play to be elsewhere off site. Both funding would provide an invaluable children's play area for this part of the village.

Saxilby with Ingleby Parish Council would like to request that consideration is made for s106 monies to go towards a play area for Westcroft Green which directly borders the proposed development, and a dog exercise area on site. Both are aspirations of the local community shown as projects in Saxilby with Ingleby Neighbourhood Plan (2017). This would make this development more acceptable.