

I object to the proposed development based on the following:

- **Visual and physical impact on the natural landscape & habitats.**

The natural biodiversity and natural beauty of the landscape extending south from the properties fronting the south side of “High Street, Thurlby” and East of “Obthorpe Lane” are going to be completely compromised.

Our current natural vista and landscape to the rear of our properties, of which was the primary reason for purchase for many, was due to the rural setting and landscape that the location offered and higher property prices reflected to purchases because of this.

The area of proposed development is a rich and diverse habitat, supporting a huge spectrum of native animals, birds, bats and insects, of which only thrive due to the undisturbed environment.

Not only will the visual impact be catastrophic to rolling landscape, supporting some of the most beautiful south facing views the village has to offer, but the physical damage, disturbance to natural habitat, contamination and noise pollution will destroy this incredible space forever.

- **Noise impact during and after proposed construction and when the site is occupied.**

The rural landscape in our area and over the site in question, offers some of the counties naturally beautiful tranquil vistas. The proposed impact of this unnecessary development and the continual noise pollution during its construction and followed by the occupancy of 86 to 91 proposed homes, will inevitably change our existing rural tranquillity and how we have become to cherish it.

The increase in noise pollution and village noise disturbance will see an increasing threat of mental health and wellbeing to all existing residents, brought about as a direct result of this proposal.

Its current landscape and tranquillity are what we fell in love with and our reason for moving to, and remaining in, the village for over a decade for me, and 30 years for my wife. Our children have also been lucky to thrive and call Thurlby their home, enjoying a close knit community, quiet and tranquil safe space to grow and flourish.

Not only are we concerned over the dawn to dusk, 5 days a week, noise impact while these homes are being constructed (for a number of years), but also the increases in traffic noise from construction plant, machinery, site power tools and material HGV delivery vehicles during the construction phase, but the noise from the occupied site by residents going about their daily lives once the site is completed.

The disturbance would be completely intolerable for residents whose homes back onto or are very close to the proposed site, of which we are a family of 3, and of which all have to work from home during the working week. I do not know how we will be able to sustain a

home working environment facing the noise pollution associated with this kind of development.

Naturally, the impact of increased noise will additionally drive native species out of their known location and natural habitats.

- **Traffic impact on single track road (potentially 150+ vehicles), increased accident risk to pedestrians and junction intersection traffic management, flow and accident risk.**

The High Street in Thurlby has already becoming a thoroughfare of traffic movement and during peak periods such as early morning and evening work commute and school drop off / collecting, is becoming increasingly hazardous, high risk and beyond the capacity to which it was designed / intended.

This is particularly noticeable at the junction and intersection at the Horseshoe pub end of High Street, Thurlby.

This is made worse, due to on road parking to the houses on the High Street, Thurlby, preventing the free flow of traffic passed parked vehicles and the ability for entering / exiting the village on to the main A15.

The additional vehicle saturation of the proposed development sites, could see an increase of a further 150+ vehicles (to this site alone), using this route and junction as its primary route connection to the A15, causing huge levels of noise issue, traffic bottleneck and increased risk of accident to pedestrians and other commuters.

The A15 is already a “Red Route” high risk accident hot spot, with the junctions at Baston, Kates Bridge, Thurlby and Northorpe all claiming the lives of pedestrians and commuters in recent years. Traffic management implementation (traffic light control) is not achievable or practical due to flow rates at these junctions and particularly at the Thurlby crossroads with the A15, due to the need for on street parking provision to properties on High Street at the Thurlby junction.

It is already the alternative through route for vehicles when accidents occur (regularly) on the A15, as a diversion for commuters to bypass incidents, and of which this proposed site is intending its main access into, and out of, Obthorpe Lane, which is a single-track rural lane with no margins for widening due to property frontage, public footpaths, existing trees and drainage ditches.

The additional vehicle saturation caused by further development is inevitably going to result in increased risk to pedestrians and commuters, resulting in unthinkable risk to life.

- **Current infrastructure (foul and surface water drainage already at its capacity).**

The villages existing infrastructure for domestic and highways surface rainwater and foul sewer drainage discharge is factually known as being at capacity.

The local authority and Anglian Water are aware of its flood risk issues and being overloaded in accordance with its original intended capacity. This has already been as a direct result of the villages expansion over the past 20-30 years.

The infrastructure is not proposed as being increased to cope with the additional demands of this site or others proposed in the village as part of the housing development scheme.

- **Risk of flooding.**

As a direct result of the infrastructure issues noted above, the risk of flooding is becoming a regular occurrence. The current combined system for foul and surface rainwater discharge is at capacity and during heavy periods of rain, now regularly overflows, with raw sewage and excess surface rainwater overflow from Thurlby High Street drainage chambers, causing road and property flooding, along with high risk to public health, property damage and ground contamination.

- **No housing shortage identified for Thurlby residents.**

Following the already extensive expansion and development in and around the local area, there is no know or reported shortage of housing. This is not a localised issue of supply and demand in the local area, but a national issue for more overpopulated areas.

The claim to offer affordable homes are unjustified and incorrect. House prices are continually out of affordable reach for many families and first-time buyers. There is no such thing as affordable homes, but is being used as a suggested pitch / angle of justification to the local community and authority for this sites approval. The provision of affordable and social housing have already been catered for in the extremely large residential development recently constructed in Bourne (Elsea Park and adjoining developments), which have brought about their own huge pressures on community resources such as schooling, doctor's surgeries, dental practices, infrastructure and amenities.

These additional houses are not required or needed to support the needs of the local community or existing residents within the village.

- **No schooling provision to support the site.**

The local nurseries, pre-school, primary and secondary schools capacities, are already at bursting point, with schools struggling to facilitate pre-existing local population, let alone the means to support a substantial future increase of residents and schooling requirements, which cannot be met by current service provisions.

This has been well documented and reported on, along with statements made by the Heads of local schools through local support groups and parent liaison.

As a result, pre-existing children are having to be displaced into other areas, and in some cases separated in deferring schools from their siblings, just to facilitate their educational needs. This adds further environmental impact in non-localised schooling / childcare, increased cost to the local authority in catering for this overwhelmed service need and increases to carbon footprints.

The potential needs of all these additional school / childcare services and places for these proposed new homes cannot be met or catered for.

- **Impact on rural local development, increasing to become an urban concrete jungle.**

The local Thurlby rural landscape is fast being encroached upon, with ever expanding development threatening the identity and characterful charm which makes Thurlby a rural village and small community.

Its appeal is its tight net community, which is fast becoming widespread and fragmented.

A true example of this, is the nature of this application in its own right. Many of the local residents were totally oblivious to this proposal and the direct impact it poses on the community's services and existence as a small rural village.

This is due to the continued expansion of the village's cartilage and the means of local council representatives, being able to highlight these proposals and the effective means of getting relevant important information out to its constituents.

Not all residents have access, or the skill set required to seek out impactful information (such as proposed planning development) within its community and are often subjected to the results of change, without their opinions heard.

The larger the village, the more difficult the challenge of getting messages to all its residents. The expanse of further development not only bites the natural landscape into a suburban concrete jungle of mass housing, but indirectly isolates the community due to at scale.

- **Local services already at bursting point.**

Along with new housing development, comes new residents from outside the local area.

All these extra people, need services from all the local supply chains and service providers.

From doctor's and dental surgeries who already have zero capacity, to school places and childcare provision, the need of the local economy to support these families with needed employment.

In addition, the demands on public sector services who already have massive financial service challenges, such as social care, health, highways, refuse collection, local authority support services, police, fire and ambulance to list just a few all operate at saturation point. These additional resources do not exist and the funds to provide them are not available.

Short-term employment not required.

It is suggested that the proposed new development of these new housing sites will offer new opportunities for employment and investment into the community.

However, the timelines for development are suggested as short-term, with no long-term investment or job opportunities as a direct result of building these houses. Nothing is suggesting that any or very little of which will be offer to the current resident of the village or have any positive impact for them.

These employment opportunities are not sustainable for the area, nor does it offer long term benefit. When the developers are finished, they move on, leaving an aftermath and impact on the local community being over occupied, natural landscape lost and eventual deterioration of a rural community's identity.

- **Summery**

An extensive community led review and report of the long- and short-term needs of Thurlby was only conducted in 2018 - 2019, "The Thurlby Parish Neighbourhood Development Plan 2018 – 2036 was Adopted by South Kesteven District Council on 12th March 2019 and subsequently Approved in early 2020.

This was a true consultation of the local community's view and aspiration for what they hoped the authority's vision was to assist in safeguarding it. The local resident's opinions have not changed, and this comprehensive piece of work is still a current reflection of popular opinion throughout the village's residents.

Many residents have been excluded from the proposed review, and this proposed housing development sites inclusion into a "new" Neighbourhood Development Plan.

Many local residents feel side lined and forces to continually battle against large construction companies out to capitalise on the financial reward and gains through over development to these areas, with residents feeling under support and under represented due to continual unnecessary review (suggested as every 5 years in this case) to just retain what they know as home and the surrounding landscape to which they love.

The suggested promises made by local authorities, in correspondence from the proposed developers of these sites (Alison Homes in this case), seem to be applying continual pressurised tactics to secure pockets of land that they claim are "ripe for development" and are suggest areas for consideration by recommendation of the areas local authorities.

This contradicts the approved information of local opinion and goes against the desires of what residents wish for and the fight to retain this every time it is challenged. It also goes against current "Thurlby Parish Neighbourhood Development Plan 2018 – 2036"

It should be the responsibility of the authorities Planning and local council representatives to safeguard the residents of such pressurised tactics, and prevent the capitalisation and financial gains at the detriment of the community who are unable to represent itself or have the energy to continue to do so. These areas of outstanding natural beauty should be preserved for future generations and not blighted by concrete, brick and roof lines, changing the rural natural vistas of trees, fields and rolling hills. These landscapes need policy to offer long term protection to safeguard them.