

To: South Kesteven District Council



Date: 24 August 2025

Subject: Objection to Proposed Housing Allocation in Baston SKPR-319 – Regulation 18 Draft Local Plan

Objection to Proposed Development of 283 Homes in Baston

I am writing as a resident of Baston to express my strong objection to the proposed allocation of 283 new homes under site references SKPR-319, SKPR-109, and SKPR-110 in the Regulation 18 Draft Local Plan.

While I support the need for modest housing growth, the scale of this proposal is excessive and incompatible with the village's infrastructure, character, and capacity. Baston is a small rural community with limited services, and this development would represent a population increase of around 50%, which is simply not sustainable.

In reference to the development principles:

- a. The site represents a gateway location. Agree, although the current exits from Greatford Road and Maltby Drive has previously been deemed unsafe for the level of traffic. The village is not currently capable of accepting additional housing without improvements to ensure safe traffic entrance and exit to the A15.
- b. Proposals will incorporate substantial landscape and boundary treatment for the southern edge of the site allocation: The documents to not reference what the substantial landscaping will include and what mitigations the landscaping is expected to support. There is a significant flood risk from the Kings Street dyke, which has flooded each year for the last 3 years. Additionally, the proposed is close to a flood plain and close to the proposed Gravel Extraction at the southern border of the site
- c. Pedestrian links and footway connection into the village from the site: Improvements are required for an additional development of any size, however note that there are no pedestrian or cycleway connections between the village of Baston and Langtoft or Thurlby. Therefore the only access to the village is limited public bus services or passenger car travel. Growing the size of the village and allowing connection to other facilities and services should include a footpath and cycleway connection to at least one, preferable both villages north and south of Baston.
- d. Footway / carriageway widening improvements along Greatford Road: Greatford road is at capacity width, with landowners either side. This suggestion is not practically possible and disingenuous to include.

- e. Public Right of Way to be upgraded and connections to be made from the development: Connections exist to public right of way at the site and it is already paved, it is unclear what additional benefit the highlighted principle will provide.
- f. Transport assessment required: Agree
- g. There are potential for archeologic remains on the site: This site is close to the Saxon Burial ground and Urn remains discovered as part of the development in 1996. Archaeological studies for the mineral extraction at King Street highlighted there is the potential for greater archaeological findings at this particular site.
- h. Site included within Green Infrastructure Opportunity Area: The proposal of 286 houses to a 555 house rural settlement, over existing grade 1 & 2 agricultural land with a high population density of over 30 houses per hector is not in keeping with Green Infrastructure, or fitting with the character of the area. However, a smaller and more appropriate site of 86 houses could be planned more in keeping with existing infrastructure and open spaces.
- i. Site situated with a Minerals Safeguarding area: Planning permission approved for Mineral Extraction within meters of the proposed development of 283 houses. The original proposal for 86 houses creates a gap between the development and the gravel extraction.

Key Concerns

- **Traffic and Road Safety:** Greatford Road and the A15 already experience high traffic volumes and speeding issues. The proposed access points are unsuitable and pose safety risks, especially at the A15 junction which has a history of accidents.
- **School Capacity:** Baston CE Primary School is already over capacity. Adding hundreds of homes would overwhelm local education provision, with no clear plan for expansion.
- **Healthcare Access:** GP services in the area are stretched, and waiting times are long. This development would worsen access without any new healthcare infrastructure.
- **Flood Risk:** The proposed site borders a flood-prone area, with recent flooding incidents nearby. Development here would require significant mitigation, which has not been adequately addressed.
- **Environmental Impact:** The plan contradicts sustainability goals. It increases car dependency and threatens greenfield land, hedgerows, and local biodiversity.

- **Public Transport and Connectivity:** There are no safe pedestrian or cycle routes connecting Baston to neighbouring villages. Infrastructure improvements should precede any development.
- **Mineral Extraction Proximity:** The site is adjacent to an approved gravel extraction zone, raising concerns about noise, dust, and traffic from haulage vehicles.

Alternative Suggestion

I support the original proposal of 86 homes (SKPR-109), which is more proportionate to Baston's size and could be accommodated with targeted infrastructure upgrades. This smaller development would allow for gradual growth without overwhelming local services or compromising the village's rural character.

Conclusion

I urge the council to reconsider the scale of the proposed development and retain the original 86-home plan. Baston deserves thoughtful, sustainable planning that respects its community and environment.

Thank you for considering my objection.



Resident of Baston

Supplementary Data and References

To further support the objection, the following data and references are provided:

Traffic Volume and Safety

- Greatford Road recorded 270,070 vehicle movements in one year, with 39,707 vehicles exceeding 40 mph and 78 exceeding 60 mph. Only 13% of vehicles stayed at or below 30 mph.
- Main Street recorded 337,475 vehicle movements in just 4 months, with only 6% maintaining speeds at or below 30 mph. 82% exceeded 30 mph but stayed below 40 mph, and 12% exceeded 40 mph, with some reaching 60–70 mph.
- Speed camera upgrades have been implemented on the A15 at Baston and Langtoft: <https://www.stotles.com/explore/notices/ca32ea06-641c-4dc7-ac75->

6a76886a2c98/upgrade-of-obsolete-gatso-speed-camera-systems

- Lincolnshire speed camera database:
<https://www.speedcamerasuk.com/database/EMLI/>
- Baston Parish Council speed monitoring data: <https://bastonparishcouncil.org/>

School Capacity

- Baston CE Primary School currently has 184 pupils enrolled, with a maximum capacity of 210. The school has exceeded its Pupil Admission Number (PAN) of 177 in some year groups.
- Two replacement classrooms completed in April 2025 accommodate only 25 pupils each.
- A development of 283 homes could introduce 100+ additional children, far exceeding the school's intake ability.
- Nearby schools in Thurlby and Langtoft are also close to capacity.
- Source: <https://moderngov.southkesteven.gov.uk/mgAi.a>

Flood Risk

- The proposed site borders a medium flood risk zone and has experienced repeated flooding over the past 5 years.
- Notable flooding incidents include areas near Waterside Garden Centre and the village of Greatford.
- Flood Map Source: <https://www.getthedata.com/flood-map/baston>

Healthcare Access

- As of 2025, 1 in 9 people in England are on an NHS waiting list, with efforts underway to reduce delays to 18 weeks.
- GP appointment delays: <https://www.statista.com/statistics/1608619/wait-times-for-a-gp-appointment-england/>
- NHS waiting time statistics: <https://www.gov.uk/government/statistics/experiences-of-nhs-healthcare-services-in-england-march-2025>

Settlement Hierarchy

- Baston is classified as a 'Larger Village' in the South Kesteven Settlement Hierarchy Review (May 2025), intended for modest housing growth only.
- A 50% population increase would fundamentally alter the village's rural character.
- Settlement Hierarchy Report:
<https://www.southkesteven.gov.uk/sites/default/files/2025-07/Settlement%20Hierarchy%20Report%20updated%20%20May%202025.pdf>