



Part A: Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	[REDACTED]	
First Name	[REDACTED]	
Last Name	[REDACTED]	
Organisation		
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone	[REDACTED]	
Email Address		

Please note that representations must be attributable to named individuals or organisations. "In confidence" representations will not be accepted. All representations will be available for public inspection and cannot be treated as confidential. We will however redact signatures, home/ email addresses, and telephone contact details from any information that is published.

3. If you are not already on our consultation database and you respond your details will automatically be added to the database	
If you do not wish to be added or would like your details to be removed, then please select the following box <i>Please note: Your contact data will be used to provide information and updates in respect of the Local Plan and any future reviews. Please contact us if you wish to change your communication method and the type of information you receive.</i>	

4. Please Sign and date this form

Signature (please type for an electronic response)	Date
[REDACTED]	25th August 2025



Please fill in a separate form for each site that you wish to comment on

Part B: Your response

Fields marked with an * must be completed

5. Site Reference*:	SKPR - 277 Elm Farm, Farm Yard	
6. Please indicate if you support, object or wish to provide comments only: *	Support	
	Object	X
	Comment	
7. Please provide your comments below:		
Comments on this allocation, it's Sustainability Assessment and Habitats Regulation share common issues as given for SKLP-56 Obthorpe Lane, Thurlby. The following comments reinforce those of 2024 (copy enclosed). Development Principle a. 'Access should not be sought from the A15'. Access to this farmyard has always been from the A15. To refuse access from the A15 leaves this site landlocked.. There is no other viable, sustainable or safe access. Development Principle c. '...this should include safe pedestrian connectivity east and west of the A15 to the village facilities'. The new A15 Puffin crossing, south of Thurlby crossroads offers safe pedestrian connectivity from Elm Farm to the A15 crossing. A footpath/footway runs from Elm Farm drive to the Puffin crossing. However, Principle a states that access should not be sought from the A15, therefore there is no provision for safe pedestrian connectivity as the land locked status of this site has been secured. Thurlby Neighbourhood Plan. TNP10. Meeting housing need of the community. 'New development will be supported within the village where: It meets an identified local housing need'. No local housing need has been identified. SDLP Spatial Strategy. 'Development proposals on the edge of a settlement will only be supported in the following specific circumstances: 'where they are supported by clear evidence of substantial support from the local community' There is no support from the local community for this development proposal on the on the edge of the village settlement. ' In all cases the site must be well located to the existing built form.' The Elm Farm site is not well located to the existing ribbon development of the village. This development site is unsustainable due to it's landlocked position, and lack of the necessary essential infrastructure, services and facilities in the village.		

(continue on a separate sheet/expand box if necessary)



8. Your response on supporting documents	Sustainability Appraisal	✓
	Habitat Regulation Assessment	✓

9. Please provide your comments below:

SDLP Spatial Strategy.

'The Proposal should not visually extend building into the open countryside'

This proposed housing estate will extend building into the open countryside, and it will impact on the setting of the ancient woodland of Park Wood.

Sustainability Assessment.

A Sustainability Assessment for SKPR-277 Elm Farm, Farmyard, has not been made available for either the 2024 or 2025 consultations of the Local Plan, however, using the criteria of the Additional Site Amendments (2025): **This site is clearly unsustainable.**

Additional Note Re: the Habitats Regulations Assessment.

Baston Fen Special Area of Conservation (SAC) incorporates Thurlby Fen Slippe SSSI and Lincolnshire Wildlife Trust Nature Reserve.

The Slippe and old flooded borrow-pits run along the north bank of the River Glen.

The River Glen forms the boundary between Thurlby and Baston Fens.

In this context all references to Baston Fen SAC apply equally to Thurlby Fen Slippe Reserve and the River Glen, especially Water Quality, Level and Flow. Pollution and flooding from new development have the potential to drain into the River Glen.

(continue on a separate sheet/expand box if necessary)

Thank you for responding to this consultation

SOUTH KESTIVEN DISTRICT COUNCIL LOCAL PLAN REVIEW - REGULATION 18
DRAFT LOCAL PLAN CONSULTATION

Council Offices , The Picture House, St. Catherine's Road Grantham, NG31 6TT

April 2024

Village the sites are located in: Thurlby - Site References:
SKPR-277 (LV-H12) Part of Elm Farm
SKPR-56 Obthorpe Lane.

General comments and queries on the Local Plan:

p9 2.19 makes reference to: 'all **fifteen** Larger Villages'. p37 SP2. 3. & p.38 SP2 identify **sixteen** Larger Villages.

p89 Policy E9. 9.45. Grimsthorpe Manor should be: **Grimsthorpe Castle**.

p.108 Non-Designated Heritage Assets and Archaeological Assets.

This section does not define or make any reference to 'non-designated' heritage assets.

p254 Glossary. National Planning Guidance NPPG - Published on 27th March 2012....revised draft consultation ends 10 May 2018.

This needs updating as the Draft Local Plan makes reference to NPPF Policy 2023 (example p.248/249).

p.228 12.95 The 'village hall' - St Firmin's Church Hall - east of the A15 is now closed.

The 'Village Hall' is the Community Hall at Lawrance Park and for clarification, there is only one Public House (to the east of the A15) in the village.

THURLBY AND NORTHORPE RESIDENTIAL ALLOCATIONS

Local Plan p.35/36. 6.12. '...The capacity of services (such as education, sewerage and water dispersal) in some of these Larger Villages is at or near capacity.' Thurlby and Northorpe sewerage and water disposal has been 'at or near capacity' for many years. Development of an additional 50-136 houses in the village will increase sewage overflows and flooding, which will impact on all residents, their homes and their quality of life.

Such development will not, as suggested, bring about the provision of additional infrastructure which will resolve these issues.

EN5 'Development Proposals should demonstrate ...adequate foul water treatment and disposal already exists [it doesn't] or can be provided in time to serve the development..'

Infrastructure and Developer Contributions

p.234 13.18 'New development cannot be used to fund existing lack of infrastructure or address short falls in provision. Contributions are solely required to address the needs arising from a new development.'

Based on this information, Thurlby and Northorpe will not be able to support any new housing allocations until the whole water and drainage network is upgraded or replaced to efficiently and effectively serve the whole settlement and meet future needs.

SKDC LOCAL PLAN REVIEW - DRAFT LOCAL PLAN REGULATION 18
THURLBY AND NORTHORPE RESIDENTIAL ALLOCATIONS

Site Reference No: SKPR-277 (LV-H12) Part of Elm Farm.

Object

Reasons for objection and references:

This site is in effect land-locked - no suitable access exists. The only access to the site is currently from the A15/Peterborough Road. Development Principle 'a' Access should **not** be sought from the A15', secures the landlocked status of the site, as there is no other access. Part of the site was originally the garden of a High Street Property, with no direct access to High Street.

The High Street boundary hedge of the site is an important part of the green infrastructure of the street scene which provides a habitat for birds, insects and small mammals.

The southern boundary of the site is an important parish drain/dyke, which runs from Swallow Hill to the Carr Dyke. This drain is highlighted in the current Points of Compass appraisal which states: "In regards to the Water Environment, land....(surrounding Parkwood House and directly westward along the drain) is at high risk from surface water flooding". Development of 50 dwellings at Elm Farm would create unacceptable excessive surface water run-off into this drain, thus increasing incidents of flooding to the rear of High Street properties and the southern settlement boundary onto the A15, where the drain runs under the road.

The boundary dyke and High Street hedgerow are part of the existing green infrastructure of the settlement of Thurlby - both are wildlife corridors.

References:

SKDLP p91. Protecting and Enhancing the Natural and Built Environments.

10.2 'Within the Fens ecological interest is concentrated around the drainage ditches which support a range of wetland species'

p95. 'Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats'.

p99. EN3 Green Infrastructure. 'The green infrastructure in the District will be maintained and improved by enhancing, creating and managing green space within and around settlements that are well connected to each other and the wider countryside.

THE BUILT ENVIRONMENT. Inkley's Cottage, 72, High Street, is included in: TNP Table 5. Notable Buildings...which make 'a positive contribution to the character and distinctive appearance of the area'. This original stone cottage with modern extensions to the rear, adjoins the Elm Farm site and would be adversely impacted by any development. The cottage is an important part of the street scene.

SKPR-277 (LV-H12) Development Principle 'b'.

'On the southern and western edges of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the countryside'

This policy would not only further isolate this land-locked site from the village and community; it it disregards NPPG, SK Planning Policy and Thurlby Neighbourhood Plan (TNP) policies.

References include:

SKDLP p.121 Local Open Space Policy Content: '...Neighbourhood Plans ...some of these contain designations for Open Space they have their own protection through the Neighbourhood Plan in which they are designated'.

TNP contains policies to protect the landscape setting and views of the village, and the Character Assessment highlights and illustrates many of these views from PRow and roads. Views from open countryside and approach roads to the south, would be lost if this land is developed, and this would have an impact on the local character and distinctiveness of Thurlby.

SKDLP p.37. 3. In the Larger Villages '...development proposals which promote the role and function of the Larger Villages, and will not compromise the settlements nature and character, will be supported'.

The Elm Farm development will not in any way be an asset to the settlement or community, it will drain resources and utilities to breaking point and will definitely compromise the nature and character of the village - it should not be supported.

Note. Ref: 2017 SKLP16: This summary sheet stated that development of the land (part of Elm Farm) would have a negative impact 'Site is Grade 2 agricultural'.

NPPF Best and Most Versatile Agricultural Land. Land in Grades 1,2 and 3a of the Agricultural Land Classification.

SKDLP p.42 NEW POLICY 2. Best and Most Versatile Agricultural Land.

Proposals should protect the best and most versatile agricultural land, so as to protect opportunities for food production and the continuance of the agricultural economy.'

In Conclusion:

Ref: Site Allocation and Policies DPD. Sustainability Appraisal/Strategic Environment Assessment.
Addendum Report June 2013.

THUR 03. (Elm Farm)' Grade 2 agricultural Land which should be retained. Potential significant adverse cumulative effect of loss of high quality agricultural land if any of the Grade 2 sites were allocated in this location **where it may not be necessary to make an allocation (Because there are 15 other potential settlements to locate in).**

April 2024 There are 15 other potential settlements (Larger Villages) to locate housing allocations. **Elm Farm meets all the criteria for not developing this site, including major traffic impacts on village roads and the A15 and jeopardizing pedestrian safety. This site should be withdrawn from the site allocations.**

