

QUESTIONS AND FEEDBACK ON THE DRAFT CONSULTATION ON LOCAL PLAN REVIEW

REGULATION 18

Specifically, SKPR-71 Langtoft by Resident of Dickens Close

1. Introduction

I am writing to express my grave concerns regarding, what appears to me, to be a shortcoming in the South Kesteven District Council Site Allocation Plan Review 2021 – 2041 and draft Consultation on the Local Plan. In particular, the lack of a formal conclusion justifying the chosen site location (SKPR-71 Langtoft) and reasons for the rejection of others.

As I am sure you are aware, the residents of Langtoft were deeply affected by the lack of transparency over the appropriation of affordable homes on the Teal Way development, resulting in the council's promise that lessons will be learnt and of full transparency ensured in the future. The proposed addition of homes in Langtoft presents a critical opportunity for council members to demonstrate commitment to transparency, community wellbeing, and sustainable planning.

I believe steps need to be taken to reevaluate this proposal and promote the opportunity to work together towards a decision that aligns more closely with the long-term interests and well-being of our community.

2. Areas of concern:

In regards to the above mentioned SKDC documents I feel the following issues should be formally addressed:

- Re-evaluation of the suitability of the sites considered
- Site Selection Rationale
- Disturbance and wellbeing
- Impact on Nature
- Proposed SKPR-71 Amendment

2.1. Re-evaluation of the suitability of the sites considered

A map of the areas considered in Langtoft is provided in Figure 1 Extract from SKDC Draft Site Assessment – LANGTOFT Figure 1, these were extracted from the SKDC Site Allocation Review (note; position and size are my best approximation). Site locations in RED are considered by the Site Allocation to be unsuitable due to risk of surface flooding. However, since the SFRA is still in the process of being formalised, see Figure 2, the surface flood status cannot be defined and these sites should not be excluded from the evaluation. Surely this must invalidate the current site allocation plan conclusion.

That said, evidence provided by a neighbour in an email to the planning and local council dated the 11th of March in which photographs taken of the Anglian Water site foundation adjacent to SKPR-71 clearly shows the presence of surface flooding (see Figure 4). This is evidence of what will occur once

concrete foundations for house footings and roads to SKPR-71 are installed on this location. This must show that this site is unsuitable for the planned development as the run-off from the flooding poses a risk the all existing property adjacent to the site.

As part of my exercise routine, I frequently walk the length of the village, New Road and Meadow Road and to the best of my knowledge no such evidence of surface flooding has been observed anywhere else in the village.

In the absence of a formal SFRA release the government provides a website where national flood risk status from sea and rivers can be obtained (<https://check-long-term-flood-risk.service.gov.uk/map?easting=511490.06&northing=311760.74&map=RiversOrSea>).

Using this facility, it is perfectly clear that the government considers Langtoft, in its entirety, to be free of any flood risk from rivers or sea, see Figure 3.

Since the SFRA doesn't currently exist the following questions arise:

Question 1: Who has designated the RED sites to be flood risks and on what basis was SKPR-71 excluded?

Question 2: Why are the RED sites being excluded from consideration before the SFRA is issued?

Extract From "SKDC Draft_Site_Assessments_Langtoft"

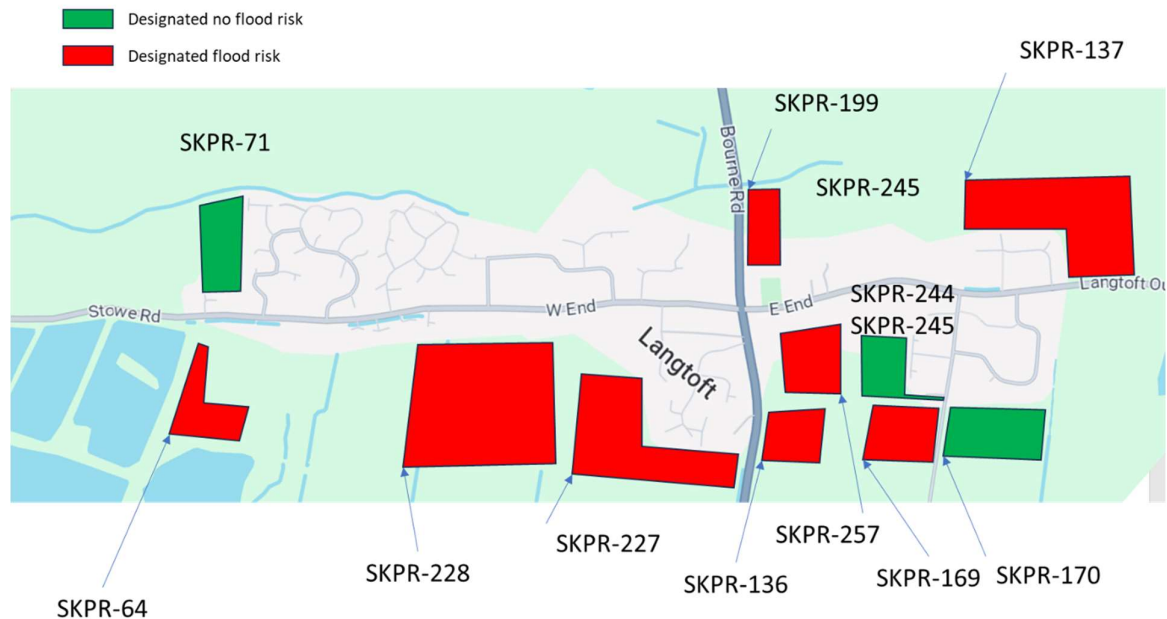


Figure 1 Extract from SKDC Draft Site Assessment – LANGTOFT

Strategic Flood Risk Assessment (SFRA)

The SFRA will provide a comprehensive and robust appraisal of the extent and nature of flood risk from all sources of flooding, now, and in the future, taking into account the effects of Climate Change and its implications for land use planning. It will outline the most up to date flood extents for all sources of flooding and be used as a tool to inform the planning of future development.

Figure 2 Strategic Flood Risk Assessment Status

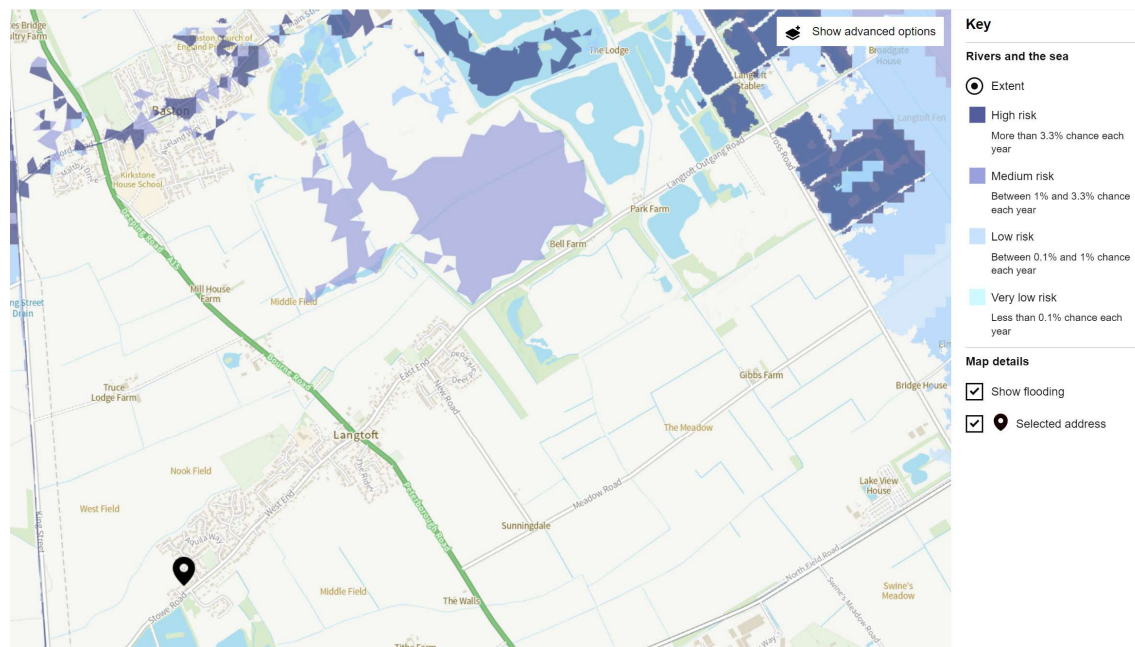


Figure 3 Long Term Flood Risk Service.gov.uk Rivers or Sea Areas of concern:



Figure 4 Evidence of Surace Flooding near SKPR-71 North Dickens Close

2.2. Site Selection Rationale

We must make best efforts to comply with the need for additional accommodation. This was largely agreed by the residents of Langtoft who attended the Teal Way development meeting at Langtoft

village hall. At risk of repeating the reaction to the Teal Way development, the council need to engage with the public as they promised.

Whilst you have identified the sites considered for development there is no explanation of how the selection process was performed and by whom. A significant reason for rejecting sites appears to be based on flood risk. As stated above, see para 2.1, there is no justification for this or at least the justification has not been identified.

A list of criteria was provided but what is missing is a severity/impact scoring to enable the public to see, on balance, why or if SKPR-71 is more suitable than any other site. Also, the impact of residents health and wellbeing should be included.

Question 3 Will the Langtoft Parish Council provide a document answering questions raised by our community.

Question 4: Will they hold a public meeting to hear community points of view.

Question 5: Please clarify who is responsible for making and approving the site selection, is there a local planning authority to SKDC Planning.

Question 6: What is the significance of the “Draft Plan” and can the plan be amended to select a different site if sufficient cause arises.

2.3. Disturbance and Wellbeing

The Stowe Road end of the village and Dickens Close have been subjected to the noise, dirt, access restrictions and dust pollution for over 2 years due to the Teal Way development and Anglian Water Pipeline project. The Teal Way project has already expanded the Village Housing by adding 41 new homes, see Figure 5 and Figure 6.



Figure 5 Proximity of Teal Way Development



Figure 6 Teal Way Example of scale of works

Both these works are adjacent to Dickens Close and has put the residents through considerable distress and mental strain. If the SKPR-71 site proceeds we will be subjected to even more severe disturbance that, will no doubt, last for many more years. Unlike the Teal Way Development, heavy construction will pass within a few feet of our property making it unsafe for residents, children and pets that use the street. Residents will almost certainly suffer damage to property and possessions due to the close proximity of passing construction vehicles.

Dickens close is a small community of densely packed properties. Taking into account the need for street parking for residents and services, it is entirely unsuitable for the transit of heavy construction vehicles through the Close to the proposed building site.

2.4. Impact on Nature

The lakes to the south of Stowe Road are a designated nature reserve. During the Spring, Summer and early Autumn the adjacent land to the north of Stowe Road is heavily populated by geese and ducks during their breeding season. This includes the land to the north of Dickens Close, see Figure 7. This does not occur anywhere else in the village.



Figure 7 Hundreds of geese to the north of Dickens Close

QUESTION 7: Has the SKDC Biodiversity been consulted regarding the impact on migratory birds.

The presence of geese and ducks has been evident for many years and is actively supported by residents of the village who, at their own expense, plant road signs warning traffic to be careful of wild life.

I am sure the village will recall the tragic consequence of allowing steel gates to be installed on the south side of Stowe Road. Since their instalment dead goslings and ducklings have been found in the road because they had to find gaps in the hedges to reach the breeding grounds and were run over by cars. Last Summer I also saw an adult swan, injured by a car, being guided to safety by concerned residents.

Prior to this they would cross to the breeding ground by the road opposite number 60 Stowe Road. Building on SKPR-71 will further impact the breeding ground and increase the traffic in the area and further the risk to wildlife. These and expansion of the village at the Stowe Road end are all examples of our intrusion on nature.

2.5. Proposed Amendment to SKPR-71

If, at the end of the day, if SKPR-71 should be confirmed, I appeal to the planners to consider routing construction vehicles to the strip of land used by the farmer to access this site, see Figure 8.



Figure 8 Requested Alternative Site Access

3. Conclusion

The basis for excluding proposed alternative sites for housing based on flood risk is flawed, therefore all proposed sites should be reconsidered taking into account the government's official flood risk assessment, and should include actual flood evidence presented here.

The scope of factors considered in the site assessment of site suitability is too narrow and should be expanded to consider impact on mental health of the neighbouring residents. Consideration should be given to residents that have recently experienced the trauma of a major development (say within the past 2 to 5 years).

The impact on established patterns of natural bird breeding needs should be considered. This must include the land to the north of Stowe Road, including the SKPR-71 site.

If selected, alternative access to SKPR-71 must be included to avoid the transit of heavy construction vehicles through a small densely populated close. Thus, minimising mental stress to residents who have suffered over the past few years and the risk of damage to property and their vehicles.

A declaration from the Langtoft Parish Council declaring any council members interests in the plan (financial or proximity to potential locations) would respectfully be requested.