

The options

Please consider the options in the centre of this leaflet and attend one of the drop in sessions (below) to find out more information and most importantly express your preference.

Your responses will help to inform the next stages of the neighbourhood plan.

The NPG, WLDC and Parish Council have been in discussions with the CCs about the village acquiring the Paddock as part of planning gain for nearly two years. How patient are they going to be? The CCs could end discussions with the community and put a planning application in to build on the Paddock and to the North of Ferry Road. Without a Neighbourhood Plan Fiskerton could have much more than 200 houses.

You have a choice....

Please attend one of the drop in sessions below and express your preference at the Village Hall. If you are unable to attend one of the sessions please send your comments to nplan@fiskerton-lincs.org.uk or to Robert Wall at the address below

14 July 7pm – 9pm	Address: The Old Rectory
19 July 7pm – 9pm	Reepham Road
23 July 3pm – 6pm	Fiskerton
9 August 7pm -9pm	Lincoln
13 August 2pm – 4pm	LN3 4EZ



Neighbourhood Development Plan Options

The Localism Act 2011 gives some planning control to the local communities. Fiskerton Parish Council has formed a Neighbourhood Plan Group (NPG), to produce a neighbourhood plan which if it is approved by West Lindsey District Council (WLDC) and the residents in a referendum, it will become part of the planning law. If this happens residents' views on the shape, size and character of their village will have to be considered by future developers.

This leaflet is to inform you of the progress of the NPG to date and to ask you to consider the options within this leaflet and express your preference on how the NPG should progress in the future at one of the drop in sessions detailed overleaf.



The Plan

Following the advice from experts, WLDC and landowners it was decided that approximately 200 houses should be the maximum development **during the twenty year period of the plan and** the best location for this development was on the land owned by the Church Commissioners to the North of Ferry Road between the School and Hall Lane.



The Landowners

The Church Commissioners (CCs) want to build in our area, and they prepared a plan to build 38 houses on the Manor Farm Paddock in November 2014. When the CCs presented their plans to build on the Paddock to WLDC they met strong opposition from local residents who wish to protect the Paddock as a 'Protected Open Space'. The CCs have now withdrawn these plans "for the moment". The CCs architects and agents are willing to work with the community to produce a Neighbourhood Plan that the residents want. In discussions with the CCs about the Paddock, the Parish Council could acquire the Paddock for public ownership **as part** of the planning gain in return for the development of approximately 200 houses.

The Current Situation

The CCs have prepared two options for building approximately 200 houses to the North of Ferry Road with open green space including the Paddock to be used for community use. At the open consultation event on May 19th 2016 it was proposed and accepted that further options should be examined. These discussions have taken place with the CCs, who own the land, to West of the village. Their reply is that their land to the West of the village is not available for development.

The Options

Option 1. Develop approximately 200 houses North of Ferry Road. Running East to West from the school to Hall Lane. This option with the Paddock gives 26% open green space and the development itself has more than the minimum 10% required by the statutory regulations. The Paddock to be acquired as a community asset.

Option 2. Develop approximately 200 houses North of Ferry Road. In an L shaped from the school to Hall Lane. This option with the Paddock gives 29% open green space and the development itself has more than the minimum 10% required by the statutory regulations. The Paddock to be acquired as a community asset.

Option 3- The community asked for the option of 100 houses to be developed North of Ferry Road and 100 houses developed to West of the village to be explored. The land owners say the land is not available for development. **This option is therefore not deliverable and cannot be considered.**

Option 4- The community asked for the option of 200 houses West of the village to be explored. The land owners say the land is not available for development. **This option is therefore not deliverable and cannot be considered.**

Option 5. No allocation for housing in the Neighbourhood Plan. This would then mean the Central Lincolnshire Local Plan's option for the indicative 15% (approximately 90 homes) growth of Fiskerton as a minimum without a maximum being indicated, so this could lead to houses on the Manor Farm Paddock, houses to the North of Ferry Road and none, or not as many, of the benefits to the local community that are being proposed as part of the neighbourhood plan.

Option 6. No Neighbourhood Plan. This means the community will have no influence or say on planning matters that effect Fiskerton.