

FISKERTON NEIGHBOURHOOD PLAN GROUP



STATEMENT ON CHOICE OF SITE MARCH 2017

The Draft Neighbourhood Plan that was presented for public consultation during November and December 2016 contained two possible sites for the development of approximately 200 homes. This was as a result of requests from village residents after the Church Commissioners informed WLDC that the site to the West was now available (Sept 2016). The proposed sites were North of Ferry Road or West of the village as illustrated on pages 20 and 25 of the Draft Neighbourhood Plan.

159 responses were received, 6 from professional statutory consultees and 153 from residents. When commenting on the preferred site 3 of the professional consultees favoured the site North of Ferry Road and 3 were neutral. The residents responses were all considered carefully and each comment was given a score: 1, 2, or 3 where 1 had a negative effect on the future village, 2 neutral and 3 a positive effect. The North of Ferry Road site received the highest score indicating that it is the preferred site according to the village residents' responses. The evidence is available on the website.

There will be a referendum on the Plan in July 2017.

During the NPG meeting on 18th January 2017 the following points were made in favour of the North of Ferry Road site.

1. It "rounds off" the village. Not adding to the already East-West extended village.
2. It is close to the school and shop, allowing easy safe access by foot.
3. It avoids disturbing areas of known archaeological interest in the West site. A point also made by LCC.
4. Access to the site via Corn Close and Hall Lane is available but will need to be improved.
5. The West site cuts into the "Green Corridor" suggested in earlier drafts of the plan to prevent development encroaching in the direction of Cherry Willingham and Reepham
6. The Sustainability Appraisal and the Site Selection document favoured the North of Ferry Road site. A point also made by WLDC.
7. Many of the residents in favour of the site to the West referred to the traffic problems, flooding risk and sewage problems being greatest with the site North of Ferry Road but Lincolnshire County Council, Anglian Water and the Environment Agency assessed these two sites equally for these potential problems.
8. As the site North of Ferry Road had been discussed with the Church Commissioners and WLDC for over two years, negotiations had taken place for the Parish Council to acquire the Manor farm Paddock for recreational use as part of the planning gain. Equivalent negotiations had not taken place for any other site.