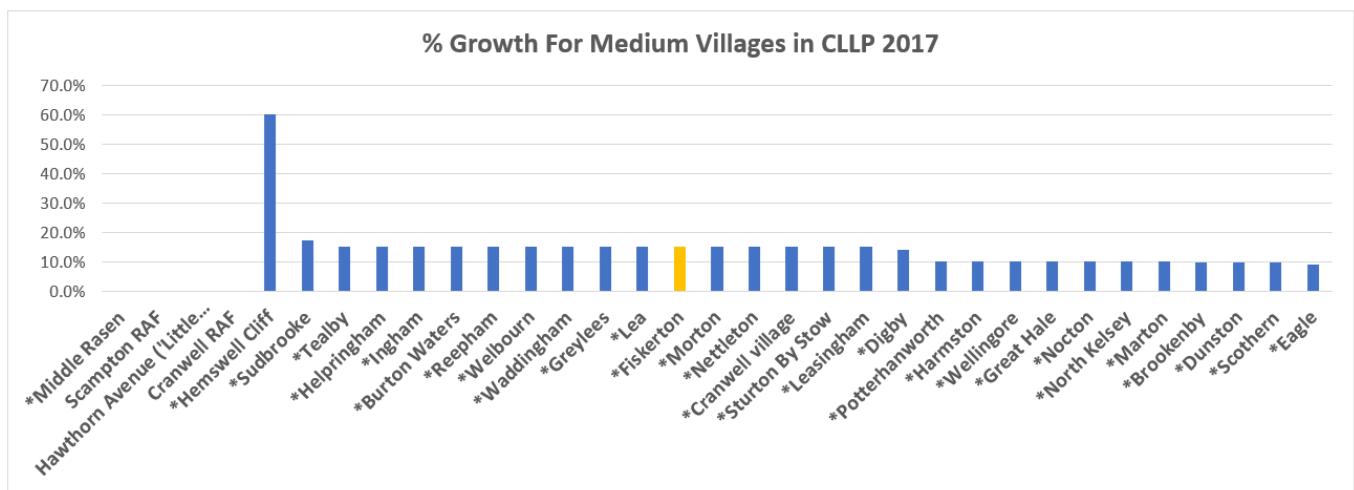


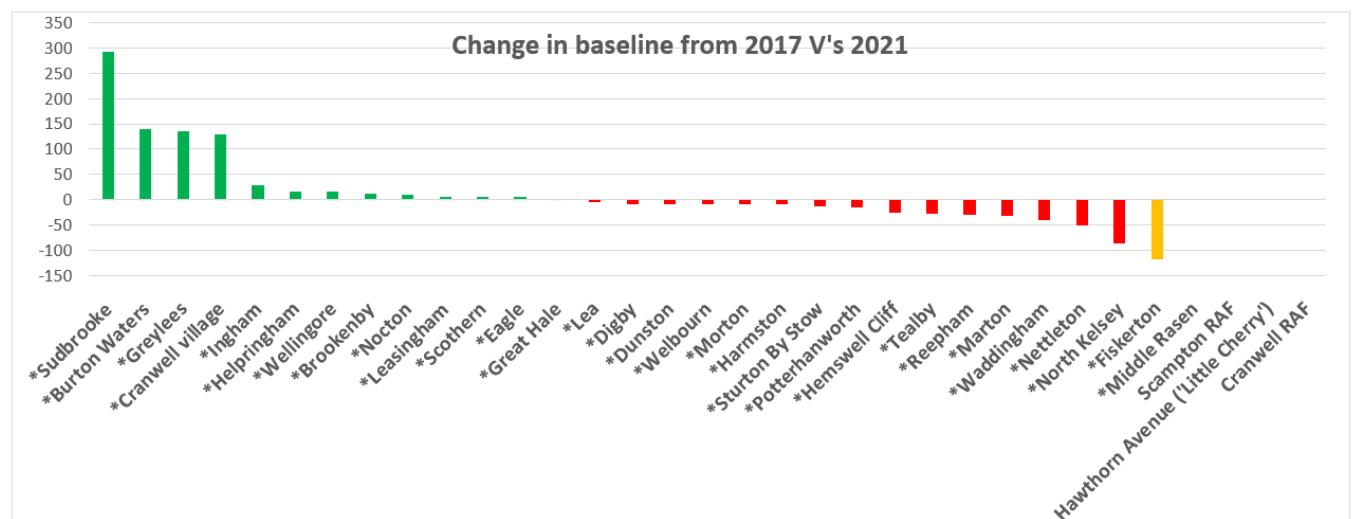
**Central Lincolnshire local plan consultation July 2021**  
**Fiskerton Parish Council**

## 1.0. Housing Disposition.

- 1.1. It is disappointing that the draft revision to the CLLP 2021 sets out such a negative and disproportionate impact to Fiskerton.
- 1.2. The strategy adopted by the 2017 CLLP for medium sized villages was that, with the exception of Hemswell Cliff, they were all set an equal anticipated growth level of 10% with those villages that benefited from a higher level of facilities having this figure lifted to 15%. This approach seems fair with each community being expected to deliver an equal and proportionate level of growth to contribute to the overall County requirement. The Fiskerton allocation was increased to 15% based on us having some employment, a school and a shop. As the shop has now closed if this analysis was done again, we wouldn't qualify for the uplift.



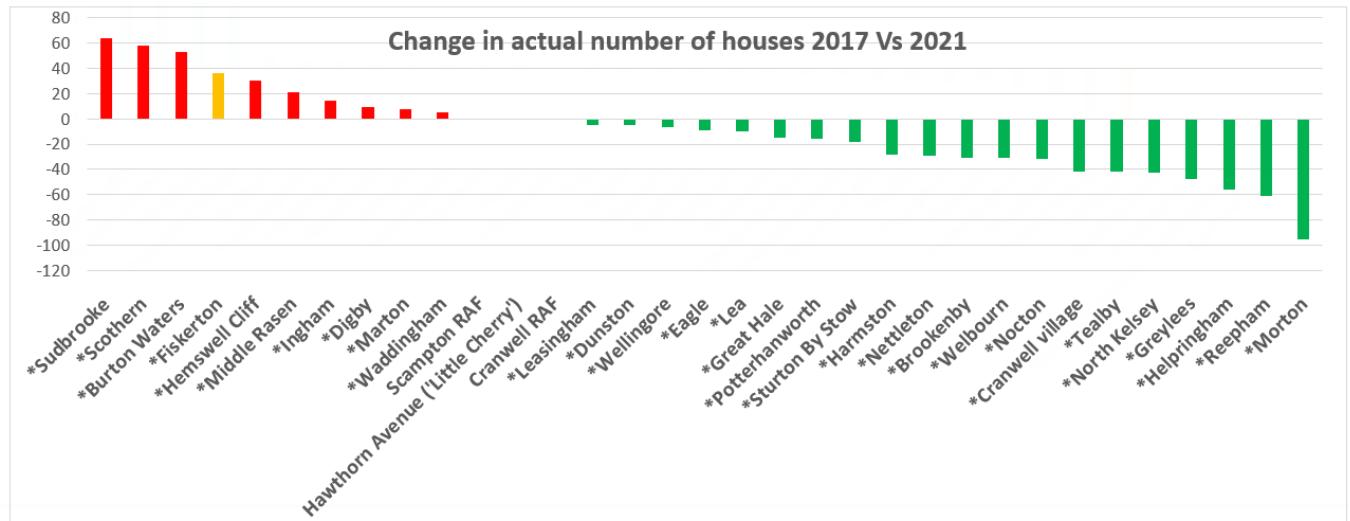
- 1.3. During previous information releases and as set out in STA006 the Settlement Hierarchy Methodology Report the method of baselining a villages current size has been changed to only include the dwellings in the core of the village and excluded those in outlying locations resulting a reduced baseline for the majority of medium villages. By adopting this methodology, the Fiskerton baseline reduced by 117, the most for the medium village's category.



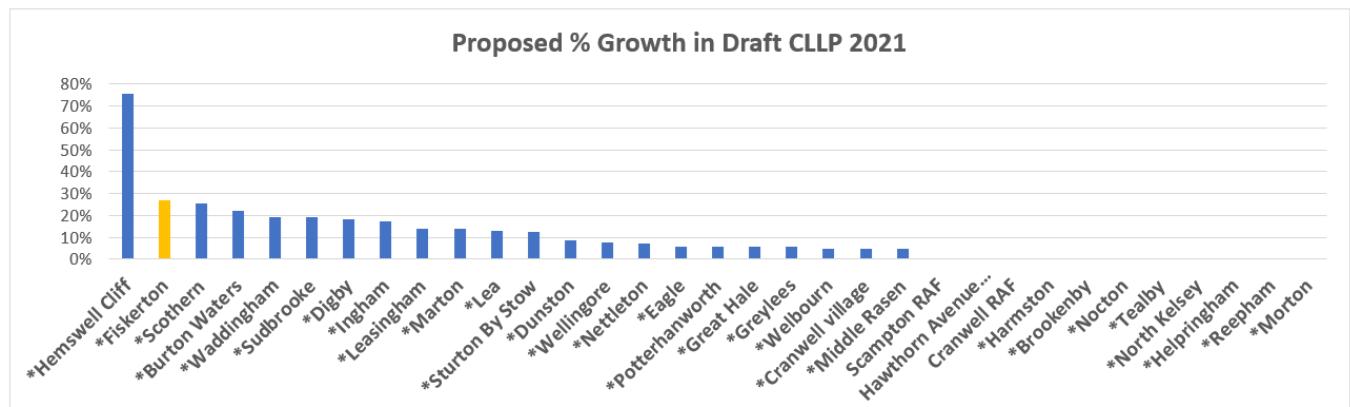
- 1.4. It is also noted that in the 2021 Draft revision the overall anticipated housing growth for Lincolnshire has reduced by 7000 or 19% from 36,000 down to 29,000. It would be

reasonable to expect this overall reduction to be cascaded throughout the CLLP with a roughly equal and proportionate reduction felt at all levels.

- 1.5. It appears however that the strategy to deliver proportionate growth built around sustainable communities on the foundations of local amenities and facilities has been dismissed in the 2021 Draft Revision and replaced with something which doesn't seem clear, consistent, fair or proportionate in the medium village's category. The impact of which is wholly disproportionately negative on Fiskerton.
- 1.6. When you look at the difference between the old local plan and the new one for the actual quantity of homes expected to be delivered by each medium village 2/3rds have seen a reduction yet Fiskerton has seen the 4<sup>th</sup> highest increase. When you consider the baseline figure for Sudbrooke and Burton Waters have both significantly increased hence you would expect to see their figure increase it leaves Fiskerton second to Scothern.



- 1.7. When you combine the two factors of change in the village baseline figure and the anticipated growth figures for medium villages to create a percentage growth against the current footprint Fiskerton is expected to grow by 27%, second only to Hemswell Cliff. This is a disproportionate increase which is not supported by any uplift in facilities, amenities or evidence of need.



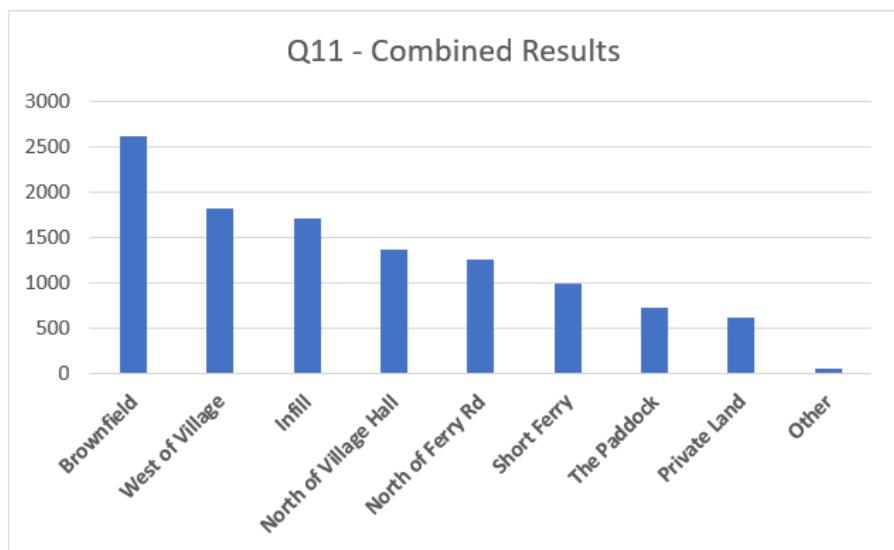
## 2.0. The Fiskerton Parish Council's view on Growth levels

- 2.1. The Fiskerton Parish Council supports the strategy of the 2017 Local Plan to allocate a percentage growth figure which creates an equal expectation of growth across all villages. We also support the strategy of the 2021 Draft plan to reduce the baseline figure to only include homes in the core-built form of the settlement.

- 2.2. With this in mind we recommend that the calculation for growth in Fiskerton be redone to reflect a 10% growth against a 456 homes baseline to give an anticipated growth figure of 46.
- 2.3. The Local Plan for Reg 18 (STA001) Appendix 1 lists Fiskerton with a requirement of 129 new homes, however the Residential Allocations WLDC Pt1 (HOU002e) allocates a site for 122, there appears to be discrepancy between these 2 figures.

### **3.0. Site Allocation**

- 3.1. In 2019 the Fiskerton Parish Council conducted a survey of all the residents of the parish to determine and inform our Neighbourhood Plan (NP) which had been withdrawn in 2018 for revision. The NP is currently under review but is expected to align with the results from that survey.
- 3.2. Question 11 in the survey asked residents where and in what order development should occur. Brownfield regeneration was by far the most supported location with the Tanya knitwear factory site being the brownfield location (Ref WL/FISK/002 in CLLP 2021 allocations). The old knitwear factory site is derelict, dangerous and an eyesore against the countryside landscape of the village. The site to the west of the village was the second most supported site with the site allocated in the Draft CLLP 2021 being 5<sup>th</sup> on the list.



- 3.3. **Other considerations – Traffic.** In 2017 LCC Highways conducted a one-week traffic flow survey in Fiskerton, the results showed that 20,006 vehicles passed Corn Close on Ferry Road yet only 16,772 passed the Tanya factory site on the eastern boundary of the village meaning that 3234 vehicle movements, or 16% of traffic, must have been generated by the 83 homes between the two points. By extrapolating these figures by a factor of 1.5 it can be seen that an additional 122 homes in the location shown in the CLLP 2021 would increase weekly traffic flow through the village center by 4851 journeys or a 24% increase on the 20,006 baseline figure. Should the same size development be sited to the west of the village then very little of that additional traffic would be seen through the village center.
- 3.4. **Other consideration – Flooding.** Surface water flooding in Fiskerton is a serious concern and with the site allocated in the Draft CLLP 2021 being up-hill of half of the village considerable consideration for the management of surface water needs to be taken. However, when you examine the site to the west of the village it can be seen that there are no residential properties downhill of the site therefore the need for surface water management is lesser and the impact to existing residents during extensive rainfall will be reduced to zero.

### **4.0. The Fiskerton Parish Council view on site allocation**

- 4.1. Although being detached from the footprint of the settlement the Tanya factory site (WL/FISK/002) should be included in the CLLP 2021 allocations.
- 4.2. The site shown in the draft CLLP 2021 site allocations as land north of Corn Close (WL/FISK/001A) should be removed from the allocations and replaced by a site to the west of the village to support the 46 new homes laid out in 2.2 above.

## 5.0. Local Green Spaces and Important Open Spaces

- 5.1. The Fiskerton Parish Council fully support all the allocations of local green space and important open space as shown on the CLLP live policies map, extract below.
- 5.2. We consider it essential that all three areas of Local Green Space remain in the CLLP 2021 and that they benefit from the protected status this brings. Historically the public were allowed open and free access to the central area known as 'The Paddock' and it is our absolute priority to restore this access as soon as possible.
- 5.3. The Important open spaces evidence paper (SOS001) Pg. 19 lists *Fiskerton, Ferry Road/Ridings Close* with a current use of *Grassed area with trees and pond, put forward as LGS in the emerging NP unsure whether private garden or not*. We would like to clarify that this is a privately owned area with public access which is managed and maintained equally by the residents of Ridings Close. Fiskerton doesn't currently have an emerging Neighbourhood Plan as it was withdrawn for revision, however the site was allocated in the previous draft plan and will also be allocated in the future one.
- 5.4. In addition to the current sites, we would expect any future development to include additional site allocations as set out in Policy S50. The current village population is approximately 1500 yet access to useable open spaces falls considerably short of the Open Space Standards listed in Appendix 3 to the draft CLLP 2021. The local green space known as 'The Paddock' is approximately 1.4 Hectare and is our preferred location for future recreational use. This site would be sufficient to meet multiple criteria set out in the open space standards and would provide considerable benefits to the standard of life for current and future residents of the village.



## 6.0. End