

CLLP HEARING STATEMENT BY CLLR ADRIAN WALKER FOR FISKERTON PARISH COUNCIL

1 BLUF

1.1 The Fiskerton Parish Council (FPC) object to site allocation WL/FISK/0001A on the following grounds and seek its removal from the revised CLLP to be replaced by the FPC designated area;

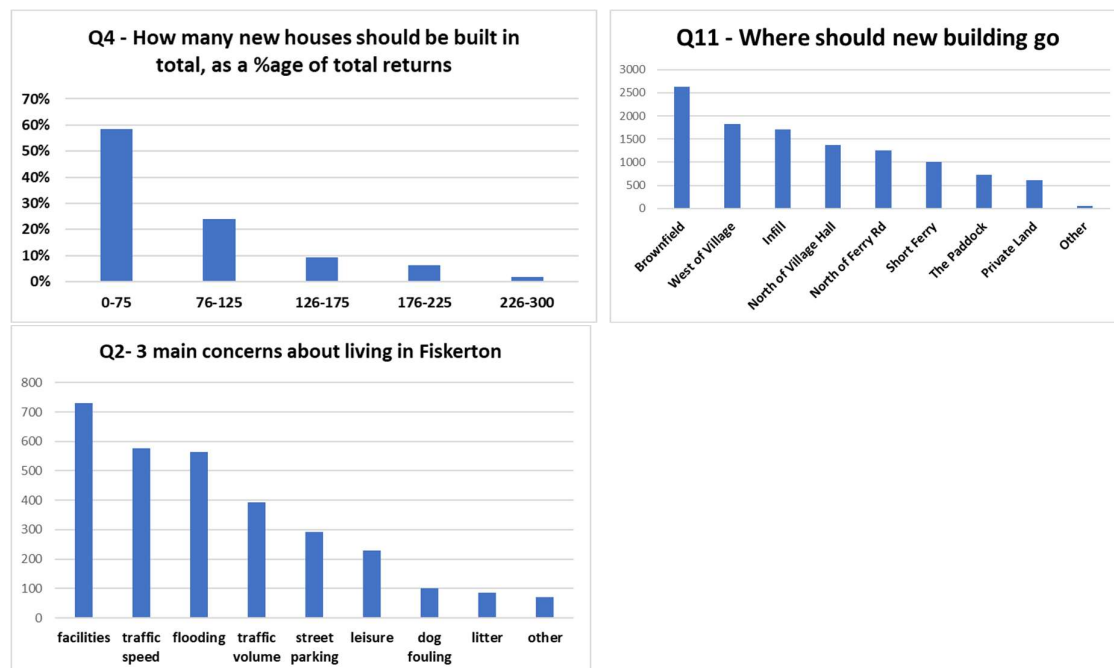
- The site is not supported by the Residents Questionnaire & emerging Neighbourhood plan
- The site allocates unjustified and disproportionate growth on Fiskerton
- The site increases the risk of surface water flooding
- The site unnecessarily routes additional traffic flow through village center

2 REPRESENTATION

2.1 As the chairman of FPC I represent the views of the whole village. In 2019 FPC conducted a survey of all homes in the village which collected the views from 231 households and 508 individuals. I also have unanimous support from all members of the Parish Council with regard to the content of this presentation.

3 RESIDENTS QUESTIONNAIRE

3.1 The questionnaire provided a broad array of results with the most relevant three shown in the graphs below, qty of houses, location of houses and greatest concerns.

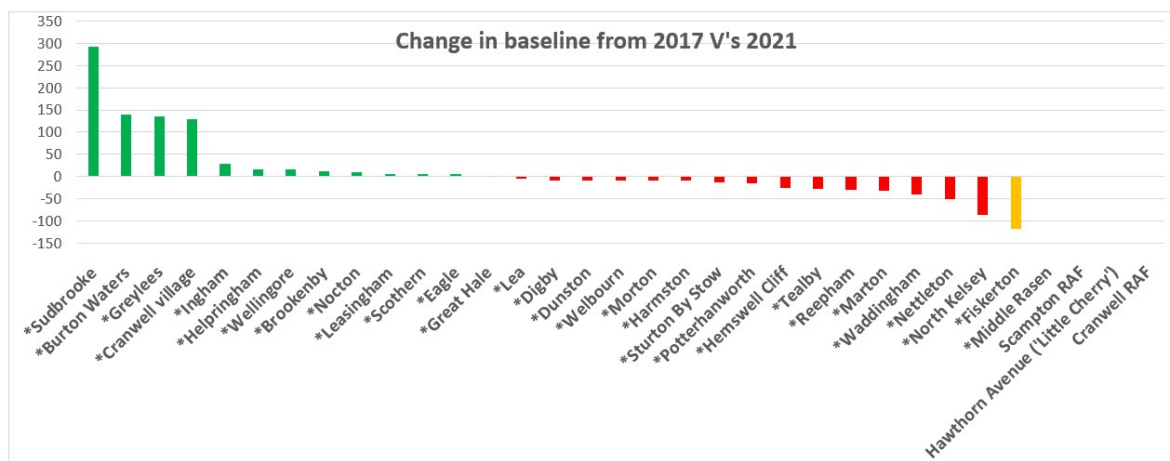


4 DISPROPORTIONATE ALLOCATION

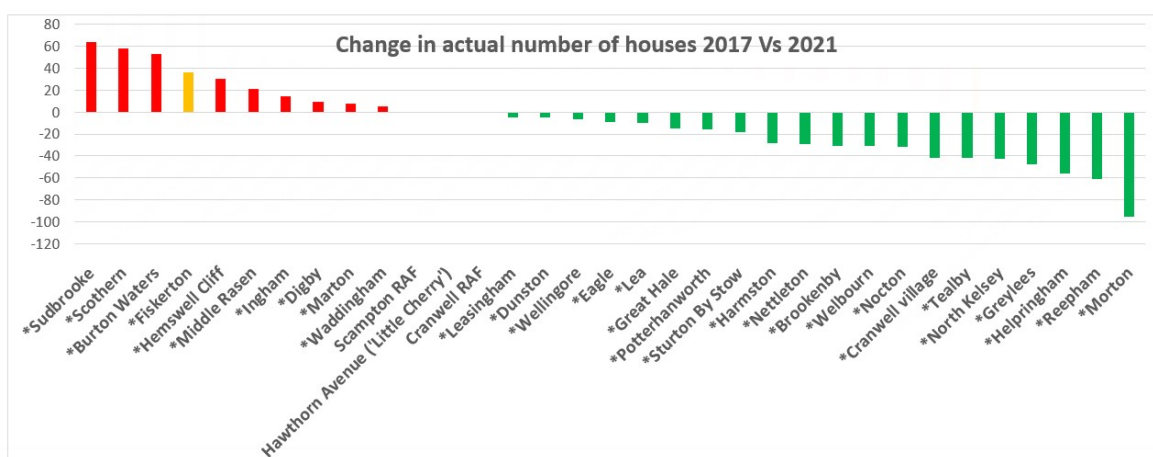
4.1 When the review of the CLLP was first announced one of the key changes in approach which would affect medium villages was the method of creating the baseline figure of dwellings before applying the allocation for new development. In the old plan every dwelling in the parish was counted then either a 10% or 15% growth factor applied. In the revised plan though only the dwellings in the core of the village would be counted which would create a

lower baseline figure and should consistently result in a lower allocation of development across all villages. However, this wasn't true for Fiskerton

- 4.2 The baseline figure for Fiskerton reduced by 117, the highest reduction across the whole of the medium village's category.



- 4.3 However, Fiskerton has the 4th highest allocation of the actual number of new homes expected to be delivered across all medium villages. When you consider the baseline figure for Sudbrooke and Burton Waters have both significantly increased, hence you would expect to see their allocation increase it leaves Fiskerton second to Scothern.



- 4.4 Considering the combined effect of the reduction in baseline and the increased allocation Fiskerton's allocation is disproportionate, excessive and unjustified and is not supported by any uplift in facilities, amenities or evidence of need.

- 4.5 Further detail can be seen in the accompanying document Local Plan Consultation response Jul 21

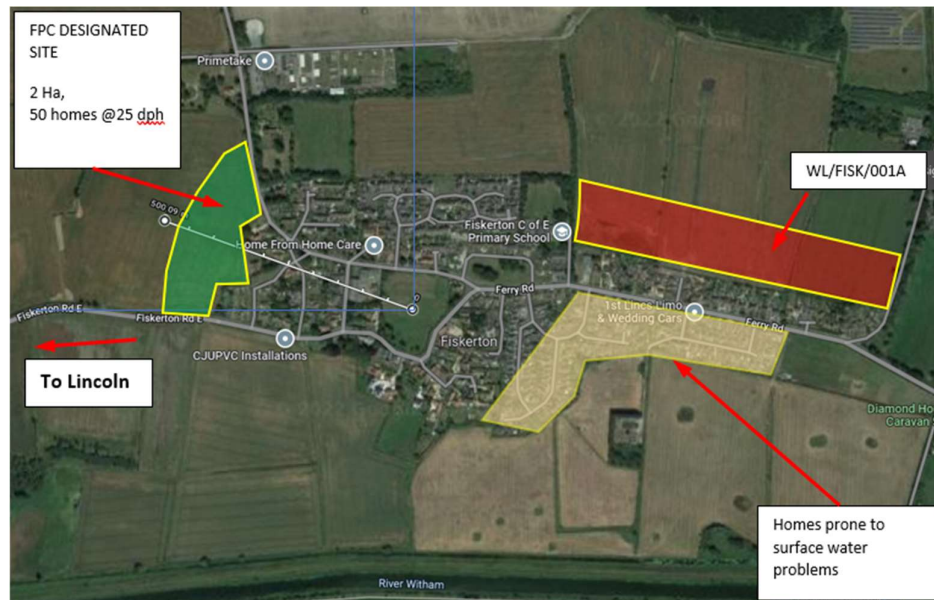
5 STRETCHED INFRASTRUCTURE

- 5.1 Fiskerton shares community resources with our neighboring villages, things like shops, libraries, doctors, dentists, hospitals, roads and sewers are all shared and all already at stretched capacity. With the recent planning approvals of 150 homes at the Cherry

Willingham marina, 140 off Rudgard Avenue also in Cherry Willingham and the extensive development in North Greetwell off the new by-pass adding increased pressure on these fragile resources there is no way of justifying additional excessive development in Fiskerton. While it's appreciated that demand will drive growth it also has to be accepted that an overloaded system will quickly become a broken system therefore demand has to be carefully controlled to allow the growth of infrastructure to keep up pace.

6 SURFACE WATER FLOODING

- 6.1 Frequently homes in the area shaded yellow in the below map report flooding issues caused by surface water runoff. Development of the CLLP allocated site WL/FISK/001A will increase this risk as the natural run off route is downhill into the yellow area. An expensive and comprehensive flood mitigation system would be needed both on the site and throughout the village to divert water away from the yellow area down to the river. The FPC designated site won't cause these issues as the natural fall of the land is away from the village diverting water away from people's homes.

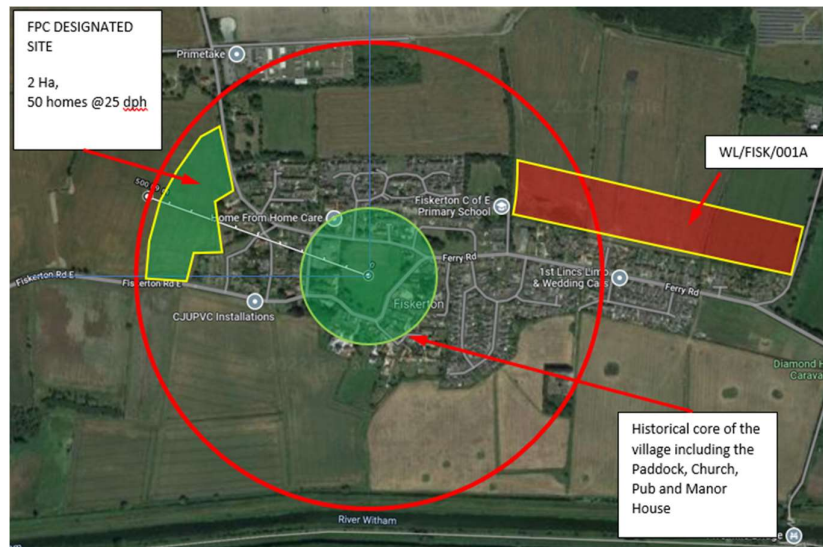


7 TRAFFIC THROUGH VILLAGE

- 7.1 The natural flow of traffic sees a wave of journeys towards Lincoln in the morning then back out of Lincoln in the evening. By developing site WL/FISK/001A all of the additional traffic will flow through the center of the village. By developing the FPC designated site the additional traffic will have no impact on the village.

8 A ROUNDER MORE COMPACT SETTLEMENT

- 8.1 The village is already stretched to the East along Ferry Road. By developing the FPC designated site the village is rounded off creating an equal spread around the historical core of the village. The CLLP allocated site only serves to accentuate the elongation.



9 PREFERRED SITE ALLOCATION

9.1 FPC seek to have site WL/FISK/001A removed from the revised local plan and replaced with the FPC designated site to the West of the village for the above reasons.

9.2 The FPC designated site provides the following benefits,

- Better matches allocated growth of 15% set out in the CLLP 2017
- Better meets desires and needs of residents and FPC Neighbourhood development plan
- Better matches results of the Fiskerton Housing Needs Survey 2016 (details in Draft NDP_2021)
- Naturally removes the need to control floodwater
- Naturally removes additional traffic flow from the village, enhancing road safety.
- Could provide North / South link road removing further traffic from the residential areas
- Creates a rounder more compact village

10 SUPPORT OF FISKERTON DEVELOPMENTS LTD

10.1 The FPC would also support the development of the Former Tanya Knitwear Site. The derelict former factory is the only brownfield site in the village, it is a visual blemish and dangerous and its development could bring additional, much needed employment opportunity to the village. This site is also supported in the FPC emerging neighborhood plan.

10.2 The FPC fully support the comments made by Fiskerton Developments during this hearing.

11 ADDITIONAL DOCUMENTATION

- FPC submission to Reg 18
- FPC Emerging NP
- Village questionnaire results 2019
- Preferred site allocation