

Carlby Parish

Comment on the new Local Plan by 25th April www.southkesteven.gov.uk/localplanreview

There is so much that relates to South Kesteven as a whole, Carlby has focused on the impact to Rural Village life. Rural development is measured by policies listed below which are relative to all small villages within the district

Introduction

The rural character of small villages within the district and beyond are under threat from major population growth with more and more urban residents relocating to the rural parts of the UK, putting pressure on mass development in open countryside. A Local Planning Authority manages this transition by its policies with in its Local Plan.

There is generic Government pressure brought about by centralised Civil Servants pushing for more housing, endorsed by MPs providing targets for each District. From 2020 to 2041 SKDC is expected to provided 14,000 units.

There is a National Planning Policy Framework that LPAs should reference their interpretation of policies to, it is not a set of fixed policies yet guidance to obtain a similar common approach from district to district, Nationwide. The Local District is responsible for making its own Local Plan within NPPF guidance.

NPPF the starting point: Plans and decisions should apply a presumption in favour of sustainable development.

There is political pressure to dilute this guidance to speed up approvals giving developers no one to answer to.

The approved LPA of any district and guidance in the NPPF is what Planning officials and Planning Inspectorate currently use to determine in their minds what application should be approved or refused. Most SKDC policies are written in an ambiguous narrative, giving too much flexibility. Here is your chance to help clarify SKDC future policies.

Content for comment appropriate to small villages. Listed in SP2

There is a 'Call for Sites' process where developers and land owners are encouraged to offer up potential plots of land for consideration of development, re. the Draft Site Assessment Report February 2024. For Carlby pages 118-121

SKPR – 152 area in red 8.96 ha with current build density reality of 20/28 per hectare circa 180 -250, dwellings

SKPR – 77 area in red 2.68 ha with current build density reality of 20/28 per hectare circa 54 – 75, dwellings

These plots of land developed would transform overnight a rural village to a sprawling urban bed and breakfast site. Carlby does not possess sustainable infrastructure to carry development as such. The Draft Site assessment report states *"As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'."* That other more suitable sites have been identified?

This does not mean Carlby is protected. Development pressure can surface as other policies indicate acceptance for.

There are several risks hidden within policies, this is where you can ask questions and make comment, these are the relative ambiguous policies which potentially give rise to the areas of development to small villages throughout.

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The full document <https://carlby.parish.lincolnshire.gov.uk/downloads/file/302/regulation-18>

That in the past and currently within policies above certain forces have been and are actively getting around development in rural edge of settlements, several developments having taken place and at present in the pipeline that have achieved this. (a somewhat hidden agenda) That regardless of any perceived protection that the local plan may seem to give Carlby there are political forces that can impose unwanted development on villages in these edge of settlement sites.

These are classed as “Affordable Housing” being exception sites and developed by companies specialising in this as Registered Providers (RPs). They are awarded monies from central Government under the Homes England scheme. These sites are developed on block, sold to District councils or housing associations and inevitably rented out, on block to social housing needs residents! Who? Planner or District Councillor would vote against Affordable builds.

Approval is granted by distortion and various interpretation of wording and Planners weighted views to the Plan i.e. policies 'should' is a narrative of a door left ajar, rather than 'have to' or 'will' meaning the door is closed.

Policy highlights:

SP3: *very important policies!*

- a. it is within a substantially built up area; and*
 - b. it does not extend the pattern of development beyond the existing built form; and*
 - c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties; and*
 - d. it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.*
- plus The Design SPD Guide was adopted in November 2021.*

H4: Meeting All Housing Needs, *all major developments for residential development should provide appropriate type and sized dwellings to meet the needs of current and future households in the District.*

SP4: *“On Rural Exception sites the Council may consider market housing provision alongside affordable housing as a means of cross-subsidising the essential affordable housing provision”.*

NEW POLICY 1: *Rural Exception Schemes, A housing scheme which meets a demonstrable local need for affordable housing will be considered acceptable as a Rural Exception scheme,*

SP5: *Development outside of settlements will be limited to that which has an essential need to be located outside of the existing built form of a settlement.*

NEW POLICY 2: *Best and Most Versatile Agricultural Land.*

- a. There is insufficient lower grade land available at that settlement*
- b. The benefits and/or sustainability considerations outweigh the need to protect such land,*
- d. Where feasible, once any development which is permitted has ceased its useful life the land will be restored to its former use,*

NEW POLICY 3: *New Community Services and Facilities*

Proposals for new community facilities will be supported, and should wherever feasible:

- a. Be well located to serve the intended community;*
- b. Prioritise and promote access by walking, cycling and public transport;*
- c. Be physically accessible to all members of society;*
- d. Be designed so that they are adaptable and can be easily altered to respond to future demands if necessary; and*
- e. Where applicable be operated without detriment to local residents.*

H5: *Gypsies and Travellers, c. the site is in reasonable proximity to shops, schools and health facilities;*

H6: *Travelling Show people, b. the site and will not cause traffic congestion or safety problems;*

SP6 – Protecting Existing Community Facilities and Providing New Facilities **New policy 3**

DE1: Promoting Good Quality Design. *e. Car parking provision should be sufficient*

Gives rise to related questions

What is small in scale? In respect to affordable housing sites, reference is made to 'small in scale' but with no definition - Carlby is not a sustainable location for expansion outside of the current village boundary without facilities such as a primary school, shop within the Parish as there is too much reliance on cars, contrary to the green agenda. Having a reasonable proximity to facilities, needs a definition **'within the parish'**

What is open countryside? Has to have a definition, such as outside the discernible current curtilage of the built-up village area. The two sites SKPR 152 and SKPR 77- are they in open countryside and therefore not considered appropriate for development? The Draft Site assessment report is indecisive. It States "As per the proposed spatial strategy of the local Plan review - no sites are being allocated within identified 'smaller villages'." That other more suitable sites have been identified rather than stating that **the Carlby sites are not policy compliant.**

Who is the local community? Has to be defined as residents **within the parish.** *The application to demonstrate clear evidence of substantial support from the local community**

** the term 'demonstration of clear local community support' which can mean any desk top survey. Being any outsider wanting to tick a box for affordable housing as far as Peterborough. **Local has to mean residents within the Parish.***

SP3 a. it is within a substantially built-up area; has to be defined. **How many dwellings is a substantially built area?**
b. it does not extend the pattern of development beyond the existing built form; **has to state curtilage of the village, which is the outer boundaries of outer properties. Not paddocks or agricultural land attached.**
c. it does not cause harm or **unacceptable** impact upon the occupiers' amenity of adjacent properties; and
d. it is in **keeping** with the character of the area and is **sensitive** to the setting of adjacent properties.

Following policies can negate these by the ambiguity which needs to be removed and replaced with clear and decisive direction as to what can and cannot be developed in rural small villages.

The Design SPD Guide was adopted in November 2021. This document is currently a panacea for both urban and rural. **The defining dimensions and guides need to be at a variance for each environment.** Light angles and visual privacy spacing cannot be the same for Rural country development as opposed to Urban city live.

Policies have to remain sequential and not override preceding policy. Meaning if a Policy deems an application to be non-compliant, the following policy can not override.

SP5: development Outside of Settlements.

d. conversion of buildings provided that the existing building(s) positively contributes to the character or appearance of the local area. The Parish has to decide its character via a VDS and or Neighbourhood plan

H4: Meeting All Housing Needs, **Define the percentage of single-story housing per sizable development.** There is no mention of house type other than numbers of bedrooms. i.e. how many retirement bungalows, how many semi or detached properties?

H5: Gypsies and Travellers,

c. the site is in reasonable proximity to shops, schools and health facilities; define how far is reasonable?

How many villagers and beyond would react if SKPR – 77 east of the village was allocated as a Gypsy site?

There were no sites put forward by land owners for Gypsies and Travellers in the call for sites process. However: - The Council has a duty to meet the additional need identified through the Gypsy & Traveller Accommodation Assessment (2024) and is seeking additional, suitable land to allocate through the Local Plan Review.

A Gypsy & Traveller 'Call for Sites', **targeted at the community and landowners, will be undertaken by SKDC.**

H6: Travelling Show people,

Carlby is doing its bit in providing a long-standing site that has planning approval for expansion but not yet taken up. However, **existing parking of heavy goods vehicles on or partially on the verge violates item b in the policy.**

SP6 – Protecting Existing Community Facilities and Providing New Facilities

New policy 3 is open house to cult collective groups using this policy to gain advantageous development where it should never be considered in small villages. **This policy gives a planning advantage over the incumbent residents** of a small villages wishing to resist a loss of their ambience and character, planning encouragement open to degradation by this type of alien intrusion into village life.

Cloaked behind a hidden agenda **b. Prioritise and promote access by walking, cycling and public transport;** then negate that statement by **Community facilities may have a local or wider catchment area**, thereby traveling in by SUVs, meaning any group from far and wide can impact on a rural environment without any use of walking, cycling and public transport.

New policy 2: Best and Most Versatile Agricultural Land. Developed due to the proliferation of vast PV site pandemics of green washed knee jerk approvals.

a. this is dependent on the accuracy of land survey

b. there has been no definitive prove of the benefit, just speculative figures put forward by the developers.

d. The continued use of the claim site will be returned as was after 40 years is a red herring to aid approval. History already shows in other countries these schemes that drop in output and never achieve what they claimed in the approval stage are just left abandon, and at best are only cleared and cleaned up by use of centralised public money.

The local community is given no financial advantage in these PV industrial sites within their open countryside.

DE1: Promoting Good Quality Design e. Car parking provision should be sufficient for the location and type of development, the wording of sufficient car parking spacing is not measurable. Define the number of car parking **spaces per dwelling** linked to the number of bedrooms and type of property.

In past SKDC Local plans had, policy definition of In-fill, Back-Land, Garden grabbing and Previous used land was included. These have been dropped in favour of ambiguity. Definitions have to be clearly re stated.

Infill Development: To be true infill plots between existing frontage properties where there is an acceptable size of plot. Not just a reliance of a 2-3m gap between. Which gives rise to Back-land development that generates long term disturbance and loss of amenity to adjacent properties.

Back-Land development: No domestic building should sit behind any other nor populate large gardens in small villages, turning rural into urban domestic living.

Previously used Land: Properties having large gardens that make up the atmosphere and character of village life have to remain and not developed. These gardens are not previously developed land. It has to have a clear definition.

A guide to the LP that exists and the South Kesteven District Council Regulation 18 - Draft Local Plan 2021 – 2041 Based on policies that impact on small villages throughout the district when every village is different, hence the importance of Neighbourhood plans that detail more specifically what is suitable in that Parish should be reinforced.

The Carlby Neighbourhood plan needs a review by residents sometime in the near future as it was adopted in 2019

The above is a prompt to some questions and comments you can input to the Local Plan review before the **25th April**

Review and comment on the plan here www.southkesteven.gov.uk/localplanreview