

# Reepham Neighbourhood Plan

## Regulation 16 Submission Consultation

### Responses

**Document 2 of 3**

From: Sophie Chester <[REDACTED]>  
Sent: 14 January 2024 17:14  
To: WL - Neighbourhood Plans; Nev Brown  
Subject: Reepham neighbourhood plan  
Attachments: Reepham - expansion .pdf

CAUTION:External email, think before you click!

Hello,

Thank-you for your email regarding the updated neighbourhood plan, I am slightly disappointed that none of my concerns submitted over a year ago has not been answered in the updated plan. See attached for my updated letter. When can we arrange a time to go through these concerns?

Thanks,  
Sophie

Sent from my iPhone

Sophie Chester  
8 Walnut Tree Close  
Reepham  
Lincoln  
LN3 4FU

Please see below our concerns re site H1:1 and H1:3 (43 houses in total)

1. H1.2 site condition includes 'not have a negative impact on the private amenities of the neighbouring dwelling' but this condition is excluded from site H1.1 and H1.3  
**This has not been addressed**
2. H1.1 site condition includes 'not have an unacceptable impact on amenity of the residential properties at Leigh Farm or those new dwellings adjoining the site on H1.3' but this condition is excluded from site H1.3  
**This has not been addressed**
3. Neighbourhood plans gives communities direct power to develop a shared vision for their neighbour and shape the development and growth of their local area however the development plans of sites H1.1 and H1.2 does not reflect the communities feedback from the neighbourhood questionnaire used to shape this plan:
  - Q1 - 87% of participations voted that the rural character of the village is the biggest positive, building a large development disregards this vote.
  - Q2 – The 3 main negatives of the village were voted as traffic/parking related. Adding 41 houses to one area of the village will only exacerbate these issues.
  - Q12 – 70% of participations voted that it is not appropriate to build large developments (25+ dwellings), however the plan once again, disregards this vote, planning on a development of 41 houses. 82% of participations voted in favour of small developments (up to 5 dwellings) again the neighbour plan has not taken this into account.**This has not been addressed**
4. On site H1.3 there is currently horses residing on here, also deer's, pheasants, wild rabbits, badgers, hedgehogs, and birds often seen from our property enjoying the field. In the questionnaire it is mentioned several times that residents wish to protect the wildlife in the village.  
**This has not been addressed**
5. Traffic/highway safety – as mentioned in the questionnaire completed by residents of the village there is an issue with speeding in the village. This is particularly bad on Fiskerton Road where the proposed sites access is. From Walnut Tree Close we often struggle to pull out onto the road due to cars speeding over the 30mph limit (carry on doing the 60mph pr higher) coming around the bend in high speed. The access to the proposed site is closer to the bend of Walnut Tree Close and will have a lot more traffic/foot traffic (41 houses v 7 houses) increasing the risk of an accident.  
**This has not been addressed**
6. On the questionnaire it was identified 11% of the current village (Q18) require disabled access, taking this percentage it is estimated that 5 of the houses on the

proposed site will require this. The site is over half a mile from the local pub/PO and over 1.5 miles to the other amenities of Cherry Willingham (doctors, takeaway, co-op, café). The footpaths on this route are not sufficient for disabled access and needing to cross the railway lines.

**This has not been addressed**

7. No footpath on Fiskerton Road from Walnut Tree Close (and therefore site access) to Fiskerton (road just under 1 mile), there is already a lot of foot traffic walking on this 60-mph winding road with this new development this would be increased, increasing the risk of an accident.

**This has not been addressed**

8. There are also many cyclists on Fiskerton Road which is high speed and windy increasing the traffic of around 82 cars (2 cars per household) increases the risk of an accident on this road.

**This has not been addressed**

9. Reepham is currently a very quiet village, building a large development of family homes increases the risk of noise and disturbance to existing residents

**This has not been addressed**

10. On West Lindsay Planning Portal there is already planning permission proposal on Goods Farm, Mellow Lane for 9 dwellings. Lincolnite article dated August 2018 showed a proposal of 25 homes, stating the village is in full support of this. The planning permission submitted looks like phase 1 of this development. The land has been described as no longer suitable for the farm's needs, this potentially will lead to derelict unmaintained properties in the village. This location is closer to the village amenities, why has this not been included in the Neighbourhood plan.

**This has not been addressed**

11. The neighbourhood plan conditions show 20% of the dwellings to be used as social housing, Reepham is an affluent area, and this percentage could drastically change this.

**This has not been addressed**

12. The Walnut Tree Close houses (7 properties) have been built with extremely oversized windows, with both main bedrooms (Bed 1 and Bed 4) having full length, 4m wide windows looking out over the field. The design of the bedroom is that the bed can only go in full view of this window (see attached photos), any building on this field will result in no privacy at all for these properties.

**This has not been addressed**

13. There is currently (as of 24.08.22) 84 houses for sale within 1 mile of Reepham, 36 (43%) of these are new build homes, for the size of Reepham and surrounding villages/amenities this is already a significant increase of traffic on our roads, more pressure on our amenities. **Now 124 houses**

14. After speaking to residents in the village it is a concern that the village school is already overcrowded, with residents of the village (living less than a mile away) being refused a place. Three children of school age currently live down Walnut Tree Close, all three of these attend the school in Cherry Willingham despite living just over half a mile away from the school, increasing road traffic.

**This has not been addressed**

15. In the questionnaire a main concern was the traffic around the school, with limited pick up/drop off space. Currently in the UK there is an average of 1.7 children per

household, using this estimate there will be an additional 70 children in the village. Putting pressure on the school/traffic around school times.

**This has not been addressed**

16. The development of H1.1 and H1.3 has a railway line in-between the proposed location and village amenities, the increase in road and foot traffic in the village will be noticeable and cause unnecessary congestion in the village.

**This has not been addressed**

17. The houses on Walnut Tree Close are West facing any houses close to the boundary will block sunlight into the garden and house.

**This has not been addressed**

18. The houses on Walnut Tree Close have been built with large windows and doors to enjoy the view of the field behind, any development on this land will have a negative impact on the aesthetics to and from these houses.

**This has not been addressed**

19. Open land on Fiskerton Road has already been reduced due to the solar farm on the airfield.

**Additional points:**

- **The new plan in policy 7 m, states that it will share the access to Walnut Tree Close but this is not reflected in the drawing. I would like more information on this please**
- **Due to the privacy of Walnut Tree Close, minimum 2+ metres of tall trees between our gardens and the new development would be a good condition to include.**

Overall, the proposal of site H1.1 and H1.3 will negatively impact the character of Reepham given the scale and location set in a back location. The large site goes against the village consultation exercise and feedback which supported smaller sites which can be more successfully assimilated into the village character. Also, the location selected does not currently have adequate infrastructure to accommodate the additional foot/road traffic this development would bring, leading to risk of accidents. Based on the above I would like to see **these sites removed from the Reepham neighbourhood plan.**

Photo of back of 8 Walnut Tree Close



Photo from master bedroom bed



Photo of master bed set up



Bed 2 photo of set up









From: Allan Crease <[REDACTED]>  
Sent: 16 January 2024 16:22  
To: WL - Neighbourhood Plans  
Cc: Dave World  
Subject: Reepham Neighbourhood Plan

Dear Sir/Madam

I am writing to express my support for the Reepham Neighbourhood Plan. It is comprehensive and accurate. The consultations have been extensive and the planning group have taken on board the issues raised by residents at these events. I would urge the District Council to adopt this plan and use it for planning purposes.

Yours sincerely

Allan Crease  
11 The Green  
Reepham  
LN3 4DH

From: Kevin Thoy <[REDACTED]>  
Sent: 14 February 2024 15:56  
To: Nev Brown; WL - Neighbourhood Plans  
Subject: RE: Reepham Neighbourhood Plan - Regulation 16 Submission Consultation  
Attachments: Comments Ref. RNP (07.02.24).docx; Letter to Parish Council (30.09.2019).docx; Letter (09.04.2021).docx

**CAUTION:** External email, think before you click!

Dear Mr Brown

Thank you for your invitation to comment upon the Reepham Neighbourhood Plan. Please find attached my comments and observations for your consideration.

Kind Regards

Kevin Thoy

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From: Nev Brown <[REDACTED]>  
Sent: 23 January 2024 15:47  
Subject: Reepham Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee  
Please may I refer you to my email below.

I would like you to know that the consultation period has been extended to 16 February 2024.

Should you have any comments on the plan, please may I receive them by then.

Regards

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

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From: Nev Brown  
Sent: Wednesday, December 20, 2023 8:15 AM  
Subject: Reepham Neighbourhood Plan - Regulation 16 Submission Consultation

Dear Consultee,  
Reepham Parish Council has submitted its Reepham Neighbourhood Plan (the Plan) and supporting documents to West Lindsey District Council (WLDC) under Regulations 15 and 16 of the Neighbourhood Planning (General) Regulations 2012.  
WLDC is now inviting comments on the submitted Plan and you are being notified as a consultee.  
The Plan and its supporting documents are available from:  
[Reepham NP](#)

The consultation period is until 2 February 2024.  
All comments on the Plan should be made in writing and sent to:  
Email: [neighbourhoodplans@west-lindsey.gov.uk](mailto:neighbourhoodplans@west-lindsey.gov.uk)  
Post: Neighbourhood Planning, Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA.  
If you require assistance accessing the documents, please call WLDC's customer services on (01427) 676676.

When making your comments please indicate if you wish to be notified of WLDC's decision on the Plan under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.  
If you would like to know more about how WLDC uses your data in respect of the Plan's consultation, what your rights are and how to contact us if you have any concerns, please read our privacy notice:  
[Privacy Notice](#)

Regards   

**Nev Brown**  
Senior Neighbourhood Planning Policy Officer

LCs3



Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA    01427 676676



Kevin Thoy, Garthlands, 29 Station Road, Reepham, Lincoln, LN3 4DN

7<sup>th</sup> February 2024

Dear Mr Brown

**Comments & Observations Reference, Reepham Neighbourhood Plan**

Thank you for your emails of 20<sup>th</sup> December 2023 & 23<sup>rd</sup> January 2024, inviting me to comment upon the Reepham Neighbourhood Plan (NP).

My immediate observation is that the proposal is too large. The majority of residents in the Reepham community will not read such a large collection of documents.

The group of documents at present lack structure. The very first document should be a detailed index to assist further reading and understanding.

A **Summary Document** should be added, to include what the Steering Group (SG) recommend and their reasons; and why the other sites were rejected. Cross referencing to the larger group of documents for resident members who may wish to look further at the detail.

During the preparation of the draft neighbourhood plan comments were raised, by myself and others during a consultation process, that a summary document would be beneficial but it seems this suggestion has been ignored.

A major part of my response is to do with the process. The communication process with the village community, inclusiveness, openness and transparency. All which bring together the conclusions and recommendations.

I refer to section 11.13 of the (NP). The plan has not been amended to take account of planning approval granted under planning reference 145047.

Where in public and private consultation the village community were assured that the (NP) would not exceed the CLLP target.

- a) Recommendations H1.1 and H1.3; despite concerns the (SG) have still recommended these sites.

For H1.1 to go ahead H1.3 has to be approved. Does this imply some collusion between the land owners and the (SG)? And if so would that be acting fairly in consideration of the other sites.

These sites do not appear to be 2 separate developments sympathetically located within the village boundary, but appear to be one site divided into two lots. Which link to a further development recently approved.

Which in my opinion is contrary to what the village community expressed in the Reepham Neighbourhood Plan Questionnaire. *(To restrict developments to a maximum of 25 dwellings)*

During the six years of the (SG) developing the (NP) communication with the village community has been sporadic and disjointed.

Communication through Reepham News has been sparse and communication through minutes of meetings virtually non-existent (particularly over the last 4 years), as was feedback from the public consultations. Therefore, we the village community have no understanding how decisions have been made.

At the beginning of the development of the (NP), participation with and membership of the (SG) was good. But over the course of time membership of the (SG) reduced considerably, as did community engagement with meetings. This was not due to people getting bored with the process but due to difficulty of getting different views listened too.

I attach a couple of documents previously sent to the (SG) and the parish council, which I feel are relevant to this response.

- Letter to the parish council 30<sup>th</sup> September 2019
- Letter to (SG) 9<sup>th</sup> April 2021

Certain relevant documents in regard to process and transparency appear to be missing:

- Minutes of Meetings
- Evidence of Community Feedback
- Village Questionnaire and Community Response.

Other proposed sites could have less impact to the village core in particular in relation to traffic through the village but we remain unclear why they were rejected in favour of the sites recommended.

Reasons may be given in the group of documents but if so, are not easy or straight forward to locate.

Finally, may I ask if WLDC will be holding any public open meetings to discuss the proposed plan.

Thank you

Kind Regards

Kevin Thoy.



30<sup>th</sup> September 2019

Dear Members of the Parish Council

### **Reepham Neighbourhood Plan**

I am writing to you to express some concerns as to how the neighbourhood plan is progressing, and that the recommendations that will be made, may be the conclusions of a few not the majority of the Reepham community.

I do not wish to be confrontational or offend any member of the Steering Group. I acknowledge the progress the Steering Group committee have achieved so far, the energy and effort they have put into the process, the friendships I have made in this journey so far and the understanding we are all neighbours that need to be able to continue to live together when this process is completed. However, I believe the neighbourhood plan is dividing some sections of our village community rather than bringing it together.

It is unfortunate that certain strong personalities have gradually made willing volunteers walk away from the Steering Group. Stronger, more vocal people take control of the meetings and do not pay attention to other views if they differ from their own.

I have concern about the transparency of the Steering Group, decisions being made outside of Steering Group meetings and alternative agendas some Steering Group members may have.

The conduct of some group members I feel have been contrary to the groups Terms of Reference.

**Principles** :- *“That the Steering group will undertake the process in a democratic, transparent and fair fashion, encouraging widespread participation and giving equal consideration to opinions and ideas from all members of the community”.*

As I have mentioned above strong personalities have prevented widespread participation and equal consideration to opinions and ideas.

**Membership** :- *“The Steering Group will be made up of a cross section of volunteers from the community..... Effort will be made to seek representation from under represented sections of the community.*

I believe the current Steering Group membership does not make up a representative cross section of volunteers from the community.

I also think that the current Steering Group has a disproportionate number of members from the area incumbent of the Green, due to the resignations of members from other areas of the village community.

**Conduct** :- *“Treat everyone with dignity, courtesy and respect”.*

The Steering Group has a tendency to discuss matters by debate, resulting in confrontations, winners & losers, rather than by conversation, co-operation and compromise. After all the Steering Group can differ in opinion but should be bonded by a common goal.

I am concerned how the AECOM report and the Statutory Feedback has been presented to the village community. At the recent public meeting how a particular site was allowed to actively promote its submission together with its consultant.

A summary of the AECOM report, Statutory Feedback and the Neighbourhood Plan Questionnaire was prepared for distribution to the public. It was approved and recommended by the chairman but then without explanation not handed out at the public meeting, leaving the public with too much information to absorb from the 23 information boards displayed on the evening.

The village green area is being described as the “Heritage Site”. In no other documentation have I seen the village green described in this way, including the conservation plan. Is the Steering Group trying to attach a special status to the area surrounding the Green over and above other areas in the parish?

The steering group are asking the village community for their feedback to the AECOM report. From conversations I have had and from the recent engagement meeting I attended, much of the community remain confused.

What the village community were clear about and clearly demonstrated in the neighbourhood plan questionnaire:

- a) To restrict developments to 25 dwellings
- b) Its concerns in the volume of traffic passing through the village, particularly at peak times.
- c) Its desire to include lower cost housing if possible.

The outcomes I would hope to see from this letter are:

- For the parish council to address, what I believe to be a general concern about bias and impartiality
- A drive by the parish council and steering group to encourage new members to join the committee from across the village community.
- For the chairman to ensure all members have an equal voice and decisions are made and agreed only by using an appropriate voting process which is properly recorded.

This would result in the steering group being seen to be more transparent in its actions and decisions and provide a more balanced outcome of the recommendations to be put forward in the Neighbourhood Plan.

Reepham village community supports modern Christian values. It benefits from two churches in its small community, used for prayer services, meetings and social gatherings. Isn't it only right therefore that in preparing the neighbourhood plan members should demonstrate values of selflessness, kindness and consideration, respecting our neighbour?

It is understandable when letters like this are received, they may be seen as personal criticism, but I ask for my points to be considered in the manner they are intended, as constructive and objective points of concern in relation to the continuing progress of the Reepham Neighbourhood Plan.

If appropriate I have no objections if you wish to forward a copy of this letter to the Chairman of the steering group.

Yours Sincerely

Kevin Thoy.

9<sup>th</sup> April 2021

Dear Nigel

And Members of the Reepham NP Steering Group

Draft Reepham Neighbourhood Plan (NP)

I see from the April edition of Reepham News that you propose to submit a draft NP to the Parish Council in April.

May I please emphasis what I believe are the most important factors to consider in preparing your draft document; and that is the results of the NP Questionnaire.

In my opinion the NP questionnaire was the most successful and transparent engagement the Steering Group (SG) has made with the village community.

The complete results, responses & conclusions of the questionnaire are included in the link below

<https://reepham.parish.lincolnshire.gov.uk/downloads/file/132/questionnaire-result-summary-public-meeting>

The primary points I would like to stress are :

- The village community do not wish to exceed the CLLP target of 55 additional dwellings.
- Will only support developments of 25 dwellings or less.
- And concerns about the volume of traffic through the village.

These points lead to the conclusion that the village community would wish to see smaller developments in different locations in the parish area, which would lead to a reduced traffic impact. Not a single large development.

I would also wish to point out that it is documented that Reepham Primary School can only accommodate an additional 65 pupils and only after an additional classroom is constructed in the playground area.

May I ask who are the current participating members of the SG, and their post code locations. I ask this question to better understand the comment from PC minutes that 4 postcode areas have not responded to the recent consultation document.

As a general comment may I say that I found some of the information in the December 2020 consultation a bit misleading.

By including selected extracts from the AECOM report and the Statutory Authorities, for some sites the consultation document can be read out of context to the original documents. (May I also add that the AECOM report and the Statutory Authorities feedback are missing from the new PC website)

My purpose in writing is to continually seek Fairness, Impartiality and Transparency in the NP process so as to achieve the right balance of benefit vs cost to the village community as a whole.

As part of the draft NP or as separate documents, do the SG propose to publish detailed feedback from the stage 1 & 2 consultations

From the PC minutes I note from the stage 2 consultation a return from 88 dwellings was received (22%). How do the SG see this return, positive or not? May I also ask what return was received from the Stage 1 consultation, as I am led to understand it was lower?

I also note that the SG have been meeting remotely via Zoom, may I ask why members of the village community have not been invited to attend. (During COVID many people have become quite familiar with ZOOM to keep in touch with family and friends and in some more formal settings attendances have actually increased).

May I ask if minutes were taken and how decisions were recorded.

Finally, may I ask for your feedback and update to the very constructive meeting (November 2019) that was held with yourself and Mike Twort and members of the village community including the chairman of the PC following correspondence sent to the PC and SG. (Letter dated 30<sup>th</sup> September 2019)

I have copied this letter to the PC and Councillor Ian Fleetwood, for their consideration together with previous correspondence received as part of their review of the draft NP.

With My Good Wishes

Yours Sincerely

Kevin Thoy

From: Joe Stuffins <[REDACTED]>  
Sent: 16 February 2024 08:14  
To: WL - Neighbourhood Plans  
Subject: Comments on Reepham Neighbourhood Plan  
Attachments: Recent Observations.docx

To whom it may concern,

I am writing to express my grave concerns regarding the recently finalised Neighborhood Plan. It is my belief that the process has been woefully mismanaged from the start and that this end product now being put to the Parish is not fit for purpose and that further investigation is needed into its content, methodologies and levels of consultation that the public were privy to during its creation.

It is not my desire to point fingers to specific individuals and I am very appreciative of the time and dedication everyone involved in this process has put towards the project; however I hope the issues I detail below show that the group (and by extension the plan) have long been unfit for purpose and despite many voices giving constructive criticism, those in positions of control have not addressed these concerns; let alone put anything in place to conciliate with other members of the parish.

As a brief background, I have lived and worked in the village all my life, have been a member of both the parish council and the steering group that was set up to administer this process. With all that being said, I feel I have a good understanding of our local needs and wants but also a good perspective on how we have got to this point.

When the steering group was in its infancy (approx. start of 2018), there was a broad spectrum of opinions and ideas of members of the Parish that wished to either be involved with the creation of the plan and/or engage in a less official way. Naturally there was a reduction in numbers attending meetings and engaging with any literature sent out but little was done to address engagement.

My son attended a great deal of meetings just before the 1<sup>st</sup> Covid lockdown and was astonished as to the entrenched sentiment that some in the group had. He voiced his concerns in a letter sent to the group that I have attached to this correspondence. Unfortunately, his attendance coincided with a group of individuals that shared a great number of views constantly driving the agenda and are now, to my knowledge, the only remaining members left on the steering group.

The reason I say "to my knowledge" is that around this time I and another member of the group were removed for no discernible reason beyond having land put forward in the call for sites. I totally understand that those with pecuniary interests should not be allowed to vote in decisions as per the documents we all signed when joining, declared in the appropriate manner akin to the parish council's own terms of conduct. This happened despite other similar steering groups for local parishes keeping those with land in their groups and that others with pecuniary interests (for example renting space on land that was being considered) were allowed to stay on. The only conclusion I have been able to reach as to why these individuals were never scrutinized in a similar way is that they (by and large) shared the same viewpoints as to the aforementioned group of likeminded individuals.

As this divergence from an objective viewpoint became more implicit, those that had become disaffected by the then make up of the steering group attempted to voice their concerns to the Parish Council. This was met with a rather lackluster response that essentially gave those still remaining in the group, the seal of approval to carry on.

From that point, minutes stopped being published for the steering group. Despite numerous requests from me and other individuals in the Parish, none have been brought forward (let alone uploaded to public forums) coming up on 4 years. This is a woeful lack of transparency that the Parish Council has persistently failed to address. How can these two entities bemoan the lack of engagement in local politics yet at the same time provide zero information on how a democratic process is being developed?

As to the plan itself, what we have now been shown is a document that is against the wishes of the village, as evidenced by the initial consultation questionnaires sent out near the start of this process. The two biggest sites leave the possibility for one huge development destroying the natural shape of the village with linear protrusions. Nor does it take into account the real and pressing issues of sustainable development or first time buyers, totally dis-encouraging young people to stay in the parish. In contrast to other comparative plans for local areas the document is excessive to the point of absurdity, Scothern's recent NP for example being approx.. twenty pages long, as opposed to the ninety here.

The most telling however, is the weighting of attention that has been placed on the Green and its surrounding area. This is no real surprise to those that were once engaged with this process as the make up of the steering group all shared an interest in this area.

In conclusion, this neighborhood plan has not been given the objective perspective that our Parish deserves and has been run rough shod over by a concerned minority and the Council has failed to intervene on numerous occasions. It is my hope that the scrutiny that has been lacking for the majority of the steering group's existence can finally be applied to this neighborhood plan and the decisions it has reached be reconsidered.

Regards,

Vernon Stuffins

01/10/2019

To whom it may concern,

The following is a copy of a letter I sent to the Steering Group for the Neighbourhood Plan at the end of April this year. It refers to a meeting I observed in the same month. Apologies if the following has already been brought to the attention of the Parish Council. For the sake of consistency I have included it in this correspondence.

First of all I will preface this written statement with a brief introduction. I am Joseph Stuffins (son of Vernon) and I grew up, attended primary school and briefly worked in the village. This observation was initially going to focus on why I believe omitting data from the leaflet regarding the public meeting is not conducive to the spirit of the steering group and its objectives. However on further reflection there are wider concerns I believe must be addressed, especially as public consultation is right around the corner.

These comments are not meant as mean spirited attacks on individuals but aim to bring an element of objective clarity to assist all members of the group (and the wider public) with this process. Additionally I will only be commenting on the most recent meeting I have observed, for the sake of expediency and so as to not go over ground that may have already been covered.

From what I've seen, the leaflet serves to inform all residents of the Reepham parish as to the current situation regarding the call for sites and the results of the independent assessment. Therefore deliberately withholding information at this stage of the process appears to be rather counter intuitive. The argument that a leaflet with intentionally restricted information will drive up interest and by extension attendance at the public meeting is devoid of any credible evidence or realistic merit.

If nothing else this document needs to contain a key explaining the RAG system and perhaps even a fold out/extended page with extra detail, or a bigger (more legible) map. For the sake of another hundred pounds in printing costs, I believe the residents of the village will be far better informed and more inclined to engagement further on down the line.

On the wider discussion of engagement, some comments passed at the recent meeting struck me as rather antithetical to the process, bordering on hostile. To say, even in jest, that removing the map from this leaflet for the people of Spring Hill creates the impression that the residents of this area are at best an afterthought and at worst a hindrance to this democratic process.

Furthermore, I found an impassioned call for transparency uttered in the same breath as an appeal to the Chair requesting private audience and an apology for "smoke & mirrors" to be equally incongruous.

We heard last week from Kevin's evening discussion that residents of the village fear the group is not doing all it can to be inclusive and informative. Whether this is a commonly held opinion remains to be seen but what can be addressed is the actions of the steering group; both in meetings and wider engagement. Perhaps the few hours already put aside by members for pamphlet delivery can expand to door knocking?

Without any wider context the examples given above can quite easily misrepresent the steering group and any forthcoming consultation as elitist, out of touch and/or self-serving. As discussed at the meeting, anyone currently engaged with this process has an interest (pecuniary or otherwise) in seeing the project to a sensible conclusion based on compromise and what is best for the village.

Therefore I implore all members of the group to objectively analyse what is currently under consideration and consider how off the cuff remarks or ill-advised decisions can quite radically create the appearance of a body working against that which it purports to stand for.

Again for the sake of consistency, the below is the official response I received on the 3<sup>rd</sup> of June from the Chairman of the Steering Group:

Joseph,

I wanted to respond to your recent letter to the Reepham Neighbourhood Plan Steering Group. We have added your comments regarding the proposed flyer into our discussions and production of the final version which is soon heading to the printers. We have indeed extended the size of the flyer to incorporate additional information and larger maps.

Your further observations regarding comments within the meeting I feel have been mis-interpreted a little. The statement I refer to in particular is the reference to Spring Hill. During our discussion within the meeting, I recall a reference to Spring Hill, which was made within a context known to the steering group. This refers to the fact that no-one from Spring Hill attended our 1<sup>st</sup> public meeting and that we have identified this an area for improvement in terms of engagement and consultation. I can understand how this may have come across and I have reminded our members of how we must be sensitive and considerate with our communication.

We take on board your comments regarding the importance of our ongoing communications and thank you for your input. This is an important process and piece of work for the community.

Kind Regards,

Upon receiving the above, I was appreciative that my comments regarding more informative literature were taken on board but also felt that the response did not adequately comprehend the nature of my statement. My issue was not only that a subjective statement said in jest can damage the reputation of the group but also that serious consideration should be made by the steering group to engage with and inform members of the Parish as to what is being asked of them (via referendum, filling in response forms etc.) but also what the end result of this process can and should look like.

I was also concerned that the majority of the discourse in meetings I had observed up until that point had been led by a minority of vocal members and that a lot of these discussions were not drawn to an appropriate conclusion (i.e. no substantial content being discussed or actioned). There were also some examples of these same individuals dictating the content of what can best be described as token votes; one notable example that springs to mind is a vote to establish who should review the initial AECOM report where, after the group agreed it should be done by the Chair and two other members, one member then decided who those two will be and left the meeting, essentially shutting down the discussion.

On paper these issues admittedly do not amount to much more than a slightly relaxed approach to good practice; so given the focus on “engagement and consultation” clarified by the Chair, I deemed it sensible to give the process the benefit of the doubt and not take this discourse further. However the recent Public Consultation meetings and other public meetings I have observed give me cause to readdress this concern and escalate it to your attention.



I believe it's fair to say that the consultation meetings have not been well attended. Given engagement has apparently been a key target for the Steering Group, all the while I have been observing (from mid-March this year), there has been little to no time set aside to address this issue. I would argue that given the previous referenda and literature that has already been sent to members of the Parish (with very little being actioned against their returns) the group will naturally run the risk of diminishing interest.

To counter that, there should have been a brief summary of actions being discussed or taken at each public meeting in the Reepham News with an invitation to attend the next meeting. Too much focus was placed on social media channels as opposed to forming a consistent, informative method of communication for a populace that, generally speaking, would not go to the internet as their first choice of accessing such information.

In turn this begs the question as to whether this process has merely been neglected or wilfully filibustered. Whichever it may be, the current state of affairs shows a consistent lack of effective planning on this matter that, at a time of data gathering, has clearly had a detrimental effect to the overall process.

There are similar issues that need to be addressed against this data gathering in that no definitive process (that I am aware of) is in place to effectively administer resident's responses. Instead an unknown number of feedback forms have been distributed above and beyond the one per household and miscellaneous amount filled in/handed out at public consultation. How are these forms being tracked? Is the Parish Council aware of a proper process from start to finish regarding this data collection? The discussions I have observed have left me with little to no confidence that this process is as air tight as it could and should be.

Adjacent to this is the fact that there is (again) no concrete procedure in place for analysing and/or collating these results. As I work in Data Analysis, I am aware of the pitfalls of presenting data and just how easy it is to manipulate a block of data to drastically alter an observer's conclusions. This is especially true when the framework a recipient has to complete is not clearly explained. Is the Parish Council in agreement with me that an independent agent or body should be asked to collate this information and then report back on it?

The reason I suggest this should be independent of both the Steering Group and the Parish Council, is that there seems to be a severely lax appreciation of good practice within the group. Beyond the examples given above, the recent resignation of two members of the group raises serious questions as to its collective nature and current build-up. As of writing this letter, official documentation has not been provided as to why these individuals were asked to step down nor has there been an official request from the Parish Council requesting this. Do such documents exist?

Further to the above, the meeting of the steering group (dated 16<sup>th</sup> September 2019) directly after this event occurred, did not have enough members present for a quorum. I believe this is the first public meeting where this has been the case but more importantly it was argued at this meeting that the quorum size should be reduced, potentially to 3. The source of the request for the removal of two steering group members and the idea of potentially reducing the quorum size stated on 16<sup>th</sup> September that "no one person can steer the course of the steering group" but given how events

have transpired, would the Parish Council agree with me that such a reduction to the necessary quorum of the steering group policy has the potential to do just that?

Does the Parish Council agree with me that a Neighbourhood Plan that has been predominantly constructed on decisions based on a quorum of 3 for a population of over 400 households cannot be taken seriously as a credible document?

The reason I raise these questions and the purpose behind writing this letter is that I believe it absolutely necessary that this process is administered fairly and independently where possible. The argument provided for the two members to resign from the steering group is sensible but the same reasoned analysis must be applied to other members and aspects of the group. If such criteria cannot be met and no credible argument is put forward as to why, the Parish Council must step in to make sure certain standards are being met; otherwise the hypothetical observations I noted in my initial letter could be seen to have been regrettably prescient.

Thank you for your time and I look forward to your response.

Regards

Joseph Henry Stuffins

From: Nicola Topliss <[REDACTED]>  
Sent: 16 February 2024 14:15  
To: WL - Neighbourhood Plans  
Subject: Objection letter to Reepham Neighbourhood Plan - Mrs Barnes - 14 Walnut Tree Close  
Attachments: Response to Reepham Neighbourhood Plan - Mrs Barnes Feb 2024 - Final.pdf

Good afternoon

Please find attached our letter of objection to the Reepham Neighbourhood Plan.

We hope the concerns raised are considered fully and welcome the opportunity to discuss this with the committee.

Regards  
Nicola Barnes

**Mrs N. Barnes**

14 Walnut Tree Close

Reepham

Lincoln

LN3 4FU

15th<sup>th</sup> February 2024

**RE: Reepham Neighbourhood Plan**

To Whom It May Concern,

I am writing to **OBJECT** to the Reepham Neighbourhood Plan, for the numerous planning reasons as set out below.

I also refer you to my previous objection letter dated 7<sup>th</sup> September 2022 and wish to inform you that the objections and concerns raised, have not been suitably answered with detailed responses and justification within the latest version of the plan.

Although we strongly support the right growth for the village, so that it can sustain the existing residents, we are writing to object to the amount of additional dwellings that been suggested for this medium rural village and to object to the proposed sites that have been identified as the most preferable for future development.

**Central Lincolnshire Plan**

Since the draft of the Reepham Neighbourhood Plan started back in 2018, there has been a number of notable and significant changes that impact the requirements for housing within the village. Firstly the Central Lincolnshire Plan has been fully adopted; there have been a large number of housing allocations made in the adjacent villages of Cherry Willingham and Fiskerton and there have been numerous planning consents granted within Reepham itself.

The adopted Central Lincolnshire Plan, Table A1.1. 'Housing Requirements for Parishes', states the following housing requirement for Reepham:

Central Lincolnshire Local Plan – Adopted April 2023

Parish	Dwellings built 2018-2021 <sup>32</sup>	Dwellings with permission <sup>33</sup>	Dwellings allocated only <sup>34</sup>	Requirement from the plan <sup>35</sup>
Reepham	1	13	0	14

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This figure is based on new housing being built up until 2021 and homes on sites with planning permission at 1 April 2021, but does not include the 8 houses that have been granted planning permission at Goods Farm on 1<sup>st</sup> September 2023. This development alone, meets more than half of the housing requirements identified in the Central Plan for the parish of Reepham. Further to this, the justification for 44 additional dwellings within the draft Neighbourhood Plan for Reepham, does not appear to be based on a Housing Needs Survey. If this has been conducted, please send a copy to the email address provided with this letter.

**There is a lack of justification, for above allocation housing needs provided in the Neighbourhood Plan.**

### **Neighbourhood Plan basic conditions**

The Neighbourhood Plan area being considered in isolation to the development plans for Cherry Willingham and Fiskerton, has to be questioned. In particular, the boundary with Cherry Willingham, to the West of Reepham, where there is a significant amount of development planned, within less than a mile of the boundary.

Cherry Willingham has been allocated 551 dwellings within the Central Lincolnshire Plan.

Fiskerton has been allocated 140 dwellings within the Central Lincolnshire Plan.

The Central Lincolnshire Plan States the following for Reepham as a medium village:

Well connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant.

**The Neighbourhood Plan for Reepham has been considered in isolation to the Neighbourhood Plans for Cherry Willingham and Fiskerton and a lack of evidence has been provided as to any additional amenities and services Reepham will receive, by going above the Central Lincolnshire Plan allocations.**

The Cherry Willingham Neighbourhood Plan, has designated land to the eastern end of the village, as suitable land for development. In contrast, Reepham is looking to designate land to the western side of the village to the West of Fiskerton road; the two areas for large scale development, are at risk of starting to merge the villages into one area. They are separated only by a very small 'settlement break' and the above allocation number of houses in the Reepham Plan would permanently change the character of Reepham village, with it losing the individual character it currently has. It could also be considered overdevelopment.

The Reepham Neighbourhood Plan ins section 20.5 and 20.6 state:

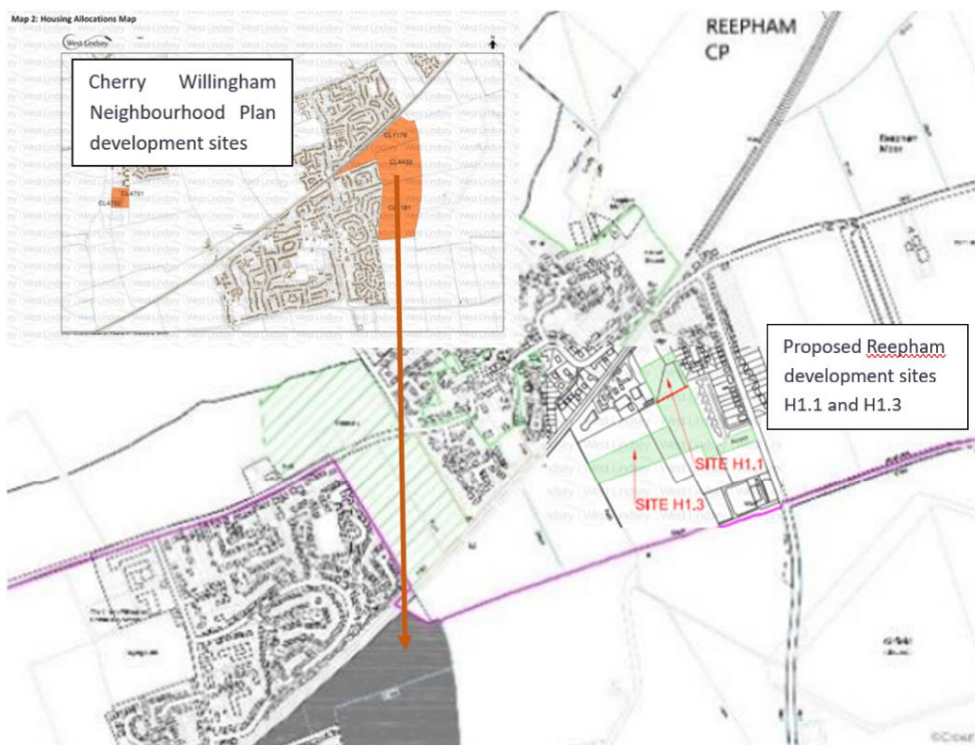
For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between places. The southern and western fringe of Reepham is distinct from the built environment of Cherry Willingham, with less dense development of detached and semi-detached dwellings fronting the street.

Cherry Willingham is very different, with a more urbanised feel, including a recently completed residential housing developments. The separation between the settlements helps to manage this transition in character, so that as you pass through the area you get the feeling of moving between distinct places.

Concentrating all future developments in the southern and western fringe of Reepham and applying a greater housing density, will create a more urbanised feel to Reepham and merge its character with that of Cherry Willingham and will remove any transition in character.

Both Neighbourhood plans designating land so close to one another, for such a large number of houses in rural villages (in particular Reepham) will also be concentrating a significant loss of habitat in one area, whilst also contributing to additional traffic, noise and emissions over a condensed area, which cannot be considered a sustainable development, when there are alternative sites that should be considered.

Exceptional growth above the allocations within the Central Lincolnshire Plan, should be supported by a current and sound evidence base. The lack of a recent Housing Needs Survey; the changes within the village over the last 5 years, not being taken into consideration and the lack of any evidence that exceptional growth would lead to any additional service or amenities for Reepham, does not provide a sound evidence base to justify exceptional growth. In particular the lack of clarity around how additional Community Infrastructure Levy payments will be assigned, given the irregularity of the Parish boundary with Cherry Willingham, meaning that funds are not received by Reepham residents, as 'they are 'sometimes forgotten, when funds are allocated' – NP section 21.8.



If sites H1.1 and site H1.3 are approved, the next stage of long term development for the village, is likely to follow the same path and infill the village shape to the west of Reepham, further reducing the distance and distinction between Reepham and Cherry Willingham and risk losing the rural character that Reepham has by coalescence. A large estate of 41 houses, is disproportionately large and not in keeping with the village character and the community have expressly stated that this something they value.

This cannot be considered 'sustainable and balanced' development as per 1.5 of the Reepham Neighbourhood Plan and is far in excess of the housing requirement identified in the Central Lincolnshire Plan.

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**Given the close proximity, I would like to know whether the housing allocations for Cherry Willingham have included the needs for Reepham too and whether the housing needs for Reepham have been adjusted since 2018, to take into consideration the allocations for the adjacent settlements of Cherry Willingham and Fiskerton?**

### **Planning Consent**

Prior to purchasing our property, we searched the local planning applications and there was no indication that the land behind our future home would be granted planning approval for housing development. If this was known to us, we would not have purchased the house. West Lindsey District Council were made aware of the land being offered as part of the search for sites within the Neighbourhood plan. Based on my further research, I have discovered that the land that Walnut Tree Close is built on, actually received planning consent for 7 dwellings on **12/10/2018** – application 138270, prior to the AECOM report being published in 2019.

The houses on Walnut Tree Close have specifically been designed with exceptionally large (4m wide and 2 m high), upper and lower rear windows, to take advantage of the countryside views and were granted planning approval by West Lindsey District Council 21/01/21. Any dwellings located on H1.1 and H1.3, will lead to a significant loss of amenity in terms of noise, overlooking and privacy to the residents of Walnut Tree Close. A large majority of the houses built within H1.1 and H1.3 will also suffer from a significant lack of amenity by being overlooked by our homes. The amount of screening and separation distances required, to afford all houses adequate privacy, is unachievable, taking into account the higher-than-average elevations of the properties on Walnut Tree Close, in addition to the extra-large windows.

By 2021, when our houses were granted planning approval, both H1.1 and H1.3 had been identified in Plan as the preferred sites for development and yet the large feature window design was still approved. I have to question why West Lindsey District Council granted planning permission for our homes with such large (4 meter wide, by 2m high) windows, if the land behind them in H1.1 and H1.3 was already identified as potential development land for such a large number of homes, thus creating a serious amenity issue and leading to over development within this area. If the Plan goes ahead with the proposed sites and number of dwellings, it will lead to an overbearing amount of new homes in this part of the village, from a Residential Visual Amenity impact and a Landscape and Visual Impact Assessment, on the southern approach to the village from Fiskerton Road.

**The Council should have objected to the design of our homes with large, feature windows, if they wanted the land in H1.1 and H1.3 for future housing development.**

### **Site Selection**

The site selection undertaken by AECOM was conducted in early 2019, with the final report being issued April 2019; 3 years prior to the 7 houses being constructed on Walnut Tree Close and 2 years prior to West Lindsey granting planning approval for their design. The land itself had also been approved for 7 dwellings in October 2018, as detailed above. If the assessment were to be undertaken now, to reflect the recent development on Walnut Tree Close, then areas H1.1 and H1.3 could not score so highly, due the undeniable loss of amenity.

I wish to raise why the Site Assessment has not been revisited in the last 5 years, when it became clear that the assumptions the site assessments were scored on, have changed due to our homes being approved for planning on Walnut Tree Close and 8 dwellings approved for Goods Farm.

Figure 2-1: Map of all sites to be assessed through this site assessment



Land where Walnut Tree Close has been constructed was included within the call for sites area 11 – AECOM Report February 2019.

The original area that Walnut Tree Close is now built in area 11, was rejected on the following grounds:

		Detailed analysis			
11	n/a	Land to West of Fiskerton Road, Reepham, Lincoln	14	The site, if developed, would more than double the size of the village, which is contrary to the NPPF paragraph 127 c) and d). Therefore, the site is not suitable for development based on national and local policy.	Site rejected (i.e. does not now require allocation) and therefore detailed assessment not required

Although the area has been reduced to areas H1.1 and H1.3, if the dwelling figures are combined with the 7 houses built on Walnut Tree Close, it would equate to 48 new homes and should be considered over development and urbanisation for this part of the village.

Since this report, 2 houses have been constructed on site 3 - Land adjacent to Arkle House, 52 High Street, LN3 4DX, Reepham and 7 house have been built within site 11, yet an additional 41 houses have been identified for areas H1.1 and H1.3 and 1 for H1.2. This would bring the total number of new dwellings to 50. Furthermore 8 houses have been approved planning consent at Goods Farm



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In order to achieve the target growth of 48 houses within a 20 year time period, I think it disproportionate that all housing development should take place within the same area of the village over sites H1.1 and H1.3. Other sites could accommodate some of the additional housing needs (although the need for further housing ,in the village is debateable as per the Central Lincolnshire Plan requirements) and if the AECOM scoring was undertaken to reflect the changes since the 2019 report, the H1.1 and H1.3 sites would score equal to other sites which have been ruled out.

The Reepham Neighbourhood Plan identifies 48 new dwellings constructed over the next 20 years. Since the draft began:

7 constructed in 2021/2022 on Walnut Tree Close

2 constructed on site 3 (Land of Arkle House) in 2022/2023

8 granted planning approval at Goods Farm September 2023

= 17 new houses constructed/approved since 2019.

These 17 new homes will meet the housing needs identified for the village in the Central Lincolnshire Plan.

Combined with the 41 houses still identified for areas H1.1 and H1.3, plus the single dwelling at H1.2, this would equate to 58 additional dwellings within the next 20 years, not allowing for any other planning applications being submitted. This would be 20% above the growth target set within the Reepham Neighbourhood plan and 4 times the amount of dwellings identified in the Central Lincolnshire Plan.

**A Housing Needs Survey for Reepham should be conducted, to take account of the changes that have taken place in the intervening period between the plan being drafted and the Central Lincolnshire Plan being adopted, to ensure that growth within the Neighbourhood Plan is limited to supporting the function of the village.**

### **Consultation**

Section 1.6 of the Reepham Neighbourhood Plan states the following:

Although the Plan period is 20 years, it is to be expected that circumstances may change and as a result the Parish Council proposes to complete a formal review of Reepham Neighbourhood Plan once every five years. If feasible, the review will coincide with the review of Central Lincolnshire Local Plan (CLLP) and the publication of the Central Lincolnshire Five Year Land Supply Report. Further information about the review process is detailed in section 20. This document has been updated in line with the revised CLLP which was ratified by West Lindsey District Council on the 13th April 2023.

Furthermore: In 2012 the Localism Act was passed to give communities greater influence in the decisions affecting them particularly planning, and to support the production of a Neighbourhood Development Plan (NDP) as a way of giving all residents a chance to have an influence in the way the village develops over the plan period.

The draft Plan commenced in 2018 and as detailed throughout this document, there have been significant changes within Reepham; adjacent villages and the Central Lincolnshire Plan has been adopted. The draft Plan has not evolved with these changes and they should be taken into consideration, in formulating and justifying the housing

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needs for the next 20 years for Reepham. The 5 year review should take place now, to ensure that the Plan is in line with the original objectives; the Central Lincolnshire Plan and the current and future needs of the village.

The majority of consultation surrounding the plan, was undertaken prior to the 7 houses on Walnut Tree Close being constructed 2021/22. We moved into our home May 2022 and since this date, we have only been able to attend a 'drop-in' session, at the local church and respond in writing to raise our concerns. We have not been given the opportunity to help shape the plan. Considering that the Council permitted our homes in 2021 and that the plan will have a significant impact on us as residents, it is disappointing that we have not been afforded more opportunity to consult, in a more meaningful and inclusive manner. The allocation of the land for development in the Plan, without the neighbouring properties having a more opportunity to make changes to the proposals when there is still; scope to do so, could be considered a breach of the Localism Act 2011, as per the below:

#### **Localism Act 2011 - Requirement to consult communities before submitting certain planning applications**

To further strengthen the role of local communities in planning, the Act introduces a new requirement for developers to consult local communities before submitting planning applications for certain developments. **This gives local people a chance to comment when there is still genuine scope to make changes to proposals.**

#### **Consultation Responses and Objections – Community Comments**

With regards the consultation responses in APPENDIX F and the NPSG Response. I respond to the Actions/NPSG Responses with regards the following Objections and responses.

Original objections listed in **red**. NPSG Responses in **Blue** and my responses in black.

**Objection: We believe the highway safety would be compromised within the village due to the positioning of the proposed site access point. There are already existing issues with speeding along Fiskerton Road as well as a blind bend where this access point is proposed. We feel that an additional 41 homes would increase the risk of future safety.**

**Response: The access could be combined with the existing access into Walnut Tree Close. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.**

I am quite frankly shocked that in response to the above objection, the solution to the concerns over speeding are to extend the 30mph zone and combine the access for the new development with Walnut Tree Close. This risk will not be addressed by the 30mph zone being extended a matter of meters down the road before it becomes a national speed limit again. It will also present another highway safety issue, not only increasing traffic on a small and quiet residential road, but it will exacerbate the issue of people trespassing and using private driveways to turnaround. **On the 21/09/2022 I had cause to email [llpg@west-lindsey.gov.uk](mailto:llpg@west-lindsey.gov.uk), to express my serious concern and dismay, that on a weekly basis, unknown members of the public use our private driveway to turn their vehicles around. They drive down the private part of Walnut Tree Close and discover it is a dead end (even though there is signage indicating such at the top of Walnut Tree Close on the public highway. This issue will be further exacerbated if the access is shared with an additional 41 houses sharing this access road.**

Concentrating traffic at this end of the village, where there is no footpath, is still a highway safety issue.

**Objection:** We believe the proposed development would be detrimental to wildlife inhabitants and hedgerows, where we really should be protecting these in the local environment.

These considerations have been taken into account when selecting the most appropriate location for development within the village. Green Corridors and Environmental section added to updated plan.

Although the response states that a Green Corridor and Environment section has been added to the updated plan. **I wish to see the Biodiversity Net Gain calculations for the loss of this area and further to this I wish to see where the net gain will be achieved locally and so wildlife in the village is not lost to another location via a commuted sum being paid.**

**Objection:** We believe that the proposed homes would have a loss of privacy, being overlooked extensively by existing properties in Walnut Tree Close that have floor to ceiling windows.

The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

As raised above, it calls into question the planning approval of the houses on Walnut Tree Close having such large floor to ceiling windows, if the land behind them had already been identified as being suitable land to be developed. These should not have been approved, as it presents a significant loss of amenity. As can be seen from the below photos, it is very easy to see into the upstairs rooms of these houses, even from ground level in site H1.3, without the use of an additional ocular device. This will be exacerbated at night time when lights are on.



**Objections – numerous in relation to the village character and size of the development:**

**Character of village.** Response: Appropriate in location wider context. No Revisions Required

**Development goes against strength of the village:** Target growth is to be achieved with control measures, in policy, to mitigate negative impacts, No revisions required.

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**Character of village.** Response: Comment is incorrect. DPH is 15 in the draft. No Revisions Required.

**Size of development.** Unless Promoted by a neighbourhood plan, which it is. No revisions required.

This is a linear development stretching out into a greenfield site totalling 14 hectares. Development on 4 hectares leaves large areas of undeveloped land therefore this site could not be classified as an infill site. Due to the linear aspect of this site three sides open out into open countryside resulting in a negative impact on the view of the parish which is not advised. This would be a cul-de-sac development which the EACOM report advised against as other sites. This site was not assessed by AECOM due to its unsuitability. Response: RNPSG dispute the claim of linear development. AECOM did not assess based on size but community identified benefits cannot be achieved without the allocation of a larger site. These considerations have been taken into account when selecting the most appropriate location for development within the village. The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

These are inadequate responses to confirm how such a large development, which is significantly larger than any development in the village to date, is appropriate. The largest development in the village in the last decade, is the development of 7 houses on Walnut Tree Close. The proposed development is nearly 6 times this size. The target growth is far in excess of the adopted Central Lincolnshire Plan.

**Please confirm the justification with how this is appropriate for a medium rural village when the Central Lincolnshire Plan identifies 14 additional dwellings and 17 have since been constructed and planning approved. Please also confirm that the sites have been properly assessed by AECOM, to confirm that it will not lead to a cul-de-sac, linear development; that the grouping of 41 houses at one end of the village, so close to the adjacent development at Cherry Willingham, is in keeping with the medium, rural character of the village.**

Considering the amount of effort and time that has gone into compiling our previous letter of response to the plan, I find it disappointing and make note that of the 62 objections from the community, there are 'no revisions, no updates required' for 61/62 of the objections. This indicates to me as a local resident of Reepham, a total lack of regard for the concerns raised by the community.

In contrast, in response to the WLDC comments, the response is much more positive and their comments receive more thorough explanation and in numerous cases, further action to satisfy the local authority.

I wish to remind you that the Neighbourhood Plan should **aim to preserve and promote those aspects of the village that have been agreed BY THE RESIDENTS as being positive features of the village**. The responses to the consultation, shows that the residents' do not think that the proposed Plan preserves and promotes the character of their village, nor does the Central Lincolnshire Plan support the growth target.

## **Conclusion**

A significant amount of time has elapsed since the draft began and the Plan has not evolved with the numerous developments/ planning approvals in the village and the Central Lincolnshire Plan being adopted. The evidence the plan is based on is no longer current and relevant.

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I propose that a review of the plan is undertaken. A Housing Needs Survey should be conducted and a further call for sites/review of the previous sites, needs to be conducted, to ensure that the Reepham Neighbourhood Plan remains focused on ensuring that growth within the village supports the needs and desires of the community.

We hope that our concerns, along with those of the other residents within Reepham, are taken seriously and we welcome the opportunity to discuss these plans further.

I would like to be notified of WLDC's decision on the Plan, under Regulation 19 of the Neighbourhood Planning Regulations 2012.

Yours Sincerely,

Mrs N. Barnes

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From: Alison Winters <[REDACTED]>  
Sent: 16 February 2024 16:11  
To: WL - Neighbourhood Plans  
Cc: Alison Winters; Paul Winters  
Subject: Objection to Reepham Neighbourhood Plan  
Attachments: Objection letter Winters .docx

Please find attached our letter of objection concerning the Reepham Neighbourhood Plan.

We would like to be notified of WLDC's decision on the Plan, under Regulation 19 of the Neighbourhood Planning Regulations 2012.

Kind regards

Mr and Mrs Winters

10 Walnut Tree Close, Reepham LN3 4FU

01/10/2019

To whom it may concern,

The following is a copy of a letter I sent to the Steering Group for the Neighbourhood Plan at the end of April this year. It refers to a meeting I observed in the same month. Apologies if the following has already been brought to the attention of the Parish Council. For the sake of consistency I have included it in this correspondence.

First of all I will preface this written statement with a brief introduction. I am Joseph Stuffins (son of Vernon) and I grew up, attended primary school and briefly worked in the village. This observation was initially going to focus on why I believe omitting data from the leaflet regarding the public meeting is not conducive to the spirit of the steering group and its objectives. However on further reflection there are wider concerns I believe must be addressed, especially as public consultation is right around the corner.

These comments are not meant as mean spirited attacks on individuals but aim to bring an element of objective clarity to assist all members of the group (and the wider public) with this process. Additionally I will only be commenting on the most recent meeting I have observed, for the sake of expediency and so as to not go over ground that may have already been covered.

From what I've seen, the leaflet serves to inform all residents of the Reepham parish as to the current situation regarding the call for sites and the results of the independent assessment. Therefore deliberately withholding information at this stage of the process appears to be rather counter intuitive. The argument that a leaflet with intentionally restricted information will drive up interest and by extension attendance at the public meeting is devoid of any credible evidence or realistic merit.

If nothing else this document needs to contain a key explaining the RAG system and perhaps even a fold out/extended page with extra detail, or a bigger (more legible) map. For the sake of another hundred pounds in printing costs, I believe the residents of the village will be far better informed and more inclined to engagement further on down the line.

On the wider discussion of engagement, some comments passed at the recent meeting struck me as rather antithetical to the process, bordering on hostile. To say, even in jest, that removing the map from this leaflet for the people of Spring Hill creates the impression that the residents of this area are at best an afterthought and at worst a hindrance to this democratic process.

Furthermore, I found an impassioned call for transparency uttered in the same breath as an appeal to the Chair requesting private audience and an apology for "smoke & mirrors" to be equally incongruous.

We heard last week from Kevin's evening discussion that residents of the village fear the group is not doing all it can to be inclusive and informative. Whether this is a commonly held opinion remains to be seen but what can be addressed is the actions of the steering group; both in meetings and wider engagement. Perhaps the few hours already put aside by members for pamphlet delivery can expand to door knocking?

Without any wider context the examples given above can quite easily misrepresent the steering group and any forthcoming consultation as elitist, out of touch and/or self-serving. As discussed at the meeting, anyone currently engaged with this process has an interest (pecuniary or otherwise) in seeing the project to a sensible conclusion based on compromise and what is best for the village.

Therefore I implore all members of the group to objectively analyse what is currently under consideration and consider how off the cuff remarks or ill-advised decisions can quite radically create the appearance of a body working against that which it purports to stand for.

Again for the sake of consistency, the below is the official response I received on the 3<sup>rd</sup> of June from the Chairman of the Steering Group:

Joseph,

I wanted to respond to your recent letter to the Reepham Neighbourhood Plan Steering Group. We have added your comments regarding the proposed flyer into our discussions and production of the final version which is soon heading to the printers. We have indeed extended the size of the flyer to incorporate additional information and larger maps.

Your further observations regarding comments within the meeting I feel have been mis-interpreted a little. The statement I refer to in particular is the reference to Spring Hill. During our discussion within the meeting, I recall a reference to Spring Hill, which was made within a context known to the steering group. This refers to the fact that no-one from Spring Hill attended our 1<sup>st</sup> public meeting and that we have identified this an area for improvement in terms of engagement and consultation. I can understand how this may have come across and I have reminded our members of how we must be sensitive and considerate with our communication.

We take on board your comments regarding the importance of our ongoing communications and thank you for your input. This is an important process and piece of work for the community.

Kind Regards,

Upon receiving the above, I was appreciative that my comments regarding more informative literature were taken on board but also felt that the response did not adequately comprehend the nature of my statement. My issue was not only that a subjective statement said in jest can damage the reputation of the group but also that serious consideration should be made by the steering group to engage with and inform members of the Parish as to what is being asked of them (via referendum, filling in response forms etc.) but also what the end result of this process can and should look like.

I was also concerned that the majority of the discourse in meetings I had observed up until that point had been led by a minority of vocal members and that a lot of these discussions were not drawn to an appropriate conclusion (i.e. no substantial content being discussed or actioned). There were also some examples of these same individuals dictating the content of what can best be described as token votes; one notable example that springs to mind is a vote to establish who should review the initial AECOM report where, after the group agreed it should be done by the Chair and two other members, one member then decided who those two will be and left the meeting, essentially shutting down the discussion.

On paper these issues admittedly do not amount to much more than a slightly relaxed approach to good practice; so given the focus on "engagement and consultation" clarified by the Chair, I deemed it sensible to give the process the benefit of the doubt and not take this discourse further. However the recent Public Consultation meetings and other public meetings I have observed give me cause to readdress this concern and escalate it to your attention.



I believe it's fair to say that the consultation meetings have not been well attended. Given engagement has apparently been a key target for the Steering Group, all the while I have been observing (from mid-March this year), there has been little to no time set aside to address this issue. I would argue that given the previous referenda and literature that has already been sent to members of the Parish (with very little being actioned against their returns) the group will naturally run the risk of diminishing interest.

To counter that, there should have been a brief summary of actions being discussed or taken at each public meeting in the Reepham News with an invitation to attend the next meeting. Too much focus was placed on social media channels as opposed to forming a consistent, informative method of communication for a populace that, generally speaking, would not go to the internet as their first choice of accessing such information.

In turn this begs the question as to whether this process has merely been neglected or wilfully filibustered. Whichever it may be, the current state of affairs shows a consistent lack of effective planning on this matter that, at a time of data gathering, has clearly had a detrimental effect to the overall process.

There are similar issues that need to be addressed against this data gathering in that no definitive process (that I am aware of) is in place to effectively administer resident's responses. Instead an unknown number of feedback forms have been distributed above and beyond the one per household and miscellaneous amount filled in/handed out at public consultation. How are these forms being tracked? Is the Parish Council aware of a proper process from start to finish regarding this data collection? The discussions I have observed have left me with little to no confidence that this process is as air tight as it could and should be.

Adjacent to this is the fact that there is (again) no concrete procedure in place for analysing and/or collating these results. As I work in Data Analysis, I am aware of the pitfalls of presenting data and just how easy it is to manipulate a block of data to drastically alter an observer's conclusions. This is especially true when the framework a recipient has to complete is not clearly explained. Is the Parish Council in agreement with me that an independent agent or body should be asked to collate this information and then report back on it?

The reason I suggest this should be independent of both the Steering Group and the Parish Council, is that there seems to be a severely lax appreciation of good practice within the group. Beyond the examples given above, the recent resignation of two members of the group raises serious questions as to its collective nature and current build-up. As of writing this letter, official documentation has not been provided as to why these individuals were asked to step down nor has there been an official request from the Parish Council requesting this. Do such documents exist?

Further to the above, the meeting of the steering group (dated 16<sup>th</sup> September 2019) directly after this event occurred, did not have enough members present for a quorum. I believe this is the first public meeting where this has been the case but more importantly it was argued at this meeting that the quorum size should be reduced, potentially to 3. The source of the request for the removal of two steering group members and the idea of potentially reducing the quorum size stated on 16<sup>th</sup> September that "no one person can steer the course of the steering group" but given how events

have transpired, would the Parish Council agree with me that such a reduction to the necessary quorum of the steering group policy has the potential to do just that?

Does the Parish Council agree with me that a Neighbourhood Plan that has been predominantly constructed on decisions based on a quorum of 3 for a population of over 400 households cannot be taken seriously as a credible document?

The reason I raise these questions and the purpose behind writing this letter is that I believe it absolutely necessary that this process is administered fairly and independently where possible. The argument provided for the two members to resign from the steering group is sensible but the same reasoned analysis must be applied to other members and aspects of the group. If such criteria cannot be met and no credible argument is put forward as to why, the Parish Council must step in to make sure certain standards are being met; otherwise the hypothetical observations I noted in my initial letter could be seen to have been regrettably prescient.

Thank you for your time and I look forward to your response.

Regards

Joseph Henry Stuffins

From: Ruth Howden [REDACTED]  
Sent: 16 February 2024 16:22  
To: WL - Neighbourhood Plans  
Subject: Objection to Reepham Neighbourhood Plan  
Attachments: Objection letter Howden .docx

To whom it may concern

Please find attached our letter of objection concerning the Reepham Neighbourhood Plan.

We would like to be notified of WLDC's decision on the Plan, under Regulation 19 of the Neighbourhood Planning Regulations 2012.

Kind regards

Mr and Mrs Howden

Mr and Mrs Howden  
 10 Walnut Tree Close  
 Reepham  
 Lincoln  
 LN3 4FU

16 February 2024

To Whom It May Concern

**Re: Reepham Neighbourhood Plan**

I am writing to object to the Reepham Neighbourhood Plan, for the numerous planning reasons as set out below.

Although we strongly support the growth of the village so that it can sustain the existing residents, we are writing to object to the amount of additional dwellings that been suggested for this medium rural village and to object to the proposed sites that have been identified as the most preferable for future development.

**Central Lincolnshire Plan**

Since the draft of the Reepham Neighbourhood Plan started back in 2018, there has been a number of notable and significant changes that impact the requirements for housing within the village. Firstly the Central Lincolnshire Plan has been fully adopted; there have been a large number of housing allocations made in the adjacent villages of Cherry Willingham and Fiskerton and there have been numerous planning consents granted within Reepham itself.

The adopted Central Lincolnshire Plan, Table A1.1. 'Housing Requirements for Parishes', states the following housing requirement for Reepham:

Central Lincolnshire Local Plan – Adopted April 2023

Parish	Dwellings built 2018-2021 <sup>32</sup>	Dwellings with permission <sup>33</sup>	Dwellings allocated only <sup>34</sup>	Requirement from the plan <sup>35</sup>
Reepham	1	13	0	14

This figure is based on new housing being built up until 2021 and homes on sites with planning permission at 1 April 2021, but does not include the 8 houses that have been granted planning permission at Goods Farm on 1<sup>st</sup> September 2023. This development alone, meets more than half of the housing requirements identified in the Central Plan for the parish of Reepham. Further to this, the justification for 44 additional

dwelling within the draft Neighbourhood Plan for Reepham, does not appear to be based on a Housing Needs Survey.

**There is a lack of justification for above allocation housing needs provided in the Neighbourhood Plan.**

### **Neighbourhood Plan basic conditions**

The Neighbourhood Plan area being considered in isolation to the development plans for Cherry Willingham and Fiskerton, has to be questioned. In particular, the boundary with Cherry Willingham, to the West of Reepham, where there is a significant amount of development planned, within less than a mile of the boundary.

Cherry Willingham has been allocated 551 dwellings within the Central Lincolnshire Plan.

Fiskerton has been allocated 140 dwellings within the Central Lincolnshire Plan.

The Central Lincolnshire Plan States the following for Reepham as a medium village:

Well connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant.

**The Neighbourhood Plan for Reepham has been considered in isolation to the Neighbourhood Plans for Cherry Willingham and Fiskerton and a lack of evidence has been provided as to any additional amenities and services Reepham will receive, by going above the Central Lincolnshire Plan allocations.**

The Cherry Willingham Neighbourhood Plan, has designated land to the eastern end of the village, as suitable land for development. In contrast, Reepham is looking to designate land to the western side of the village to the West of Fiskerton road; the two areas for large scale development, are at risk of starting to merge the villages into one area. They are separated only by a very small 'settlement break' and the above allocation number of houses in the Reepham Plan would permanently change the character of Reepham village, with it losing the individual character it currently has. It could also be considered overdevelopment.

The Reepham Neighbourhood Plan in section 20.5 and 20.6 state:

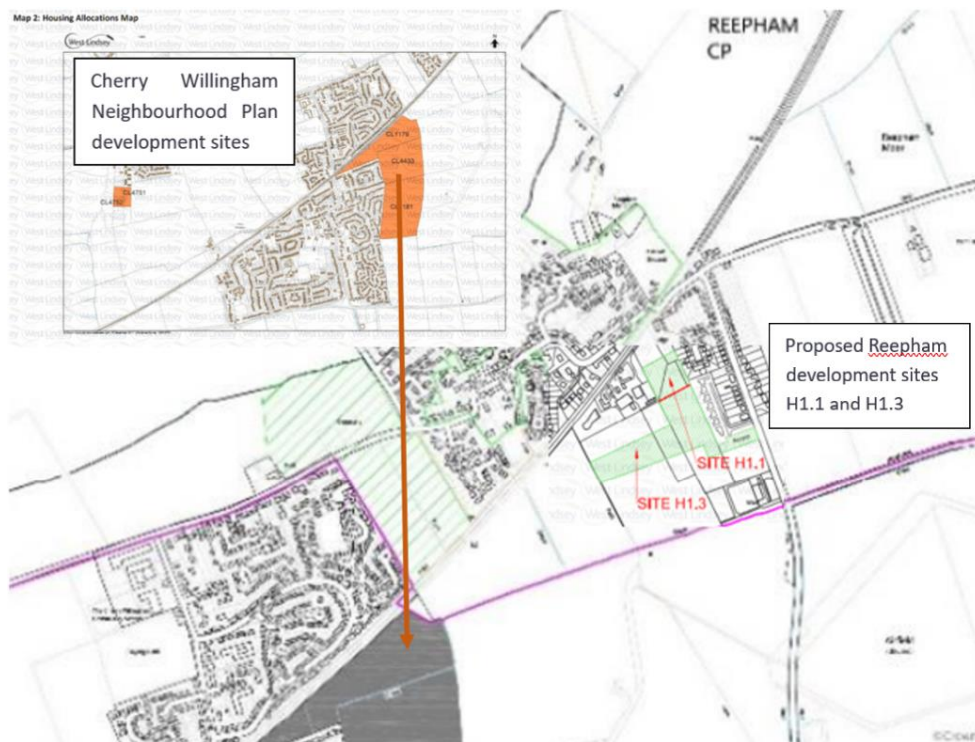
For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between places. The southern and western fringe of Reepham is distinct from the built environment of Cherry Willingham, with less dense development of detached and semi-detached dwellings fronting the street.

Cherry Willingham is very different, with a more urbanised feel, including a recently completed residential housing developments. The separation between the settlements helps to manage this transition in character, so that as you pass through the area you get the feeling of moving between distinct places.

Concentrating all future developments in the southern and western fringe of Reepham and applying a greater housing density, will create a more urbanised feel to Reepham and merge its character with that of Cherry Willingham and will remove any transition in character.

Both Neighbourhood plans designating land so close to one another, for such a large number of houses in rural villages (in particular Reepham) will also be concentrating a significant loss of habitat in one area, whilst also contributing to additional traffic, noise and emissions over a condensed area, which cannot be considered a sustainable development, when there are alternative sites that should be considered.

Exceptional growth above the allocations within the Central Lincolnshire Plan, should be supported by a current and sound evidence base. The lack of a recent Housing Needs Survey; the changes within the village over the last 5 years, not being taken into consideration and the lack of any evidence that exceptional growth would lead to any additional service or amenities for Reepham, does not provide a sound evidence base to justify exceptional growth. In particular, the lack of clarity around how additional Community Infrastructure Levy payments will be assigned, given the irregularity of the Parish boundary with Cherry Willingham, meaning that funds are not received by Reepham residents, as 'they are sometimes forgotten, when funds are allocated' – NP section 21.8.



If sites H1.1 and site H1.3 are approved, the next stage of long term development for the village, is likely to follow the same path and infill the village shape to the west of Reepham, further reducing the distance and distinction between Reepham and Cherry Willingham and risk losing the rural character that Reepham has by coalescence. A large estate of 41 houses, is disproportionately large and not in keeping with the village character and the community have expressly stated that this something they value.

This cannot be considered 'sustainable and balanced' development as per 1.5 of the Reepham Neighbourhood Plan and is far in excess of the housing requirement identified in the Central Lincolnshire Plan.

**Given the close proximity, we would like to know whether the housing allocations for Cherry Willingham have included the needs for Reepham too and whether the housing needs for Reepham have been adjusted since 2018 to take into consideration the allocations for the adjacent settlements of Cherry Willingham and Fiskerton?**

### **Planning Consent**

Prior to purchasing our property, we searched the local planning applications and there was no indication that the land behind our future home would be granted planning approval for housing development. If this was known to us, we would not have purchased the house. West Lindsey District Council were made aware of the land being offered as part of the search for sites within the Neighbourhood plan. Based on further research, we have discovered that the land that Walnut Tree Close is built on, actually received planning consent for 7 dwellings on **12/10/2018** – application 138270, prior to the AECOM report being published in 2019.

The houses on Walnut Tree Close have specifically been designed with exceptionally large (4m wide and 2 m high), upper and lower rear windows, to take advantage of the countryside views and were granted planning approval by West Lindsey District Council 21/01/21. Any dwellings located on H1.1 and H1.3, will lead to a significant loss of amenity in terms of noise, overlooking and privacy to the residents of Walnut Tree Close. A large majority of the houses built within H1.1 and H1.3 will also suffer from a significant lack of amenity by being overlooked by our homes. The amount of screening and separation distances required, to afford all houses adequate privacy, is unachievable, taking into account the higher-than-average elevations of the properties on Walnut Tree Close, in addition to the extra-large windows.

By 2021, when our houses were granted planning approval, both H1.1 and H1.3 had been identified in Plan as the preferred sites for development and yet the large feature window design was still approved. We have to question why West Lindsey District Council granted planning permission for our homes with such large (4 meter wide, by 2m high) windows, if the land behind them in H1.1 and H1.3 was already identified as potential development land for such a large number of homes, thus creating a serious amenity issue and leading to over development within this area. If the Plan goes ahead with the proposed sites and number of dwellings, it will lead to an overbearing amount of new homes in this part of the village, from a Residential Visual Amenity impact and a Landscape and Visual Impact Assessment, on the southern approach to the village from Fiskerton Road.

**The Council should have objected to the design of our homes with large, feature windows, if they wanted the land in H1.1 and H1.3 for future housing development.**

### **Site Selection**

The site selection undertaken by AECOM was conducted in early 2019, with the final report being issued April 2019; 3 years prior to the 7 houses being constructed on Walnut Tree Close and 2 years prior to West Lindsey granting planning approval for their design. The land itself had also been approved for 7 dwellings in October 2018, as detailed above. If the assessment were to be undertaken now, to reflect the recent

development on Walnut Tree Close, then areas H1.1 and H1.3 could not score so highly, due the undeniable loss of amenity.

**We wish to raise why the Site Assessment has not been revisited in the last 5 years, when it became clear that the assumptions the site assessments were scored on, have changed due to our homes being approved for planning on Walnut Tree Close and 8 dwellings approved for Goods Farm.**

Figure 2-1: Map of all sites to be assessed through this site assessment



Land where Walnut Tree Close has been constructed was included within the call for sites area 11 – AECOM Report February 2019.

The original area that Walnut Tree Close is now built in area 11, was rejected on the following grounds:

11	n/a	Land to West of Fiskerton Road, Reepham, Lincoln	14	The site, if developed, would more than double the size of the village, which is contrary to the NPPF paragraph 127 c) and d). Therefore, the site is not suitable for development based on national and local policy.	Source: AECOM Site rejected (i.e. does not now require allocation) and therefore detailed assessment not required
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Although the area has been reduced to areas H1.1 and H1.3, if the dwelling figures are combined with the 7 houses built on Walnut Tree Close, it would equate to 48 new homes and should be considered over development and urbanisation for this part of the village.

Since this report, 2 houses have been constructed on site 3 - Land adjacent to Arkle House, 52 High Street, LN3 4DX, Reepham and 7 house have been built within site 11, yet an additional 41 houses have been identified for areas H1.1 and H1.3 and 1 for H1.2. This would bring the total number of new dwellings to 50. Furthermore, 8 houses have been approved planning consent at Goods Farm.



In order to achieve the target growth of 48 houses within a 20 year time period, we think it disproportionate that all housing development should take place within the same area of the village over sites H1.1 and H1.3. Other sites could accommodate some of the additional housing needs (although the need for further housing, in the village is debateable as per the Central Lincolnshire Plan requirements) and if the AECOM scoring was undertaken to reflect the changes since the 2019 report, the H1.1 and H1.3 sites would score equal to other sites which have been ruled out.

The Reepham Neighbourhood Plan identifies 48 new dwellings constructed over the next 20 years. Since the draft began:

7 constructed in 2021/2022 on Walnut Tree Close

2 constructed on site 3 (Land of Arkle House) in 2022/2023

8 granted planning approval at Goods Farm September 2023

= 17 new houses constructed/approved since 2019.

These 17 new homes will meet the housing needs identified for the village in the Central Lincolnshire Plan.

Combined with the 41 houses still identified for areas H1.1 and H1.3, plus the single dwelling at H1.2, this would equate to 58 additional dwellings within the next 20 years, not allowing for any other planning applications being submitted. This would be 20% above the growth target set within the Reepham Neighbourhood plan and 4 times the amount of dwellings identified in the Central Lincolnshire Plan.

**A Housing Needs Survey for Reepham should be conducted, to take account of the changes that have taken place in the intervening period between the plan being drafted and the Central Lincolnshire Plan being adopted, to ensure that growth within the Neighbourhood Plan is limited to supporting the function of the village.**

### **Consultation**

Section 1.6 of the Reepham Neighbourhood Plan states the following:

Although the Plan period is 20 years, it is to be expected that circumstances may change and as a result the Parish Council proposes to complete a formal review of Reepham Neighbourhood Plan once every five years. If feasible, the review will coincide with the review of Central Lincolnshire Local Plan (CLLP) and the publication of the Central Lincolnshire Five Year Land Supply Report. Further information about the review process is detailed in section 20. This document has been updated in line with the revised CLLP which was ratified by West Lindsey District Council on the 13th April 2023.

Furthermore: In 2012 the Localism Act was passed to give communities greater influence in the decisions affecting them particularly planning, and to support the production of a Neighbourhood Development Plan (NDP) as a way of giving all residents a chance to have an influence in the way the village develops over the plan period.

The draft Plan commenced in 2018 and as detailed throughout this document, there have been significant changes within Reepham; adjacent villages and the Central Lincolnshire Plan has been adopted.

The draft Plan has not evolved with these changes, and they should be taken into consideration, in formulating and justifying the housing needs for the next 20 years for Reepham. The 5 year review should take place now, to ensure that the Plan is in line with the original objectives; the Central Lincolnshire Plan and the current and future needs of the village.

The majority of consultation surrounding the plan, was undertaken prior to the 7 houses on Walnut Tree Close being constructed 2021/22. We moved into our home in September 2022 and since this date, we have only been able to respond in writing to raise our concerns. We have not been given the opportunity to help shape the plan. Considering that the Council permitted our homes in 2021 and that the plan will have a significant impact on us as residents, it is disappointing that we have not been afforded more opportunity to consult, in a more meaningful and inclusive manner. The allocation of the land for development in the Plan, without the neighbouring properties having a more opportunity to make changes to the proposals when there is still; scope to do so, could be considered a breach of the Localism Act 2011, as per the below:

#### **Localism Act 2011 - Requirement to consult communities before submitting certain planning applications**

To further strengthen the role of local communities in planning, the Act introduces a new requirement for developers to consult local communities before submitting planning applications for certain developments. **This gives local people a chance to comment when there is still genuine scope to make changes to proposals.**

#### **Consultation Responses and Objections – Community Comments**

With regards the consultation responses in APPENDIX F and the NPSG Response. I respond to the Actions/NPSG Responses with regards the following Objections and responses.

Original objections listed in red. NPSG Responses in Blue and my responses in black.

**Objection: We believe the highway safety would be compromised within the village due to the positioning of the proposed site access point. There are already existing issues with speeding along Fiskerton Road as well as a blind bend where this access point is proposed. We feel that an additional 41 homes would increase the risk of future safety.**

**Response: The access could be combined with the existing access into Walnut Tree Close. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.**

This risk will not be addressed by the 30mph zone being extended a matter of meters down the road before it becomes a national speed limit again. It will also present another highway safety issue, increasing traffic on a small and quiet residential road.

Concentrating traffic at this end of the village, where there is no footpath, is still a highway safety issue.

**Objection: We believe the proposed development would be detrimental to wildlife inhabitants and hedgerows, where we really should be protecting these in the local environment.**

These considerations have been taken into account when selecting the most appropriate location for development within the village. Green Corridors and Environmental section added to updated plan.

Although the response states that a Green Corridor and Environment section has been added to the updated plan. **We wish to see the Biodiversity Net Gain calculations for the loss of this area and to see where the net gain will be achieved locally, so wildlife in the village is not lost to another location via a commuted sum being paid.**

**Objection: We believe that the proposed homes would have a loss of privacy, being overlooked extensively by existing properties in Walnut Tree Close that have floor to ceiling windows.**

The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

As raised above, it calls into question the planning approval of the houses on Walnut Tree Close having such large floor to ceiling windows, if the land behind them had already been identified as being suitable land to be developed. These should not have been approved, as it presents a significant loss of amenity. As can be seen from the below photos, it is very easy to see into the upstairs rooms of these houses, even from ground level in site H1.3, without the use of an additional ocular device. This will be exacerbated at night time when lights are on.



**Objections – numerous in relation to the village character and size of the development:**

**Character of village.** Response: Appropriate in location wider context. No Revisions Required

**Development goes against strength of the village:** Target growth is to be achieved with control measures, in policy, to mitigate negative impacts, No revisions required.

**Character of village.** Response: Comment is incorrect. DPH is 15 in the draft. No Revisions Required.

**Size of development.** Unless Promoted by a neighbourhood plan, which it is. No revisions required.

This is a linear development stretching out into a greenfield site totalling 14 hectares. Development on 4 hectares leaves large areas of undeveloped land therefore this site could not be classified as an infill site. Due to the linear aspect of this site three sides open out into open countryside resulting in a negative impact on the view of the parish which is not advised. This would be a cul-de-sac development which the EACOM report advised against as other sites. This site was not assessed by AECOM due to its unsuitability.

Response: RNPSG dispute the claim of linear development. AECOM did not assess based on size but community identified benefits cannot be achieved without the allocation of a larger site. These considerations have been taken into account when selecting the most appropriate location for development within the village. The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

These are inadequate responses to confirm how such a large development, which is significantly larger than any development in the village to date, is appropriate. The largest development in the village in the last decade, is the development of 7 houses on Walnut Tree Close. The proposed development is nearly 6 times this size. The target growth is far in excess of the adopted Central Lincolnshire Plan.

**Please confirm the justification with how this is appropriate for a medium rural village when the Central Lincolnshire Plan identifies 14 additional dwellings and 17 have since been constructed and planning approved. Please also confirm that the sites have been properly assessed by AECOM, to confirm that it will not lead to a cul-de-sac, linear development; that the grouping of 41 houses at one end of the village, so close to the adjacent development at Cherry Willingham, is in keeping with the medium, rural character of the village.**

We find it disappointing that of the 62 objections from the community, there are 'no revisions, no updates required' for 61/62 of the objections. This indicates to us as local residents of Reepham, a total lack of regard for the concerns raised by the community.

In contrast, in response to the WLDC comments, the response is much more positive and their comments receive more thorough explanation and in numerous cases, further action to satisfy the local authority.

I wish to remind you that the Neighbourhood Plan should **aim to preserve and promote those aspects of the village that have been agreed BY THE RESIDENTS as being positive features of the village.** The responses to the consultation, shows that the residents' do not think that the proposed Plan preserves and promotes the character of their village, nor does the Central Lincolnshire Plan support the growth target.

## **Conclusion**

A significant amount of time has elapsed since the draft began and the Plan has not evolved with the numerous developments/ planning approvals in the village and the Central Lincolnshire Plan being adopted. The evidence the plan is based on is no longer current and relevant.

We propose that a review of the plan is undertaken. A Housing Needs Survey should be conducted and a further call for sites/review of the previous sites needs to be conducted to ensure that the Reepham Neighbourhood Plan remains focused on ensuring that growth within the village supports the needs and desires of the community.

We hope that our concerns, along with those of the other residents within Reepham, are taken seriously and we welcome the opportunity to discuss these plans further.

We would like to be notified of WLDC's decision on the Plan, under Regulation 19 of the Neighbourhood Planning Regulations 2012.

Yours sincerely

Ruth and Arthur Howden

From: Mark Chapman <[REDACTED]>  
Sent: 16 February 2024 17:15  
To: WL - Neighbourhood Plans  
Subject: URGENT -OBJECTION Neighbourhood Plan  
Attachments: Response to Reepham Neighbourhood Plan - Mr Chapman Feb 2024 - Final.docx

To Whom it concerns,

Please see attached.

Mark Chapman

[REDACTED]

**Mr M Chapman**

6 Walnut Tree Close

Reepham

Lincoln

LN3 4FU

15th<sup>th</sup> February 2024

**RE: Reepham Neighbourhood Plan**

To Whom It May Concern,

I am writing to **OBJECT** to the Reepham Neighbourhood Plan, for the numerous planning reasons as set out below.

I also refer you to my previous objection letter dated 7<sup>th</sup> September 2022 and wish to inform you that the objections and concerns raised, have not been suitably answered with detailed responses and justification within the latest version of the plan.

Although we strongly support the right growth for the village, so that it can sustain the existing residents, we are writing to object to the amount of additional dwellings that been suggested for this medium rural village and to object to the proposed sites that have been identified as the most preferable for future development.

**Central Lincolnshire Plan**

Since the draft of the Reepham Neighbourhood Plan started back in 2018, there has been a number of notable and significant changes that impact the requirements for housing within the village. Firstly the Central Lincolnshire Plan has been fully adopted; there have been a large number of housing allocations made in the adjacent villages of Cherry Willingham and Fiskerton and there have been numerous planning consents granted within Reepham itself.

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**There is a lack of justification, for above allocation housing needs provided in the Neighbourhood Plan.**

**Neighbourhood Plan basic conditions**

The Neighbourhood Plan area being considered in isolation to the development plans for Cherry Willingham and Fiskerton, has to be questioned. In particular, the boundary with Cherry Willingham, to the West of Reepham, where there is a significant amount of development planned, within less than a mile of the boundary.

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**The Neighbourhood Plan for Reepham has been considered in isolation to the Neighbourhood Plans for Cherry Willingham and Fiskerton and a lack of evidence has been provided as to any additional amenities and services Reepham will receive, by going above the Central Lincolnshire Plan allocations.**

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The Reepham Neighbourhood Plan ins section 20.5 and 20.6 state:

For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between places. The southern and western fringe of Reepham is distinct from the built environment of Cherry Willingham, with less dense development of detached and semi-detached dwellings fronting the street.

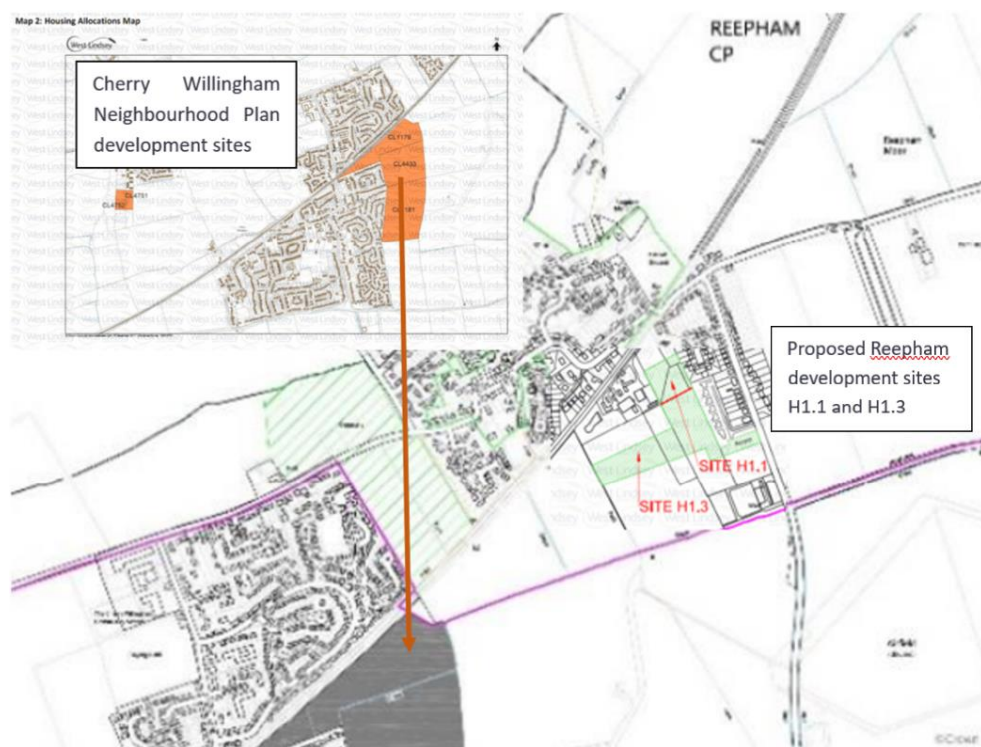
Cherry Willingham is very different, with a more urbanised feel, including a recently completed residential housing developments. The separation between the settlements helps to manage this transition in character, so that as you pass through the area you get the feeling of moving between distinct places.



Concentrating all future developments in the southern and western fringe of Reepham and applying a greater housing density, will create a more urbanised feel to Reepham and merge its character with that of Cherry Willingham and will remove any transition in character.

Both Neighbourhood plans designating land so close to one another, for such a large number of houses in rural villages (in particular Reepham) will also be concentrating a significant loss of habitat in one area, whilst also contributing to additional traffic, noise and emissions over a condensed area, which cannot be considered a sustainable development, when there are alternative sites that should be considered.

Exceptional growth above the allocations within the Central Lincolnshire Plan, should be supported by a current and sound evidence base. The lack of a recent Housing Needs Survey; the changes within the village over the last 5 years, not being taken into consideration and the lack of any evidence that exceptional growth would lead to any additional service or amenities for Reepham, does not provide a sound evidence base to justify exceptional growth. In particular the lack of clarity around how additional Community Infrastructure Levy payments will be assigned, given the irregularity of the Parish boundary with Cherry Willingham, meaning that funds are not received by Reepham residents, as ‘they are ‘sometimes forgotten, when funds are allocated’ – NP section 21.8.



If sites H1.1 and site H1.3 are approved, the next stage of long term development for the village, is likely to follow the same path and infill the village shape to the west of Reepham, further reducing the distance and distinction between Reepham and Cherry Willingham and risk losing the rural character that Reepham has by coalescence. A large estate of 41 houses, is disproportionately large and not in keeping with the village character and the community have expressly stated that this something they value.

This cannot be considered ‘sustainable and balanced’ development as per 1.5 of the Reepham Neighbourhood Plan and is far in excess of the housing requirement identified in the Central Lincolnshire Plan.

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**Given the close proximity, I would like to know whether the housing allocations for Cherry Willingham have included the needs for Reepham too and whether the housing needs for Reepham have been adjusted since 2018, to take into consideration the allocations for the adjacent settlements of Cherry Willingham and Fiskerton?**

### **Planning Consent**

Prior to purchasing our property, we searched the local planning applications and there was no indication that the land behind our future home would be granted planning approval for housing development. If this was known to us, we would not have purchased the house. West Lindsey District Council were made aware of the land being offered as part of the search for sites within the Neighbourhood plan. Based on my further research, I have discovered that the land that Walnut Tree Close is built on, actually received planning consent for 7 dwellings on **12/10/2018** – application 138270, prior to the AECOM report being published in 2019.

The houses on Walnut Tree Close have specifically been designed with exceptionally large (4m wide and 2 m high), upper and lower rear windows, to take advantage of the countryside views and were granted planning approval by West Lindsey District Council 21/01/21. Any dwellings located on H1.1 and H1.3, will lead to a significant loss of amenity in terms of noise, overlooking and privacy to the residents of Walnut Tree Close. A large majority of the houses built within H1.1 and H1.3 will also suffer from a significant lack of amenity by being overlooked by our homes. The amount of screening and separation distances required, to afford all houses adequate privacy, is unachievable, taking into account the higher-than-average elevations of the properties on Walnut Tree Close, in addition to the extra-large windows.

By 2021, when our houses were granted planning approval, both H1.1 and H1.3 had been identified in Plan as the preferred sites for development and yet the large feature window design was still approved. I have to question why West Lindsey District Council granted planning permission for our homes with such large (4 meter wide, by 2m high) windows, if the land behind them in H1.1 and H1.3 was already identified as potential development land for such a large number of homes, thus creating a serious amenity issue and leading to over development within this area. If the Plan goes ahead with the proposed sites and number of dwellings, it will lead to an overbearing amount of new homes in this part of the village, from a Residential Visual Amenity impact and a Landscape and Visual Impact Assessment, on the southern approach to the village from Fiskerton Road.

**The Council should have objected to the design of our homes with large, feature windows, if they wanted the land in H1.1 and H1.3 for future housing development.**

### **Site Selection**

The site selection undertaken by AECOM was conducted in early 2019, with the final report being issued April 2019; 3 years prior to the 7 houses being constructed on Walnut Tree Close and 2 years prior to West Lindsey granting planning approval for their design. The land itself had also been approved for 7 dwellings in October 2018, as detailed above. If the assessment were to be undertaken now, to reflect the recent development on Walnut Tree Close, then areas H1.1 and H1.3 could not score so highly, due the undeniable loss of amenity.

I wish to raise why the Site Assessment has not been revisited in the last 5 years, when it became clear that the assumptions the site assessments were scored on, have changed due to our homes being approved for planning on Walnut Tree Close and 8 dwellings approved for Goods Farm.

Figure 2-1: Map of all sites to be assessed through this site assessment



Land where Walnut Tree Close has been constructed was included within the call for sites area 11 – AECOM Report February 2019.

The original area that Walnut Tree Close is now built in area 11, was rejected on the following grounds:

		Detailed analysis			
11	n/a	Land to West of Fiskerton Road, Reepham, Lincoln	14	The site, if developed, would more than double the size of the village, which is contrary to the NPPF paragraph 127 c) and d). Therefore, the site is not suitable for development based on national and local policy.	Site rejected (i.e. does not now require allocation) and therefore detailed assessment not required

Although the area has been reduced to areas H1.1 and H1.3, if the dwelling figures are combined with the 7 houses built on Walnut Tree Close, it would equate to 48 new homes and should be considered over development and urbanisation for this part of the village.

Since this report, 2 houses have been constructed on site 3 - Land adjacent to Arkle House, 52 High Street, LN3 4DX, Reepham and 7 house have been built within site 11, yet an additional 41 houses have been identified for areas H1.1 and H1.3 and 1 for H1.2. This would bring the total number of new dwellings to 50. Furthermore 8 houses have been approved planning consent at Goods Farm

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In order to achieve the target growth of 48 houses within a 20 year time period, I think it disproportionate that all housing development should take place within the same area of the village over sites H1.1 and H1.3. Other sites could accommodate some of the additional housing needs (although the need for further housing ,in the village is debateable as per the Central Lincolnshire Plan requirements) and if the AECOM scoring was undertaken to reflect the changes since the 2019 report, the H1.1 and H1.3 sites would score equal to other sites which have been ruled out.

The Reepham Neighbourhood Plan identifies 48 new dwellings constructed over the next 20 years. Since the draft began:

7 constructed in 2021/2022 on Walnut Tree Close

2 constructed on site 3 (Land of Arkle House) in 2022/2023

8 granted planning approval at Goods Farm September 2023

= 17 new houses constructed/approved since 2019.

These 17 new homes will meet the housing needs identified for the village in the Central Lincolnshire Plan.

Combined with the 41 houses still identified for areas H1.1 and H1.3, plus the single dwelling at H1.2, this would equate to 58 additional dwellings within the next 20 years, not allowing for any other planning applications being submitted. This would be 20% above the growth target set within the Reepham Neighbourhood plan and 4 times the amount of dwellings identified in the Central Lincolnshire Plan.

**A Housing Needs Survey for Reepham should be conducted, to take account of the changes that have taken place in the intervening period between the plan being drafted and the Central Lincolnshire Plan being adopted, to ensure that growth within the Neighbourhood Plan is limited to supporting the function of the village.**

### **Consultation**

Section 1.6 of the Reepham Neighbourhood Plan states the following:

Although the Plan period is 20 years, it is to be expected that circumstances may change and as a result the Parish Council proposes to complete a formal review of Reepham Neighbourhood Plan once every five years. If feasible, the review will coincide with the review of Central Lincolnshire Local Plan (CLLP) and the publication of the Central Lincolnshire Five Year Land Supply Report. Further information about the review process is detailed in section 20. This document has been updated in line with the revised CLLP which was ratified by West Lindsey District Council on the 13th April 2023.

Furthermore: In 2012 the Localism Act was passed to give communities greater influence in the decisions affecting them particularly planning, and to support the production of a Neighbourhood Development Plan (NDP) as a way of giving all residents a chance to have an influence in the way the village develops over the plan period.

The draft Plan commenced in 2018 and as detailed throughout this document, there have been significant changes within Reepham; adjacent villages and the Central Lincolnshire Plan has been adopted. The draft Plan has not evolved with these changes and they should be taken into consideration, in formulating and justifying the housing

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needs for the next 20 years for Reepham. The 5 year review should take place now, to ensure that the Plan is in line with the original objectives; the Central Lincolnshire Plan and the current and future needs of the village.

The majority of consultation surrounding the plan, was undertaken prior to the 7 houses on Walnut Tree Close being constructed 2021/22. We moved into our home May 2022 and since this date, we have only been able to attend a 'drop-in' session, at the local church and respond in writing to raise our concerns. We have not been given the opportunity to help shape the plan. Considering that the Council permitted our homes in 2021 and that the plan will have a significant impact on us as residents, it is disappointing that we have not been afforded more opportunity to consult, in a more meaningful and inclusive manner. The allocation of the land for development in the Plan, without the neighbouring properties having a more opportunity to make changes to the proposals when there is still; scope to do so, could be considered a breach of the Localism Act 2011, as per the below:

#### **Localism Act 2011 - Requirement to consult communities before submitting certain planning applications**

To further strengthen the role of local communities in planning, the Act introduces a new requirement for developers to consult local communities before submitting planning applications for certain developments. **This gives local people a chance to comment when there is still genuine scope to make changes to proposals.**

#### **Consultation Responses and Objections – Community Comments**

With regards the consultation responses in APPENDIX F and the NPSG Response. I respond to the Actions/NPSG Responses with regards the following Objections and responses.

Original objections listed in **red**. NPSG Responses in **Blue** and my responses in black.

**Objection: We believe the highway safety would be compromised within the village due to the positioning of the proposed site access point. There are already existing issues with speeding along Fiskerton Road as well as a blind bend where this access point is proposed. We feel that an additional 41 homes would increase the risk of future safety.**

**Response: The access could be combined with the existing access into Walnut Tree Close. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.**

I am quite frankly shocked that in response to the above objection, the solution to the concerns over speeding are to extend the 30mph zone and combine the access for the new development with Walnut Tree Close. This risk will not be addressed by the 30mph zone being extended a matter of meters down the road before it becomes a national speed limit again. It will also present another highway safety issue, not only increasing traffic on a small and quiet residential road, but it will exacerbate the issue of people trespassing and using private driveways to turnaround. **On the 21/09/2022 I had cause to email [llpg@west-lindsey.gov.uk](mailto:llpg@west-lindsey.gov.uk), to express my serious concern and dismay, that on a weekly basis, unknown members of the public use our private driveway to turn their vehicles around. They drive down the private part of Walnut Tree Close and discover it is a dead end (even though there is signage indicating such at the top of Walnut Tree Close on the public highway. This issue will be further exacerbated if the access is shared with an additional 41 houses sharing this access road.**

Concentrating traffic at this end of the village, where there is no footpath, is still a highway safety issue.

**Objection:** We believe the proposed development would be detrimental to wildlife inhabitants and hedgerows, where we really should be protecting these in the local environment.

These considerations have been taken into account when selecting the most appropriate location for development within the village. Green Corridors and Environmental section added to updated plan.

Although the response states that a Green Corridor and Environment section has been added to the updated plan. **I wish to see the Biodiversity Net Gain calculations for the loss of this area and further to this I wish to see where the net gain will be achieved locally and so wildlife in the village is not lost to another location via a commuted sum being paid.**

**Objection:** We believe that the proposed homes would have a loss of privacy, being overlooked extensively by existing properties in Walnut Tree Close that have floor to ceiling windows.

The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

As raised above, it calls into question the planning approval of the houses on Walnut Tree Close having such large floor to ceiling windows, if the land behind them had already been identified as being suitable land to be developed. These should not have been approved, as it presents a significant loss of amenity. As can be seen from the below photos, it is very easy to see into the upstairs rooms of these houses, even from ground level in site H1.3, without the use of an additional ocular device. This will be exacerbated at night time when lights are on.



**Objections – numerous in relation to the village character and size of the development:**

**Character of village.** Response: Appropriate in location wider context. No Revisions Required

**Development goes against strength of the village:** Target growth is to be achieved with control measures, in policy, to mitigate negative impacts, No revisions required.

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**Character of village.** Response: Comment is incorrect. DPH is 15 in the draft. No Revisions Required.

**Size of development.** Unless Promoted by a neighbourhood plan, which it is. No revisions required.

This is a linear development stretching out into a greenfield site totalling 14 hectares. Development on 4 hectares leaves large areas of undeveloped land therefore this site could not be classified as an infill site. Due to the linear aspect of this site three sides open out into open countryside resulting in a negative impact on the view of the parish which is not advised. This would be a cul-de-sac development which the EACOM report advised against as other sites. This site was not assessed by AECOM due to its unsuitability. Response: RNPSG dispute the claim of linear development. AECOM did not assess based on size but community identified benefits cannot be achieved without the allocation of a larger site. These considerations have been taken into account when selecting the most appropriate location for development within the village. The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

These are inadequate responses to confirm how such a large development, which is significantly larger than any development in the village to date, is appropriate. The largest development in the village in the last decade, is the development of 7 houses on Walnut Tree Close. The proposed development is nearly 6 times this size. The target growth is far in excess of the adopted Central Lincolnshire Plan.

**Please confirm the justification with how this is appropriate for a medium rural village when the Central Lincolnshire Plan identifies 14 additional dwellings and 17 have since been constructed and planning approved. Please also confirm that the sites have been properly assessed by AECOM, to confirm that it will not lead to a cul-de-sac, linear development; that the grouping of 41 houses at one end of the village, so close to the adjacent development at Cherry Willingham, is in keeping with the medium, rural character of the village.**

Considering the amount of effort and time that has gone into compiling our previous letter of response to the plan, I find it disappointing and make note that of the 62 objections from the community, there are 'no revisions, no updates required' for 61/62 of the objections. This indicates to me as a local resident of Reepham, a total lack of regard for the concerns raised by the community.

In contrast, in response to the WLDC comments, the response is much more positive and their comments receive more thorough explanation and in numerous cases, further action to satisfy the local authority.

I wish to remind you that the Neighbourhood Plan should **aim to preserve and promote those aspects of the village that have been agreed BY THE RESIDENTS as being positive features of the village**. The responses to the consultation, shows that the residents' do not think that the proposed Plan preserves and promotes the character of their village, nor does the Central Lincolnshire Plan support the growth target.

## **Conclusion**

A significant amount of time has elapsed since the draft began and the Plan has not evolved with the numerous developments/ planning approvals in the village and the Central Lincolnshire Plan being adopted. The evidence the plan is based on is no longer current and relevant.

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I propose that a review of the plan is undertaken. A Housing Needs Survey should be conducted and a further call for sites/review of the previous sites, needs to be conducted, to ensure that the Reepham Neighbourhood Plan remains focused on ensuring that growth within the village supports the needs and desires of the community.

We hope that our concerns, along with those of the other residents within Reepham, are taken seriously and we welcome the opportunity to discuss these plans further.

I would like to be notified of WLDC's decision on the Plan, under Regulation 19 of the Neighbourhood Planning Regulations 2012.

Yours Sincerely,

Mr M Chapman

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From: Sophie Chester <[REDACTED]>  
Sent: 16 February 2024 18:35  
To: Nev Brown; nigel@[REDACTED]  
Subject: Objection to Reepham Neighbour Plan  
Attachments: Objection letter to site H1.1 and H1.3 .pdf; Reepham Neighbourhood Plan - Miss Sophie Chester.pdf

CAUTION: External email, think before you click!

Hello,

Please see attached two letters from 8 Walnut Tree Close objecting to the housing development section of Reepham neighborhood plan.

My first letter dated 1<sup>st</sup> September 2022 has still been unanswered despite resending this December 2023, we have been told the plan is in the consultation period yet there has been no effort from you to answer ANY of the concerns I raised over 18 months ago.

Thanks,  
Sophie

Sophie Chester & Louie Cockerill  
8 Walnut Tree Close  
Reepham  
Lincoln  
LN3 4FU

To Whom It May Concern,

Please see below our concerns re site H1:1 and H1:3 (41 houses in total)

1. H1.2 site condition includes 'not have a negative impact on the private amenities of the neighbouring dwelling' but this condition is excluded from site H1.1 and H1.3
2. H1.1 site condition includes 'not have an unacceptable impact on amenity of the residential properties at Leigh Farm or those new dwellings adjoining the site on H1.3' but this condition is excluded from site H1.3
3. Neighbourhood plans gives communities direct power to develop a shared vision for their neighbour and shape the development and growth of their local area however the development plans of sites H1.1 and H1.2 does not reflect the communities feedback from the neighbourhood questionnaire used to shape this plan:
  - Q1 - 87% of participations voted that the rural character of the village is the biggest positive, building a large development disregards this vote.
  - Q2 – The 3 main negatives of the village were voted as traffic/parking related. Adding 41 houses to one area of the village will only exacerbate these issues.
  - Q12 – 70% of participations voted that it is not appropriate to build large developments (25+ dwellings), however the plan once again, disregards this vote, planning on a development of 41 houses. 82% of participations voted in favour of small developments (up to 5 dwellings) again the neighbour plan has not taken this into account.
4. On site H1.3 there is currently horses residing on here, also deer's, pheasants, wild rabbits, badgers, hedgehogs, and birds often seen from our property enjoying the field. In the questionnaire it is mentioned several times that residents wish to protect the wildlife in the village.
5. Traffic/highway safety – as mentioned in the questionnaire completed by residents of the village there is an issue with speeding in the village. This is particularly bad on Fiskerton Road where the proposed sites access is. From Walnut Tree Close we often struggle to pull out onto the road due to cars speeding over the 30mph limit (carry on doing the 60mph) coming around the bend in high speed. The access to the proposed site is closer to the bend of Walnut Tree Close and will have a lot more traffic/foot traffic (41 houses v 7 houses) increasing the risk of an accident.
6. On the questionnaire it was identified 11% of the current village (Q18) require disabled access, taking this percentage it is estimated that 5 of the houses on the proposed site will require this. The site is over half a mile from the local pub/PO and over 1.5 miles to the other amenities of Cherry Willingham (doctors, takeaway, co-op, café). The footpaths on this route are not sufficient for disabled access and needing to cross the railway lines.

7. No footpath on Fiskerton Road from Walnut Tree Close (and therefore site access) to Fiskerton (road just under 1 mile), there is already a lot of foot traffic walking on this 60-mph winding road with this new development this would be increased, increasing the risk of an accident.
8. There are also many cyclists on Fiskerton Road which is high speed and windy increasing the traffic of around 82 cars (2 cars per household) increases the risk of an accident on this road.
9. Reepham is currently a very quiet village, building a large development of family homes increases the risk of noise and disturbance to existing residents
10. On West Lindsay Planning Portal there is already planning permission proposal on Goods Farm, Mellow Lane for 9 dwellings. Lincolnite article dated August 2018 showed a proposal of 25 homes, stating the village is in full support of this. The planning permission submitted looks like phase 1 of this development. The land has been described as no longer suitable for the farm's needs, this potentially will lead to derelict unmaintained properties in the village. This location is closer to the village amenities, why has this not been included in the Neighbourhood plan.
11. The neighbourhood plan conditions show 20% of the dwellings to be used as social housing, Reepham is an affluent area, and this percentage could drastically change this.
12. The Walnut Tree Close houses (7 properties) have been built with extremely oversized windows, with both main bedrooms (Bed 1 and Bed 4) having full length, 4m wide windows looking out over the field. The design of the bedroom is that the bed can only go in full view of this window (see attached photos), any building on this field will result in no privacy at all for these properties.
13. There is currently (as of 24.08.22) 84 houses for sale within 1 mile of Reepham, 36 (43%) of these are new build homes, for the size of Reepham and surrounding villages/amenities this is already a significant increase of traffic on our roads, more pressure on our amenities.
14. After speaking to residents in the village it is a concern that the village school is already overcrowded, with residents of the village (living less than a mile away) being refused a place. Three children of school age currently live down Walnut Tree Close, all three of these attend the school in Cherry Willingham despite living just over half a mile away from the school, increasing road traffic.
15. In the questionnaire a main concern was the traffic around the school, with limited pick up/drop off space. Currently in the UK there is an average of 1.7 children per household, using this estimate there will be an additional 70 children in the village. Putting pressure on the school/traffic around school times.
16. The development of H1.1 and H1.3 has a railway line in-between the proposed location and village amenities, the increase in road and foot traffic in the village will be noticeable and cause unnecessary congestion in the village.
17. The houses on Walnut Tree Close are West facing any houses close to the boundary will block sunlight into the garden and house.
18. The houses on Walnut Tree Close have been built with large windows and doors to enjoy the view of the field behind, any development on this land will have a negative impact on the aesthetics to and from these houses.
19. Open land on Fiskerton Road has already been reduced due to the solar farm on the airfield.

Overall, the proposal of site H1.1 and H1.3 will negatively impact the character of Reepham given the scale and location set in a back location. The large site goes against the village consultation exercise and feedback which supported smaller sites which can be more successfully assimilated into the village character. Also, the location selected does not currently have adequate infrastructure to accommodate the additional foot/road traffic this development would bring, leading to risk of accidents. Based on the above I would like to see **these sites removed from the Reepham neighbourhood plan.**

Photo of back of 8 Walnut Tree Close



Photo from master bedroom bed



Photo of master bed set up



Bed 2 photo of set up





Looking forward to your response to our concerns.

Regards,

Sophie Chester & Louie Cockerill

Contact info:



**Miss S Chester**  
8 Walnut Tree Close  
Reepham  
Lincoln  
LN3 4FU

15th<sup>th</sup> February 2024

**RE: Reepham Neighbourhood Plan**

To Whom It May Concern,

I am writing to **OBJECT** to the Reepham Neighbourhood Plan, for the numerous planning reasons as set out below.

I also refer you to my previous objection letter dated 1<sup>st</sup> September 2022 and wish to inform you that the objections and concerns raised, have not been suitably answered with detailed responses and justification within the latest version of the plan.

Although we strongly support the right growth for the village, so that it can sustain the existing residents, we are writing to object to the amount of additional dwellings that been suggested for this medium rural village and to object to the proposed sites that have been identified as the most preferable for future development.

**Central Lincolnshire Plan**

Since the draft of the Reepham Neighbourhood Plan started back in 2018, there has been a number of notable and significant changes that impact the requirements for housing within the village. Firstly the Central Lincolnshire Plan has been fully adopted; there have been a large number of housing allocations made in the adjacent villages of Cherry Willingham and Fiskerton and there have been numerous planning consents granted within Reepham itself.

The adopted Central Lincolnshire Plan, Table A1.1. 'Housing Requirements for Parishes', states the following housing requirement for Reepham:

Central Lincolnshire Local Plan – Adopted April 2023

Parish	Dwellings built 2018-2021 <sup>32</sup>	Dwellings with permission <sup>33</sup>	Dwellings allocated only <sup>34</sup>	Requirement from the plan <sup>35</sup>
Reepham	1	13	0	14

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This figure is based on new housing being built up until 2021 and homes on sites with planning permission at 1 April 2021, but does not include the 8 houses that have been granted planning permission at Goods Farm on 1<sup>st</sup> September 2023. This development alone, meets more than half of the housing requirements identified in the Central Plan for the parish of Reepham. Further to this, the justification for 44 additional dwellings within the draft Neighbourhood Plan for Reepham, does not appear to be based on a Housing Needs Survey. If this has been conducted, please send a copy to the email address provided with this letter.

**There is a lack of justification, for above allocation housing needs provided in the Neighbourhood Plan.**

### **Neighbourhood Plan basic conditions**

The Neighbourhood Plan area being considered in isolation to the development plans for Cherry Willingham and Fiskerton, has to be questioned. In particular, the boundary with Cherry Willingham, to the West of Reepham, where there is a significant amount of development planned, within less than a mile of the boundary.

Cherry Willingham has been allocated 551 dwellings within the Central Lincolnshire Plan.

Fiskerton has been allocated 140 dwellings within the Central Lincolnshire Plan.

The Central Lincolnshire Plan States the following for Reepham as a medium village:

Well connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant.

**The Neighbourhood Plan for Reepham has been considered in isolation to the Neighbourhood Plans for Cherry Willingham and Fiskerton and a lack of evidence has been provided as to any additional amenities and services Reepham will receive, by going above the Central Lincolnshire Plan allocations.**

The Cherry Willingham Neighbourhood Plan, has designated land to the eastern end of the village, as suitable land for development. In contrast, Reepham is looking to designate land to the western side of the village to the West of Fiskerton road; the two areas for large scale development, are at risk of starting to merge the villages into one area. They are separated only by a very small 'settlement break' and the above allocation number of houses in the Reepham Plan would permanently change the character of Reepham village, with it losing the individual character it currently has. It could also be considered overdevelopment.

The Reepham Neighbourhood Plan ins section 20.5 and 20.6 state:

For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between places. The southern and western fringe of Reepham is distinct from the built environment of Cherry Willingham, with less dense development of detached and semi-detached dwellings fronting the street.

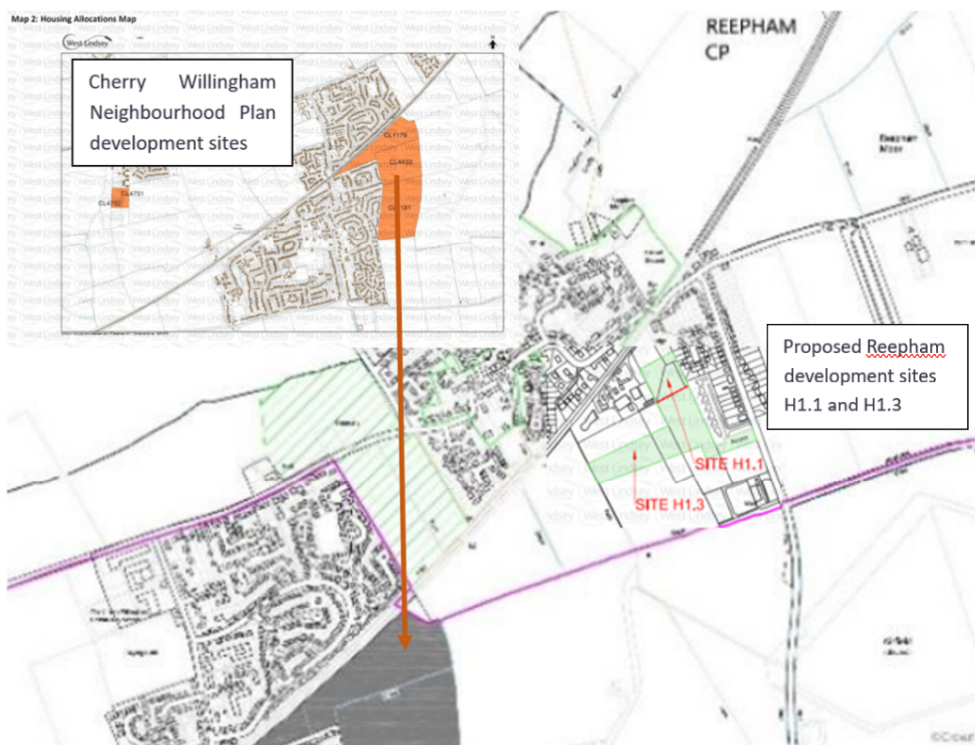
Cherry Willingham is very different, with a more urbanised feel, including a recently completed residential housing developments. The separation between the settlements helps to manage this transition in character, so that as you pass through the area you get the feeling of moving between distinct places.



Concentrating all future developments in the southern and western fringe of Reepham and applying a greater housing density, will create a more urbanised feel to Reepham and merge its character with that of Cherry Willingham and will remove any transition in character.

Both Neighbourhood plans designating land so close to one another, for such a large number of houses in rural villages (in particular Reepham) will also be concentrating a significant loss of habitat in one area, whilst also contributing to additional traffic, noise and emissions over a condensed area, which cannot be considered a sustainable development, when there are alternative sites that should be considered.

Exceptional growth above the allocations within the Central Lincolnshire Plan, should be supported by a current and sound evidence base. The lack of a recent Housing Needs Survey; the changes within the village over the last 5 years, not being taken into consideration and the lack of any evidence that exceptional growth would lead to any additional service or amenities for Reepham, does not provide a sound evidence base to justify exceptional growth. In particular the lack of clarity around how additional Community Infrastructure Levy payments will be assigned, given the irregularity of the Parish boundary with Cherry Willingham, meaning that funds are not received by Reepham residents, as 'they are 'sometimes forgotten, when funds are allocated' – NP section 21.8.



If sites H1.1 and site H1.3 are approved, the next stage of long term development for the village, is likely to follow the same path and infill the village shape to the west of Reepham, further reducing the distance and distinction between Reepham and Cherry Willingham and risk losing the rural character that Reepham has by coalescence. A large estate of 41 houses, is disproportionately large and not in keeping with the village character and the community have expressly stated that this something they value.

This cannot be considered 'sustainable and balanced' development as per 1.5 of the Reepham Neighbourhood Plan and is far in excess of the housing requirement identified in the Central Lincolnshire Plan.

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**Given the close proximity, I would like to know whether the housing allocations for Cherry Willingham have included the needs for Reepham too and whether the housing needs for Reepham have been adjusted since 2018, to take into consideration the allocations for the adjacent settlements of Cherry Willingham and Fiskerton?**

### **Planning Consent**

Prior to purchasing our property, we searched the local planning applications and there was no indication that the land behind our future home would be granted planning approval for housing development. If this was known to us, we would not have purchased the house. West Lindsey District Council were made aware of the land being offered as part of the search for sites within the Neighbourhood plan. Based on my further research, I have discovered that the land that Walnut Tree Close is built on, actually received planning consent for 7 dwellings on **12/10/2018** – application 138270, prior to the AECOM report being published in 2019.

The houses on Walnut Tree Close have specifically been designed with exceptionally large (4m wide and 2 m high), upper and lower rear windows, to take advantage of the countryside views and were granted planning approval by West Lindsey District Council 21/01/21. Any dwellings located on H1.1 and H1.3, will lead to a significant loss of amenity in terms of noise, overlooking and privacy to the residents of Walnut Tree Close. A large majority of the houses built within H1.1 and H1.3 will also suffer from a significant lack of amenity by being overlooked by our homes. The amount of screening and separation distances required, to afford all houses adequate privacy, is unachievable, taking into account the higher-than-average elevations of the properties on Walnut Tree Close, in addition to the extra-large windows.

By 2021, when our houses were granted planning approval, both H1.1 and H1.3 had been identified in Plan as the preferred sites for development and yet the large feature window design was still approved. I have to question why West Lindsey District Council granted planning permission for our homes with such large (4 meter wide, by 2m high) windows, if the land behind them in H1.1 and H1.3 was already identified as potential development land for such a large number of homes, thus creating a serious amenity issue and leading to over development within this area. If the Plan goes ahead with the proposed sites and number of dwellings, it will lead to an overbearing amount of new homes in this part of the village, from a Residential Visual Amenity impact and a Landscape and Visual Impact Assessment, on the southern approach to the village from Fiskerton Road.

**The Council should have objected to the design of our homes with large, feature windows, if they wanted the land in H1.1 and H1.3 for future housing development.**

### **Site Selection**

The site selection undertaken by AECOM was conducted in early 2019, with the final report being issued April 2019; 3 years prior to the 7 houses being constructed on Walnut Tree Close and 2 years prior to West Lindsey granting planning approval for their design. The land itself had also been approved for 7 dwellings in October 2018, as detailed above. If the assessment were to be undertaken now, to reflect the recent development on Walnut Tree Close, then areas H1.1 and H1.3 could not score so highly, due the undeniable loss of amenity.

I wish to raise why the Site Assessment has not been revisited in the last 5 years, when it became clear that the assumptions the site assessments were scored on, have changed due to our homes being approved for planning on Walnut Tree Close and 8 dwellings approved for Goods Farm.

Figure 2-1: Map of all sites to be assessed through this site assessment



Land where Walnut Tree Close has been constructed was included within the call for sites area 11 – AECOM Report February 2019.

The original area that Walnut Tree Close is now built in area 11, was rejected on the following grounds:

Area	Reference	Description	Number of Sites	Reasons for Rejection	Assessment Status
11	n/a	Land to West of Fiskerton Road, Reepham, Lincoln	14	The site, if developed, would more than double the size of the village, which is contrary to the NPPF paragraph 127 c) and d). Therefore, the site is not suitable for development based on national and local policy.	Site rejected (i.e. does not now require allocation) and therefore detailed assessment not required

Although the area has been reduced to areas H1.1 and H1.3, if the dwelling figures are combined with the 7 houses built on Walnut Tree Close, it would equate to 48 new homes and should be considered over development and urbanisation for this part of the village.

Since this report, 2 houses have been constructed on site 3 - Land adjacent to Arkle House, 52 High Street, LN3 4DX, Reepham and 7 house have been built within site 11, yet an additional 41 houses have been identified for areas H1.1 and H1.3 and 1 for H1.2. This would bring the total number of new dwellings to 50. Furthermore 8 houses have been approved planning consent at Goods Farm

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In order to achieve the target growth of 48 houses within a 20 year time period, I think it disproportionate that all housing development should take place within the same area of the village over sites H1.1 and H1.3. Other sites could accommodate some of the additional housing needs (although the need for further housing ,in the village is debateable as per the Central Lincolnshire Plan requirements) and if the AECOM scoring was undertaken to reflect the changes since the 2019 report, the H1.1 and H1.3 sites would score equal to other sites which have been ruled out.

The Reepham Neighbourhood Plan identifies 48 new dwellings constructed over the next 20 years. Since the draft began:

7 constructed in 2021/2022 on Walnut Tree Close

2 constructed on site 3 (Land of Arkle House) in 2022/2023

8 granted planning approval at Goods Farm September 2023

= 17 new houses constructed/approved since 2019.

These 17 new homes will meet the housing needs identified for the village in the Central Lincolnshire Plan.

Combined with the 41 houses still identified for areas H1.1 and H1.3, plus the single dwelling at H1.2, this would equate to 58 additional dwellings within the next 20 years, not allowing for any other planning applications being submitted. This would be 20% above the growth target set within the Reepham Neighbourhood plan and 4 times the amount of dwellings identified in the Central Lincolnshire Plan.

**A Housing Needs Survey for Reepham should be conducted, to take account of the changes that have taken place in the intervening period between the plan being drafted and the Central Lincolnshire Plan being adopted, to ensure that growth within the Neighbourhood Plan is limited to supporting the function of the village.**

### Consultation

Section 1.6 of the Reepham Neighbourhood Plan states the following:

Although the Plan period is 20 years, it is to be expected that circumstances may change and as a result the Parish Council proposes to complete a formal review of Reepham Neighbourhood Plan once every five years. If feasible, the review will coincide with the review of Central Lincolnshire Local Plan (CLLP) and the publication of the Central Lincolnshire Five Year Land Supply Report. Further information about the review process is detailed in section 20. This document has been updated in line with the revised CLLP which was ratified by West Lindsey District Council on the 13th April 2023.

Furthermore: In 2012 the Localism Act was passed to give communities greater influence in the decisions affecting them particularly planning, and to support the production of a Neighbourhood Development Plan (NDP) as a way of giving all residents a chance to have an influence in the way the village develops over the plan period.

The draft Plan commenced in 2018 and as detailed throughout this document, there have been significant changes within Reepham; adjacent villages and the Central Lincolnshire Plan has been adopted. The draft Plan has not evolved with these changes and they should be taken into consideration, in formulating and justifying the housing

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needs for the next 20 years for Reepham. The 5 year review should take place now, to ensure that the Plan is in line with the original objectives; the Central Lincolnshire Plan and the current and future needs of the village.

The majority of consultation surrounding the plan, was undertaken prior to the 7 houses on Walnut Tree Close being constructed 2021/22. We moved into our home May 2022 and since this date, we have only been able to attend a 'drop-in' session, at the local church and respond in writing to raise our concerns. We have not been given the opportunity to help shape the plan. Considering that the Council permitted our homes in 2021 and that the plan will have a significant impact on us as residents, it is disappointing that we have not been afforded more opportunity to consult, in a more meaningful and inclusive manner. The allocation of the land for development in the Plan, without the neighbouring properties having a more opportunity to make changes to the proposals when there is still; scope to do so, could be considered a breach of the Localism Act 2011, as per the below:

#### **Localism Act 2011 - Requirement to consult communities before submitting certain planning applications**

To further strengthen the role of local communities in planning, the Act introduces a new requirement for developers to consult local communities before submitting planning applications for certain developments. **This gives local people a chance to comment when there is still genuine scope to make changes to proposals.**

#### **Consultation Responses and Objections – Community Comments**

With regards the consultation responses in APPENDIX F and the NPSG Response. I respond to the Actions/NPSG Responses with regards the following Objections and responses.

Original objections listed in **red**. NPSG Responses in **Blue** and my responses in black.

**Objection: We believe the highway safety would be compromised within the village due to the positioning of the proposed site access point. There are already existing issues with speeding along Fiskerton Road as well as a blind bend where this access point is proposed. We feel that an additional 41 homes would increase the risk of future safety.**

**Response: The access could be combined with the existing access into Walnut Tree Close. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.**

I am quite frankly shocked that in response to the above objection, the solution to the concerns over speeding are to extend the 30mph zone and combine the access for the new development with Walnut Tree Close. This risk will not be addressed by the 30mph zone being extended a matter of meters down the road before it becomes a national speed limit again. It will also present another highway safety issue, not only increasing traffic on a small and quiet residential road, but it will exacerbate the issue of people trespassing and using private driveways to turnaround. **On the 21/09/2022 I had cause to email [llpg@west-lindsey.gov.uk](mailto:llpg@west-lindsey.gov.uk), to express my serious concern and dismay, that on a weekly basis, unknown members of the public use our private driveway to turn their vehicles around. They drive down the private part of Walnut Tree Close and discover it is a dead end (even though there is signage indicating such at the top of Walnut Tree Close on the public highway. This issue will be further exacerbated if the access is shared with an additional 41 houses sharing this access road.**

Concentrating traffic at this end of the village, where there is no footpath, is still a highway safety issue.

**Objection:** We believe the proposed development would be detrimental to wildlife inhabitants and hedgerows, where we really should be protecting these in the local environment.

These considerations have been taken into account when selecting the most appropriate location for development within the village. Green Corridors and Environmental section added to updated plan.

Although the response states that a Green Corridor and Environment section has been added to the updated plan. **I wish to see the Biodiversity Net Gain calculations for the loss of this area and further to this I wish to see where the net gain will be achieved locally and so wildlife in the village is not lost to another location via a commuted sum being paid.**

**Objection:** We believe that the proposed homes would have a loss of privacy, being overlooked extensively by existing properties in Walnut Tree Close that have floor to ceiling windows.

The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

As raised above, it calls into question the planning approval of the houses on Walnut Tree Close having such large floor to ceiling windows, if the land behind them had already been identified as being suitable land to be developed. These should not have been approved, as it presents a significant loss of amenity. As can be seen from the below photos, it is very easy to see into the upstairs rooms of these houses, even from ground level in site H1.3, without the use of an additional ocular device. This will be exacerbated at night time when lights are on.



**Objections – numerous in relation to the village character and size of the development:**

**Character of village.** Response: Appropriate in location wider context. No Revisions Required

**Development goes against strength of the village:** Target growth is to be achieved with control measures, in policy, to mitigate negative impacts, No revisions required.

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**Character of village.** Response: Comment is incorrect. DPH is 15 in the draft. No Revisions Required.

**Size of development.** Unless Promoted by a neighbourhood plan, which it is. No revisions required.

This is a linear development stretching out into a greenfield site totalling 14 hectares. Development on 4 hectares leaves large areas of undeveloped land therefore this site could not be classified as an infill site. Due to the linear aspect of this site three sides open out into open countryside resulting in a negative impact on the view of the parish which is not advised. This would be a cul-de-sac development which the EACOM report advised against as other sites. This site was not assessed by AECOM due to its unsuitability. Response: RNPSG dispute the claim of linear development. AECOM did not assess based on size but community identified benefits cannot be achieved without the allocation of a larger site. These considerations have been taken into account when selecting the most appropriate location for development within the village. The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

These are inadequate responses to confirm how such a large development, which is significantly larger than any development in the village to date, is appropriate. The largest development in the village in the last decade, is the development of 7 houses on Walnut Tree Close. The proposed development is nearly 6 times this size. The target growth is far in excess of the adopted Central Lincolnshire Plan.

**Please confirm the justification with how this is appropriate for a medium rural village when the Central Lincolnshire Plan identifies 14 additional dwellings and 17 have since been constructed and planning approved. Please also confirm that the sites have been properly assessed by AECOM, to confirm that it will not lead to a cul-de-sac, linear development; that the grouping of 41 houses at one end of the village, so close to the adjacent development at Cherry Willingham, is in keeping with the medium, rural character of the village.**

Considering the amount of effort and time that has gone into compiling our previous letter of response to the plan, I find it disappointing and make note that of the 62 objections from the community, there are 'no revisions, no updates required' for 61/62 of the objections. This indicates to me as a local resident of Reepham, a total lack of regard for the concerns raised by the community.

In contrast, in response to the WLDC comments, the response is much more positive and their comments receive more thorough explanation and in numerous cases, further action to satisfy the local authority.

I wish to remind you that the Neighbourhood Plan should **aim to preserve and promote those aspects of the village that have been agreed BY THE RESIDENTS as being positive features of the village**. The responses to the consultation, shows that the residents' do not think that the proposed Plan preserves and promotes the character of their village, nor does the Central Lincolnshire Plan support the growth target.

### **Conclusion**

A significant amount of time has elapsed since the draft began and the Plan has not evolved with the numerous developments/ planning approvals in the village and the Central Lincolnshire Plan being adopted. The evidence the plan is based on is no longer current and relevant.

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I propose that a review of the plan is undertaken. A Housing Needs Survey should be conducted and a further call for sites/review of the previous sites, needs to be conducted, to ensure that the Reepham Neighbourhood Plan remains focused on ensuring that growth within the village supports the needs and desires of the community.

We hope that our concerns, along with those of the other residents within Reepham, are taken seriously and we welcome the opportunity to discuss these plans further.

I would like to be notified of WLDC's decision on the Plan, under Regulation 19 of the Neighbourhood Planning Regulations 2012.

Yours Sincerely,

Miss S Chester



From: Nigel Hewerdine <[REDACTED]>  
Sent: 16 February 2024 19:01  
To: Sophie Chester; Nev Brown  
Subject: Re: Objection to Reepham neighbourhood plan

**CAUTION:** External email, think before you click!

Sophie,

I have set aside time this weekend to respond formally. The delays since we last emailed are due to ill health which I can only apologise for.  
I will be taking a look through the consultation document which is available on the Parish Council website and identify where your concerns are listed and the actions taken.

Again, please accept my apologies for the delay.

Regards,

Nigel Hewerdine

[REDACTED]

[REDACTED]

Sent from [Outlook for iOS](#)

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From: Sophie Chester <[REDACTED]>  
Sent: Friday, February 16, 2024 6:42:47 PM  
To: Nev Brown <[REDACTED]>; Nigel Hewerdine <[REDACTED]>; Nigel Hewerdine <[REDACTED]>  
Subject: Objection to Reepham neighbourhood plan

Hello,

Please see attached two letters from 8 walnut Tree Close objecting to the housing development section of Reepham neighbourhood plan.

My first letter dated 1st Sept 2022 has still been unanswered despite re sending this Dec 2023, we have been told that the plan is in the consultation period yet there has been no effort from you to answer ANY concerns I raised over 18 months ago.

Thanks,  
Sophie

Sent from my iPhone

This e-mail (including any attachments) is private and confidential and may contain privileged material. If you have received this e-mail in error, please notify the sender and delete it (including any attachments) immediately. You must not copy, distribute, disclose, or use any of the information in it or any attachments. Telephone calls may be monitored or recorded. DJ Swallow Construction Ltd. is a limited company registered in England and Wales. Registered number: 3534324 VAT Registration No. 175027121. Registered office: Unit 1, Halifax Court Fernwood Business Park, Cross Lane, Fernwood, Newark, Nottinghamshire, England, NG24 3JP DJ Swallow Brickwork Ltd. is a limited company registered in England and Wales. Registered number: 08596546 VAT Registration No. 168192385. Registered office: Unit 1, Halifax Court Fernwood Business Park, Cross Lane, Fernwood, Newark, Nottinghamshire, England, NG24 3JP '. If the disclaimer can't be applied, attach the message to a new disclaimer message.

From: Nigel Hewerdine [REDACTED]  
Sent: 19 February 2024 06:34  
To: Sophie Chester; Nev Brown  
Cc: reephamndp  
Subject: RE: Objection to Reepham neighbourhood plan

**CAUTION:** External email, think before you click!

Dear Sophie,

We have received your objection letter, dated 16<sup>th</sup> February, to the Reepham Neighbourhood Plan which is currently under public consultation by West Lindsey District Council. As such Reepham Neighbourhood Plan Steering Group will not be submitting a formal response. WLDC will review your comments accordingly as the local governing body. I'm not sure what form this will take but I expect you shall be hearing from Nev Brown which is fully welcomed and supported by the Steering Group members. We are not at liberty to change anything unless deemed required by WLDC.

Extract from December Reepham News –

*After this submission, (to WLDC) responsibility for taking the process forward lies with West Lindsey District Council. They will firstly check that the submission complies with the legislative requirements. The local authority will publicise the plan (Regulation 16) and arrange for the independent examination. This will consider whether the neighbourhood plan meets the basic conditions and other legal requirements. If successful at the examination stage, with modifications if necessary, then West Lindsey District Council will arrange for a neighbourhood plan referendum. If there is a majority yes vote, then the neighbourhood plan is confirmed and becomes part of the statutory development plan for the area.*

Your letter from Sept 2022 (for Regulation 14) has been reviewed and the comments, with corresponding statements, included within the Reepham Neighbourhood Plan Consultation Statement June 2023. I'm hoping that you have reviewed this document. Community comments are tabled between pages 128 – 138. This document is available at the following location online.

<https://reepham.parish.lincolnshire.gov.uk/> Top banner directs to NP documents. The consultation statement is in 2 parts due to size.

Regards,

**Nigel Hewerdine**  
**For Reepham Neighbourhood Plan Steering Group**

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From: Sophie Chester <[REDACTED]>  
Sent: Friday, February 16, 2024 6:43 PM  
To: Nev Brown <Nev.Brown@[REDACTED]>; Nigel Hewerdine <[REDACTED]>; Nigel Hewerdine <[REDACTED]>  
Subject: Objection to Reepham neighbourhood plan

Hello,

Please see attached two letters from 8 walnut Tree Close objecting to the housing development section of Reepham neighbourhood plan.

My first letter dated 1st Sept 2022 has still been unanswered despite re sending this Dec 2023, we have been told that the plan is in the consultation period yet there has been no effort from you to answer ANY concerns I raised over 18 months ago.

Thanks,  
Sophie

Sent from my iPhone

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**Mr & Mrs Baker**  
12 Walnut Tree Close  
Reepham  
Lincoln  
LN3 4FU

16th February 2024

**RE: Reepham Neighbourhood Plan**

To Whom It May Concern,

I am writing to **OBJECT** to the Reepham Neighbourhood Plan, for the numerous planning reasons as set out below.

Although we strongly support the right growth for the village, so that it can sustain the existing residents, we are writing to object to the amount of additional dwellings that been suggested for this medium rural village and to object to the proposed sites that have been identified as the most preferable for future development.

**Central Lincolnshire Plan**

Since the draft of the Reepham Neighbourhood Plan started back in 2018, there has been a number of notable and significant changes that impact the requirements for housing within the village. Firstly the Central Lincolnshire Plan has been fully adopted; there have been a large number of housing allocations made in the adjacent villages of Cherry Willingham and Fiskerton and there have been numerous planning consents granted within Reepham itself.

The adopted Central Lincolnshire Plan, Table A1.1. 'Housing Requirements for Parishes', states the following housing requirement for Reepham:

Central Lincolnshire Local Plan – Adopted April 2023

Parish	Dwellings built 2018-2021 <sup>32</sup>	Dwellings with permission <sup>33</sup>	Dwellings allocated only <sup>34</sup>	Requirement from the plan <sup>35</sup>
Reepham	1	13	0	14

This figure is based on new housing being built up until 2021 and homes on sites with planning permission at 1 April 2021, but does not include the 8 houses that have been granted planning permission at Goods Farm on 1<sup>st</sup> September 2023. This development alone, meets more than half of the housing requirements identified in the Central Plan for the parish of Reepham. Further to this, the justification for 44 additional dwellings within the draft Neighbourhood Plan for Reepham, does not appear to be based on a Housing Needs Survey. If this has been conducted, please send a copy to the email address provided with this letter.

**There is a lack of justification, for above allocation housing needs provided in the Neighbourhood Plan.**

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## **Neighbourhood Plan basic conditions**

The Neighbourhood Plan area being considered in isolation to the development plans for Cherry Willingham and Fiskerton, has to be questioned. In particular, the boundary with Cherry Willingham, to the West of Reepham, where there is a significant amount of development planned, within less than a mile of the boundary.

Cherry Willingham has been allocated 551 dwellings within the Central Lincolnshire Plan.

Fiskerton has been allocated 140 dwellings within the Central Lincolnshire Plan.

The Central Lincolnshire Plan States the following for Reepham as a medium village:

Well connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant.

**The Neighbourhood Plan for Reepham has been considered in isolation to the Neighbourhood Plans for Cherry Willingham and Fiskerton and a lack of evidence has been provided as to any additional amenities and services Reepham will receive, by going above the Central Lincolnshire Plan allocations.**

The Cherry Willingham Neighbourhood Plan, has designated land to the eastern end of the village, as suitable land for development. In contrast, Reepham is looking to designate land to the western side of the village to the West of Fiskerton road; the two areas for large scale development, are at risk of starting to merge the villages into one area. They are separated only by a very small 'settlement break' and the above allocation number of houses in the Reepham Plan would permanently change the character of Reepham village, with it losing the individual character it currently has. It could also be considered overdevelopment.

The Reepham Neighbourhood Plan in section 20.5 and 20.6 state:

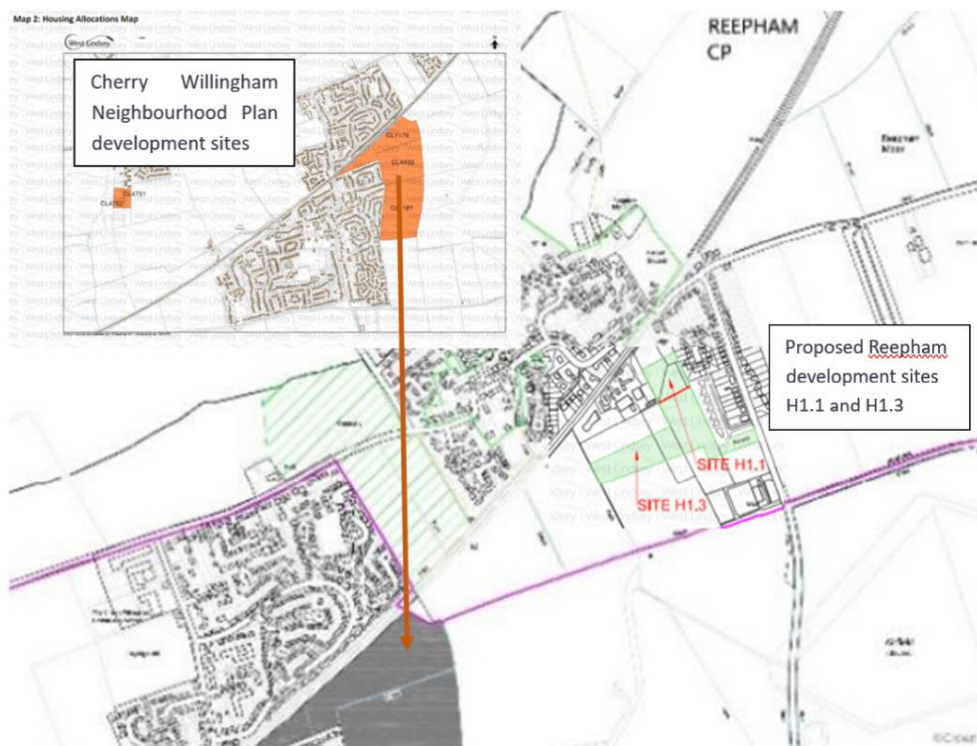
For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between places. The southern and western fringe of Reepham is distinct from the built environment of Cherry Willingham, with less dense development of detached and semi-detached dwellings fronting the street.

Cherry Willingham is very different, with a more urbanised feel, including a recently completed residential housing developments. The separation between the settlements helps to manage this transition in character, so that as you pass through the area you get the feeling of moving between distinct places.

Concentrating all future developments in the southern and western fringe of Reepham and applying a greater housing density, will create a more urbanised feel to Reepham and merge its character with that of Cherry Willingham and will remove any transition in character.

Both Neighbourhood plans designating land so close to one another, for such a large number of houses in rural villages (in particular Reepham) will also be concentrating a significant loss of habitat in one area, whilst also contributing to additional traffic, noise and emissions over a condensed area, which cannot be considered a sustainable development, when there are alternative sites that should be considered.

Exceptional growth above the allocations within the Central Lincolnshire Plan, should be supported by a current and sound evidence base. The lack of a recent Housing Needs Survey; the changes within the village over the last 5 years, not being taken into consideration and the lack of any evidence that exceptional growth would lead to any additional service or amenities for Reepham, does not provide a sound evidence base to justify exceptional growth. In particular the lack of clarity around how additional Community Infrastructure Levy payments will be assigned, given the irregularity of the Parish boundary with Cherry Willingham, meaning that funds are not received by Reepham residents, as 'they are 'sometimes forgotten, when funds are allocated' – NP section 21.8.



If sites H1.1 and site H1.3 are approved, the next stage of long term development for the village, is likely to follow the same path and infill the village shape to the west of Reepham, further reducing the distance and distinction between Reepham and Cherry Willingham and risk losing the rural character that Reepham has by coalescence. A large estate of 41 houses, is disproportionately large and not in keeping with the village character and the community have expressly stated that this something they value.

This cannot be considered 'sustainable and balanced' development as per 1.5 of the Reepham Neighbourhood Plan and is far in excess of the housing requirement identified in the Central Lincolnshire Plan.

**Given the close proximity, I would like to know whether the housing allocations for Cherry Willingham have included the needs for Reepham too and whether the housing needs for Reepham have been adjusted since 2018, to take into consideration the allocations for the adjacent settlements of Cherry Willingham and Fiskerton?**

### Planning Consent

Prior to purchasing our property, we searched the local planning applications and there was no indication that the land behind our future home would be granted planning approval for housing development. If this was known to us, we would not have purchased the house.

---

West Lindsey District Council were made aware of the land being offered as part of the search for sites within the Neighbourhood plan. Based on my further research, I have discovered that the land that Walnut Tree Close is built on, actually received planning consent for 7 dwellings on **12/10/2018** – application 138270, prior to the AECOM report being published in 2019.

The houses on Walnut Tree Close have specifically been designed with exceptionally large (4m wide and 2 m high), upper and lower rear windows, to take advantage of the countryside views and were granted planning approval by West Lindsey District Council 21/01/21. Any dwellings located on H1.1 and H1.3, will lead to a significant loss of amenity in terms of noise, overlooking and privacy to the residents of Walnut Tree Close. A large majority of the houses built within H1.1 and H1.3 will also suffer from a significant lack of amenity by being overlooked by our homes. The amount of screening and separation distances required, to afford all houses adequate privacy, is unachievable, taking into account the higher-than-average elevations of the properties on Walnut Tree Close, in addition to the extra-large windows.

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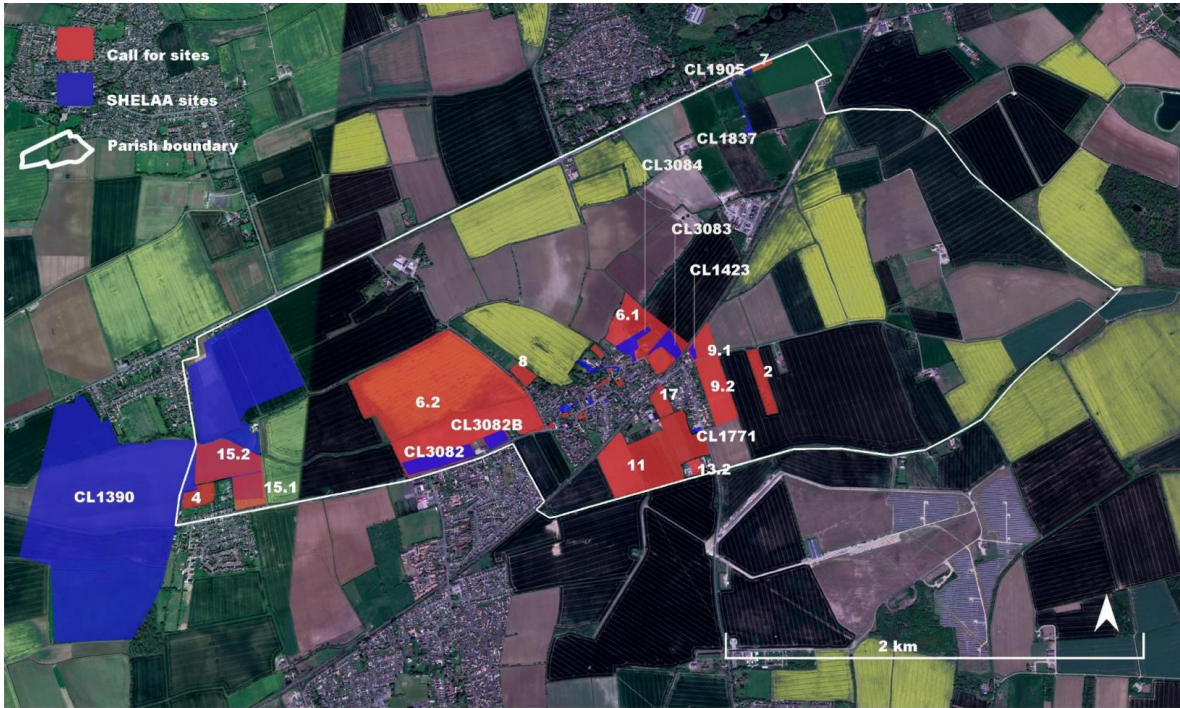
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Figure 2-1: Map of all sites to be assessed through this site assessment



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The original area that Walnut Tree Close is now built in area 11, was rejected on the following grounds:

Site	Area	Description	Number of Sites	Reason for Rejection	Assessment Status
11	n/a	Land to West of Fiskerton Road, Reepham, Lincoln	14	The site, if developed, would more than double the size of the village, which is contrary to the NPPF paragraph 127 c) and d). Therefore, the site is not suitable for development based on national and local policy.	Site rejected (i.e. does not now require allocation) and therefore detailed assessment not required

Although the area has been reduced to areas H1.1 and H1.3, if the dwelling figures are combined with the 7 houses built on Walnut Tree Close, it would equate to 48 new homes and should be considered over development and urbanisation for this part of the village.

Since this report, 2 houses have been constructed on site 3 - Land adjacent to Arkle House, 52 High Street, LN3 4DX, Reepham and 7 house have been built within site 11, yet an additional 41 houses have been identified for areas H1.1 and H1.3 and 1 for H1.2. This would bring the total number of new dwellings to 50. Furthermore 8 houses have been approved planning consent at Goods Farm

In order to achieve the target growth of 48 houses within a 20 year time period, I think it disproportionate that all housing development should take place within the same area of the village over sites H1.1 and H1.3. Other sites could accommodate some of the additional housing needs (although the need for further housing ,in the village is debateable as per the Central Lincolnshire Plan requirements) and if the AECOM scoring was undertaken to reflect the changes since the 2019 report, the H1.1 and H1.3 sites would score equal to other sites which have been ruled out.



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The Reepham Neighbourhood Plan identifies 48 new dwellings constructed over the next 20 years. Since the draft began:

7 constructed in 2021/2022 on Walnut Tree Close

2 constructed on site 3 (Land of Arkle House) in 2022/2023

8 granted planning approval at Goods Farm September 2023

= 17 new houses constructed/approved since 2019.

These 17 new homes will meet the housing needs identified for the village in the Central Lincolnshire Plan.

Combined with the 41 houses still identified for areas H1.1 and H1.3, plus the single dwelling at H1.2, this would equate to 58 additional dwellings within the next 20 years, not allowing for any other planning applications being submitted. This would be 20% above the growth target set within the Reepham Neighbourhood plan and 4 times the amount of dwellings identified in the Central Lincolnshire Plan.

**A Housing Needs Survey for Reepham should be conducted, to take account of the changes that have taken place in the intervening period between the plan being drafted and the Central Lincolnshire Plan being adopted, to ensure that growth within the Neighbourhood Plan is limited to supporting the function of the village.**

### Consultation

Section 1.6 of the Reepham Neighbourhood Plan states the following:

Although the Plan period is 20 years, it is to be expected that [circumstances may change](#) and as a result the Parish Council proposes to complete a formal review of Reepham Neighbourhood Plan once every five years. If feasible, the review will coincide with the review of Central Lincolnshire Local Plan (CLLP) and the publication of the Central Lincolnshire Five Year Land Supply Report. Further information about the review process is detailed in section 20. This document has been updated in line with the revised CLLP which was ratified by West Lindsey District Council on the 13th April 2023.

Furthermore: In 2012 the Localism Act was passed to give communities greater influence in the decisions affecting them particularly planning, and to support the production of a Neighbourhood Development Plan (NDP) as a way of giving [all residents a chance to have an influence in the way the village develops over the plan period](#).

The draft Plan commenced in 2018 and as detailed throughout this document, there have been significant changes within Reepham; adjacent villages and the Central Lincolnshire Plan has been adopted. The draft Plan has not evolved with these changes and they should be taken into consideration, in formulating and justifying the housing needs for the next 20 years for Reepham. The 5 year review should take place now, to ensure that the Plan is in line with the original objectives; the Central Lincolnshire Plan and the current and future needs of the village.

The majority of consultation surrounding the plan, was undertaken prior to the 7 houses on Walnut Tree Close being constructed 2021/22. We moved into our home April 2022 and since this date, we have only been able to attend a 'drop-in' session, at the local church and respond in writing to raise our concerns. We have not been given the opportunity to help shape the plan. Considering that the Council permitted our homes in 2021 and that the plan will have a significant impact on us as residents, it is disappointing that we have not been afforded more

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opportunity to consult, in a more meaningful and inclusive manner. The allocation of the land for development in the Plan, without the neighbouring properties having a more opportunity to make changes to the proposals when there is still; scope to do so, could be considered a breach of the Localism Act 2011, as per the below:

### **Localism Act 2011 - Requirement to consult communities before submitting certain planning applications**

To further strengthen the role of local communities in planning, the Act introduces a new requirement for developers to consult local communities before submitting planning applications for certain developments. **This gives local people a chance to comment when there is still genuine scope to make changes to proposals.**

### **Consultation Responses and Objections – Community Comments**

With regards the consultation responses in APPENDIX F and the NPSG Response. I respond to the Actions/NPSG Responses with regards the following Objections and responses.

Original objections listed in red. NPSG Responses in Blue and my responses in black.

**Objection: We believe the highway safety would be compromised within the village due to the positioning of the proposed site access point. There are already existing issues with speeding along Fiskerton Road as well as a blind bend where this access point is proposed. We feel that an additional 41 homes would increase the risk of future safety.**

**Response: The access could be combined with the existing access into Walnut Tree Close. The 30mph limit is being extended once funding has been secured by PC. No Revisions Required.**

I am quite frankly shocked that in response to the above objection, the solution to the concerns over speeding are to extend the 30mph zone and combine the access for the new development with Walnut Tree Close. This risk will not be addressed by the 30mph zone being extended a matter of meters down the road before it becomes a national speed limit again. It will also present another highway safety issue, not only increasing traffic on a small and quiet residential road, but it will exacerbate the issue of people trespassing and using private driveways to turnaround.

Concentrating traffic at this end of the village, where there is no footpath, is still a highway safety issue.

**Objection: We believe the proposed development would be detrimental to wildlife inhabitants and hedgerows, where we really should be protecting these in the local environment.**

**These considerations have been taken into account when selecting the most appropriate location for development within the village. Green Corridors and Environmental section added to updated plan.**

Although the response states that a Green Corridor and Environment section has been added to the updated plan. **I wish to see the Biodiversity Net Gain calculations for the loss of this area and further to this I wish to see where the net gain will be achieved locally and so wildlife in the village is not lost to another location via a commuted sum being paid.**

**Objection:** We believe that the proposed homes would have a loss of privacy, being overlooked extensively by existing properties in Walnut Tree Close that have floor to ceiling windows.

The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

As raised above, it calls into question the planning approval of the houses on Walnut Tree Close having such large floor to ceiling windows, if the land behind them had already been identified as being suitable land to be developed. These should not have been approved, as it presents a significant loss of amenity. As can be seen from the below photos, it is very easy to see into the upstairs rooms of these houses, even from ground level in site H1.3, without the use of an additional ocular device. This will be exacerbated at night time when lights are on.



**Objections – numerous in relation to the village character and size of the development:**

**Character of village.** Response: Appropriate in location wider context. No Revisions Required

**Development goes against strength of the village:** Target growth is to be achieved with control measures, in policy, to mitigate negative impacts, No revisions required.

**Character of village.** Response: Comment is incorrect. DPH is 15 in the draft. No Revisions Required.

**Size of development.** Unless Promoted by a neighbourhood plan, which it is. No revisions required.

This is a linear development stretching out into a greenfield site totalling 14 hectares. Development on 4 hectares leaves large areas of undeveloped land therefore this site could not be classified as an infill site. Due to the linear aspect of this site three sides open out into open countryside resulting in a negative impact on the view of the parish which is not advised. This would be a cul-de-sac development which the EACOM report advised against as other sites. This site was not assessed by AECOM due to its unsuitability.

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Response: RNPSG dispute the claim of linear development. AECOM did not assess based on size but community identified benefits cannot be achieved without the allocation of a larger site. These considerations have been taken into account when selecting the most appropriate location for development within the village. The policies in the draft plan and requirement for public open space provide ample opportunity, through good design, to mitigate any impact. No Revisions Required.

These are inadequate responses to confirm how such a large development, which is significantly larger than any development in the village to date, is appropriate. The largest development in the village in the last decade, is the development of 7 houses on Walnut Tree Close. The proposed development is nearly 6 times this size. The target growth is far in excess of the adopted Central Lincolnshire Plan.

**Please confirm the justification with how this is appropriate for a medium rural village when the Central Lincolnshire Plan identifies 14 additional dwellings and 17 have since been constructed and planning approved. Please also confirm that the sites have been properly assessed by AECOM, to confirm that it will not lead to a cul-de-sac, linear development; that the grouping of 41 houses at one end of the village, so close to the adjacent development at Cherry Willingham, is in keeping with the medium, rural character of the village.**

I find it disappointing and make note that of the 62 objections from the community, there are 'no revisions, no updates required' for 61/62 of the objections. This indicates to me as a local resident of Reepham, a total lack of regard for the concerns raised by the community.

In contrast, in response to the WLDC comments, the response is much more positive and their comments receive more thorough explanation and in numerous cases, further action to satisfy the local authority.

I wish to remind you that the Neighbourhood Plan should **aim to preserve and promote those aspects of the village that have been agreed BY THE RESIDENTS as being positive features of the village**. The responses to the consultation, shows that the residents' do not think that the proposed Plan preserves and promotes the character of their village, nor does the Central Lincolnshire Plan support the growth target.

### **Conclusion**

A significant amount of time has elapsed since the draft began and the Plan has not evolved with the numerous developments/ planning approvals in the village and the Central Lincolnshire Plan being adopted. The evidence the plan is based on is no longer current and relevant.

I propose that a review of the plan is undertaken. A Housing Needs Survey should be conducted and a further call for sites/review of the previous sites, needs to be conducted, to ensure that the Reepham Neighbourhood Plan remains focused on ensuring that growth within the village supports the needs and desires of the community.

We hope that our concerns, along with those of the other residents within Reepham, are taken seriously and we welcome the opportunity to discuss these plans further.

I would like to be notified of WLDC's decision on the Plan, under Regulation 19 of the Neighbourhood Planning Regulations 2012.

Yours Sincerely

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Mr and Mrs Baker