



Claypole Parish Council

Parish Clerk
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South Kesteven District Council Planning Department (by email)

Planning application S19/0951 Larkfleet Homes

The Parish Council made its formal response to the Larkfleet planning application on 28 June 2019, and made a supplementary statement on 31 July 2019.

Since that time only two things have changed – the then-draft Plan has been strengthened and adopted as the Local Plan ruling out *any* grounds upon which this application could be approved; and flooding during the Autumn of 2019 demonstrated effectively that had the site been developed as proposed, with the amended drainage scheme as laid out in the application, then not only would properties on the development have been flooded, but the increased surface water run-off would have exacerbated the flooding of homes on Tinsley Close. The application is wholly without merit.

Our final position remains as set out in our formal submissions where our arguments, grounds, evidence and reasons are set out in detail. Essentially:

1. The proposal to create a development for older people is inconsistent with the Local Plan [Policy H4] and national planning guidance.
2. Large scale housing development in Claypole is inconsistent with the Local Plan, and does not meet the criteria to be considered as an “edge of settlement” development. Claypole Parish Council and our community are vehemently against this proposal. The Parish Council has received not one single representation to support this application.
3. The site is not suitable for housing development. No development on this site which “backs onto” the village and with an entrance a quarter of a mile outside the village could be properly integrated with the village.
4. This proposal, while contributing absolutely no benefit to Claypole, would instead have a wholly damaging impact on our community with widespread fears of worsening road safety, drainage and flooding, and the undermining of village life and identity.

Claypole Parish Council, on behalf of the community of Claypole, strongly supports the Local Plan and the recommendation of the Planning Officer that this application be rejected.

Yours faithfully

John Freeman
Vice Chair
Claypole Parish Council