

Claypole Parish Council

Parish Clerk Mrs Catherine Clarke 16 Tinsley Close Claypole Lincolnshire NG23 5BS

Tel 01636 626663 Email cathy.clarke@claypolepc.org.uk

S21/0415 <u>Platform Housing Group</u> <u>Erection of 16 affordable dwellings and associated infrastructure</u> Land to The North of Doddington Lane, Claypole

Claypole Parish Council OBJECT to the above planning application and consider that planning permission should be REFUSED for the reasons set out below.

Executive Summary

- i) Claypole Parish Council submit that the planning permission should be refused as the adverse impacts arising from the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Local Plan and the NPPF taken as a whole.
- ii) In summary, the concerns of the Parish Council include:
 - The proposal does not represent an appropriate location for development having regard to the policies of the Development Plan and accessibility to services and facilities;
 - The development is not of a size and dwelling mix or tenure that meets an identified local need for a rural exceptions housing scheme as evidenced by an appropriate parish housing needs survey;
 - The proposed dwellings would not provide appropriate living conditions for future occupiers with particular regard to internal space;
 - The proposed layout fails to provide usable open space;

- The location of the site does nothing to actively promote realistic opportunities for sustainable travel;
- The layout does not provide adequate vehicle and cycle parking provision; and
- The proposal would result in material harm to highway and pedestrian safety.
- iii) The proposal occupies only half of the full site, leaving a small field accessed solely through the development that would be either un-maintained, and be subject to a further planning application. Claypole is in the north-west corner of South Kesteven and as the Housing Needs Survey submitted by the applicant notes, the proximity to the sustainable urban extensions at nearby Newark including at 'Land around Fernwood' means that local need for affordable housing should firstly be considered to be met in this adjacent sustainable urban extension.
- iv) The Neighbourhood Plan process that is underway would be the most appropriate forum through which the need for additional housing in Claypole can be explored. That process also allows for the best sites in Claypole to be identified following the principles of a bottom-up community-led approach which is the most appropriate method through which to deliver a rural exception scheme.
- v) For the reasons we explain in the later sections in full detail; the proposal is considered to be contrary to Policies SD1, SP1, SP2, SP3, SP4, EN6, DE1, ID2 and H2 of the South Kesteven Local Plan. It also conflicts with paragraphs 2.12, 2.13 and 2.14 of the Local Plan. The proposal also fails to comply with paragraphs 77, 91, 102, 108, 109, 127 c), 127 f), 130, 170 b) and 197 of the National Planning Policy Framework.

John Freeman Vice Chair, Claypole Parish Council



Anthony Northcote HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIOB, MInstLM, MCMI, MRTPI Executive Director - TOWN-PLANNING.CO.UK

TOWN-PLANNING.CO.UK



Main Planning Issues

- 1. The main planning issues in this case are considered to be whether the planning application constitutes:
 - an appropriate location for development having regard to the policies of the Development Plan and accessibility to services and facilities;
 - development that meets an identified need for a rural exceptions housing scheme;
 - appropriate living conditions for future occupiers with particular regard to internal space and open space; and
 - a proposal that provides adequate vehicle and cycle parking provision and does not adversely affect highway and pedestrian safety.

Background on Claypole and Past Levels of Growth

- 2. Claypole is a village that sits on a minor road that begins at the Great North Road (B6326) and continues to Stubton and villages beyond. The road starts out as Shire Lane, and as it passes through Claypole it becomes Main Street, a street that has changed little in more than 100 years.
- 3. At the centre of the village the road forms a significant junction with Doddington Lane that provides a route for traffic from Dry Doddington and Westborough wishing to avoid the tricky crossing of the southbound carriageway of the A1 as they continue towards Newark. Claypole is therefore the route for an unusually high level of through traffic, a factor that would be exacerbated by any further development to the south and east of the Doddington Lane/Main Street junction.
- 4. The name 'Claypole' is derived from the Anglo-Saxon and means 'settlement on clay'. Not surprisingly then, surface water drainage is a major issue within the village. Homes in certain parts of the village regularly suffer from surface water flooding, both in winter when the ground is saturated, and in summer when it becomes baked hard.
- 5. Claypole is designated as a 'smaller village' in Policy SP2 of the South Kesteven Local Plan (adopted on the 30th January 2020). However, notwithstanding its position in the fourth and lowest tier of the settlement hierarchy, Claypole has not been immune to housing development. In recent decades the village has more than doubled in size from around 250 dwellings in the early 1980s to 570 dwellings at the present time.
- 6. The number of dwellings in Claypole has increased principally through three largescale housing developments (Moore Close, Swallow Drive and Wickliffe Park) together with to a

lesser degree several infill sites. These newer dwellings have included starter homes and affordable housing including a rural exceptions scheme for 10 dwellings on Barnby Lane approved under \$12/1374.



Previously Constructed Rural Exceptions Scheme approved under S12/1374 built on Barnby Lane

- Data provided by South Kesteven demonstrates that from 1991 to 2018/2019 that a total of 291 dwellings have been completed in Claypole. This represents an increase of over 104% during that period [see Appendix 1].
- 8. Successive Development Plan Documents have designated the village as not being a location for growth. Nonetheless significant levels of growth have occurred. The magnitude of development in Claypole, during recent decades is illustrated by the table at Appendix 1. Figures supplied by the Planning Department show home completions in Claypole since 1990; these have been compared with two villages that have been designated as a 'Local Service Centre' or 'Large Village' during the whole of this period. These other two villages, Barrowby and Caythorpe are locations where their designation means that growth was planned to occur.
- 9. It will be seen that despite Claypole's categorisation, there have been almost three times the number of home completions in Claypole compared with Barrowby, and more than

2.5 times more homes completed in Claypole compared with Caythorpe. This provides clear evidence that development rates in Claypole have been disproportionately high for its status. This helps explain the concern of Claypole residents that the village is becoming in danger of losing its identity and local distinctiveness.

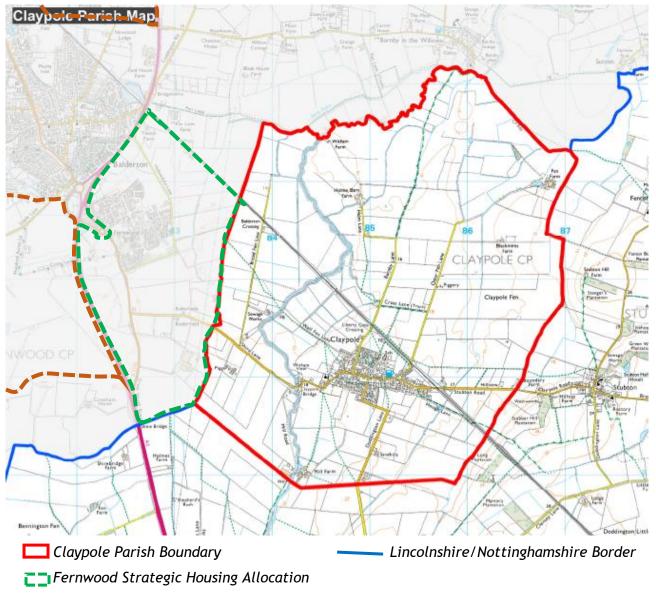
- 10. Claypole is a designated Neighbourhood Area and work on the Claypole Neighbourhood Plan has commenced. Early public consultation was delayed as a consequence of the COVID-19 pandemic restrictions; however, a questionnaire was circulated in February 2021. This has attracted a high response rate for a questionnaire of 30%. Some 93% of respondents would recommend Claypole as a place to live, so long as it's allowed to retain its essential village characteristics. Of the other 7%, the majority cite concerns regarding over-development. In terms of responses 72% point to the need for limited (or no development) and the need to preserve the village character.
- 11. The Neighbourhood Plan proposes to explore the provision of allocating land for residential development consistent with its status as a 'smaller village' over the plan period to 2036. From the public consultation 63% want to see new development located within the current built-up area of the village. Conversely only 7% of those responding wanted to see future housing provided on a single site on the edge of the village.
- 12. In terms of housing tenures that residents consider to be needed only 7% consider that social rented small family housing should be provided; with only 4% thinking that shared ownership is appropriate. Some 4% see a need for social rented housing for younger people; with 5% seeing a need for social rented older persons housing.
- 13. From recent consultation it is clear that local people support the settlement hierarchy and spatial strategy of the Local Plan. Further housing development in Claypole should now be limited to that allowed for by Local Plan policies and planned for during the emerging Neighbourhood Plan process.

Relationship to Strategic Growth in Newark

14. To the west of Claypole, located some 5 miles away, is the town of Newark on Trent, the main employment and commercial centre, and transport hub for Claypole residents. Newark is located within the adjacent district of Newark and Sherwood and it is an identified 'Sub-Regional Centre'. It is identified for strategic growth which includes three strategic urban extensions all on the Claypole side of Newark which have been identified in their 2019 Core Strategy as being phased to cater for housing need up to 2033 and

indeed beyond. During the plan period the three strategic urban extensions will deliver 4,885 dwellings, with a further 2,465 dwellings phased for post 2033. In strategic terms therefore the Newark area has an oversupply of allocated housing for current requirements.

15. One of the three strategic urban extensions is 'Land around Fernwood' for some 3,200 dwellings (2,095 up to 2033 and 1,105 post 2033). This strategic allocation abuts the Claypole parish boundary as shown on the plan below. Of the 3,200 new homes allocated for Fernwood, around 2,150 of them will be either side of Claypole Lane (as referred to in the Newark & Sherwood Core Strategy but is actually called Shire Lane on OS maps). As such planning decisions in Claypole need to take into account the inter-relationship to Fernwood and Newark.



COUNTRY OF CONTRACT IN THE CONTRACT INTERCE IN

- 16. The three strategic urban extensions at Newark including 'Land around Fernwood' will offer a large choice of housing sizes and types including starter homes, affordable homes and homes for older residents. It is also planned to ensure that housing growth is balanced against suitable growth in infrastructure and services & facilities.
- 17. The expansion of Fernwood is central to Newark & Sherwood housing strategy and numerous planning permissions have been granted for the expansion. The development of 'Land around Fernwood' has the potential to have a significant impact on Claypole including:
 - Impact on the rural and village nature of Claypole, bringing the village physically closer to the Newark conurbation with only 1km between the eastern edge of Fernwood and the western edge of Claypole; and
 - Significantly increase the volume of traffic through Claypole, in both directions, as Fernwood residents seek a short cut to the A17 avoiding the A1 and the problematic junction with the A1/A46 and A17; a prospect causing major concern to Claypole residents given levels of existing on-street parking which residents in Claypole are reliant upon.
- 18. The development of 'Land around Fernwood' will not provide any benefits to Claypole residents such as provision of a direct footway or street lighting between Claypole and Fernwood to facilitate walking or cycling; or improved bus services to Claypole.
- 19. In addition to strategic growth in Newark, it is important to recognise that the Newark and Sherwood Core Strategy seeks to limit the growth of the rural settlements around Newark by designating them as 'other settlements'. In such settlements no growth is allocated and only small-scale development within the village is permissible; this does not allow for development on the edge of those villages. This includes Coddington and Farndon which are larger villages than Claypole and North Muskham which is a similar size to Claypole.
- 20. Although over the County boundary in Lincolnshire; Claypole is included as part of a ring of the first line of villages around Newark which encompasses (going clockwise): Winthorpe; Coddington; Barnby in the Willows; **Claypole**; Cotham; Hawton; Farndon; Kelham; South Muskham; and North Muskham.

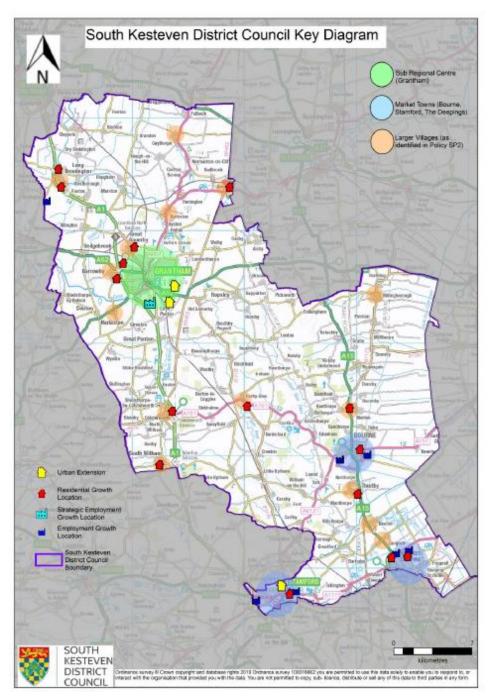
21. As such given the over-supply of housing in the Newark Area already allocated, the provision of a substantial number of affordable homes in Claypole, has the potential to undermine the balanced approach recently adopted in the Newark & Sherwood Core Strategy (March 2019).

Is the Site an Appropriate Location for Development?

- 22. As already identified in recent decades the village has more than doubled in size; this is an important context against which to consider further growth. In addition, the interrelationship to Newark and the impact on the balanced approach recently adopted in the Newark & Sherwood Core Strategy needs to be considered.
- 23. One of the primary considerations is the spatial strategy and associated policies of the Development Plan, together with accessibility to services and facilities.
- 24. In the 1995 Local Plan, Claypole was categorised an 'unsustainable village'. Although now superseded and no longer part of the Development Plan what it said remains pertinent today. In respect of these 'unsustainable villages', Para 2.80 of that 1995 Plan stated: "The District Council considers that other villages are not capable of accommodating additional housing estate development without causing unacceptable damage to their form, character and the surrounding countryside".
- 25. The 2010 Core Strategy emphasised that future development will be focussed upon Grantham defined as a Sub-regional centre; the three towns of Stamford, Bourne and The Deepings; and then Local Service Centres.
- 26. The South Kesteven Local Plan has been adopted just over a year; it identifies a settlement hierarchy under Policy SP2. Grantham continues to be defined as a Sub-regional centre; the second level in the settlement hierarchy is then the three towns of Stamford, Bourne and The Deepings. The third category of settlement hierarchy is then 15 defined 'Larger villages'; which actually involves 17 settlements as two of the 'larger villages' actually involve multiple settlements. In the Local Plan, Claypole continues to be defined as a 'smaller village'.
- 27. Policy SP1 of the Local Plan states: "The overall strategy of the Plan is to deliver sustainable growth, including new housing and job creation, in order to facilitate growth in the local economy and support local residents. The focus for the majority of growth is in and around the four market towns, with Grantham being a particular focal point.

Larger Villages will provide a supporting role in meeting the development needs of the District." This strategic policy does not identify any role for 'smaller villages' in delivering the strategic need for housing of any tenure.

28. Local Plan policy SD1 sets out the broad principles for achieving sustainable development in South Kesteven. The policy requires consideration of a number of issues including the impact of development on climate change, avoiding flood risk, encouraging the use of previously developed land and meeting current and future housing demand. Policy SP1 sets out the spatial strategy for the district and advises that decisions on the location and scale of new development will be taken on the basis of the settlement hierarchy in policy SP2.



South Kesteven Local Plan Key Diagram

29. In relation to 'smaller villages' paragraphs 2.12 to 2.14 of the Local Plan are very clear about the role they should play in delivering small-scale development only. The text states: "In the Smaller Villages, (as listed in Policy SP2) there is limited capacity to accommodate new development, and whilst previously planning policies strictly limited development in these locations, it is the intention of the Local Plan to allow <u>small</u>, <u>sensitive infill developments (generally expected to be no more than 3 dwellings</u>) so that these smaller communities can positively respond to the housing needs of their people and fulfil their role as sustainable communities.

- Development proposals on the edge of a settlement will only be supported in the following specific circumstances: where they are supported by clear evidence of substantial support from the local community or; where they form a Rural Exceptions scheme which meets a proven local need for affordable homes. In all cases the site must be well located to the existing built form, substantially enclosed and where the sites edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). The proposal should not visually extend building into the open countryside.
- Where it is demonstrated that a proposal meets a proven local need for affordable housing the site should also be small in scale." (our emphasis added)
- 30. The proposal is not a small-scale infill development and at 16 dwellings it is more than five times larger than the scale envisaged in paragraph 2.12 of the Local Plan. The site is not well related to the existing built form and is not substantially enclosed. It is an artificial subdivision of a larger field and is an obvious pre-cursor to further development. This explicitly contradicts with paragraph 2.13 of the Local Plan which looks for all sites to be clearly defined by a physical feature that acts as a barrier to further growth. The proposal visually extends the proposed development into the open countryside south of Claypole.
- 31. We will address the issue of proven need later; the proposal cannot be considered to be small-scale. Although small in scale is not defined in paragraph 2.14 of the Local Plan, an indication of small-scale is given in paragraph 2.12 as being no more than 3 dwellings. In any event the proposal involves 16 dwellings which in planning terms constitutes 'major development'. Such a quantum of development could not in the context of definitions in the DMPO 2015 or in the context of Claypole be reasonably considered to be small-scale.
- 32. For 'smaller villages' including Claypole, Policy SP2 of the Local Plan states: "In Smaller Villages as defined below, development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character."
- 33. The application site is not infill development as it extends the pattern of development beyond the existing built form. As such it is not supported by Policy SP3. Therefore, the most appropriate spatial policy to consider the proposal against is Policy SP4. The policy states that development will be supported provided that it meets the following essential criteria:

- "a. demonstrates clear evidence of substantial support from the local community* through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum, based upon material planning considerations;
- b. be well designed and appropriate in size / scale, layout and character to the setting and area;
- c. be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan;
- d. not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area;
- e. in the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and
- f. enables the delivery of essential infrastructure to support growth proposals."
- 34. As an exception to criterion a) above, the policy does allow for a housing scheme which meets a demonstrable local need for affordable housing to be potentially considered acceptable as a Rural Exception scheme (regardless of whether criterion a) above has been satisfied), provided that it is supported by clear up-to-date evidence of need. This is a matter we will return to later. Irrespective of criterion a above; any rural exceptions scheme still has to meet criteria b to f above inclusive.
- 35. The proposal represents a 'bolt-on' to the existing settlement; it does not integrate well into the existing built form of Claypole but is instead an insular development that lacks connectivity. It lacks any existing physical connectivity into the existing built form and road or footpath network; the proposed footway link will result in the harmful urbanisation of Doddington Lane which has an informal rural lane character along the southern side of the village.
- 36. Doddington Lane transitions from a village road to becomes a rural lane just south of Peacock Launde. The change in character here is stark arising from the open vista to the south; the lack of footways; and the narrowing of the carriageway. As the road bends eastwards, the lane has a verdant appearance with a strong open and undeveloped character. It is physically and visually obvious that the village has ended and the countryside has begun. The rural character of the lane is shown quite clearly on the photo montage provided in the planning application submission, copied below. The proposed site is therefore functionally, physically and visually part of the countryside

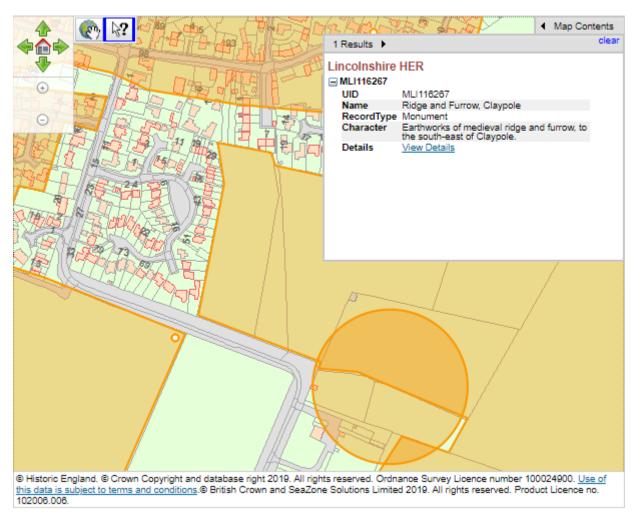
south of the village. Therefore, the site does not reflect the layout and character of the surrounding area as required by Policy SP4.



Photo Montage from Planning Application Submission

- 37. The development in our view extends obtrusively into the open countryside. The drainage requirements of the scheme will require a finished floor level of 22.25m AOD; this is up to 0.5m above the existing ground levels. As a consequence, the proposed dwellings will have ridge level of 30.305m compared to the ridge level of 29.474m on Moore Close as an example. The proposed two-storey dwellings will therefore be 0.83m taller in height than the existing development to the west. This will help to increase the obtrusive nature of the development as a 'bolt-on' in the countryside.
- 38. Policy DE1 (Promoting Good Quality Design) of the Local Plan states: "To ensure high quality design is achieved throughout the District, all development proposals will be expected to:
- a. Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area;"

- 39. The site does not reinforce local distinctiveness or the character of the village. It is designed as a bolt-on to the village which does nothing to achieve social cohesion and visual integration. It poorly relates to the existing settlement pattern and would result in the urbanisation of Doddington Lane which is a narrow rural lane. It would result in harm to the established rural character of Doddington Lane and would harm the medieval ridge and furrow landscape that forms the gateway to the southern approach to Claypole. The increased height resulting from the finished floor levels required for drainage will increase the prominence of the development. Accordingly, the proposal conflicts with Policy DE1 of the Local Plan.
- 40. The site is part of the identified 'Earthworks of medieval ridge and furrow, to the southeast of Claypole' on the Historic Environment Record. This ridge and furrow landscape has the HER Number: 30794. The HER describes this as: "Earthworks of medieval ridge and furrow to the south-east of Claypole, identified on aerial photography by the National Mapping Programme."
- 41. The Archaeological Geophysical Survey that supports the planning application submission identified that the survey recorded magnetic variation induced by the remains of widespread, and extant, ridge and furrow cultivation. The site is part of a much wider area of Medieval (1066 AD to 1539 AD) ridge and furrow landscape to the south of the village. The setting of Claypole is derived in part from the ridge and furrow landscape which has been diminished to an extent by previous development. This is a historic landscape form that has heritage value as a heritage asset that should be protected. This is a factor that further weighs against the proposal. The proposal would harm the landscape heritage characteristics which define the setting of Claypole. In this regard the proposal conflicts with Policy SP4.



Historic Environment Record Entry from Heritage Gateway © Historic England

- 42. Paragraph 197 of the NPPF indicates that: "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset." The proposal would result in the loss of a sizeable area of the remaining ridge and furrow landscape; the layout of the proposal would also be likely to lead to pressure for additional development on the remaining part of the field to the north. This would result in even greater harm to the medieval ridge and furrow landscape.
- 43. Policy EN6 (The Historic Environment) of the Local Plan states that: "The Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the significance of the asset shall be considered favourably.

Substantial harm or total loss will be resisted...Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of impact through preservation of the remains in situ as a preferred solution. When in situ preservation is not practical, the developer will be required to make adequate provision for excavation and recording before or during development." The proposal would result in the total destruction of the medieval ridge and furrow landscape on the site. This will continue the incremental loss of this landscape setting of the southern side of the village. In this regard the proposal conflicts with Policy EN6.

- 44. The NPPF in paragraph 127c) requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting. The proposal will not create a strong sense of place which creates development that respects the historic landscape setting of the village or integrates into the existing built form character. Paragraph 130 of the NPPF states that: *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."* In addition, the proposal fails to recognise the intrinsic character and beauty of the countryside as required by paragraph 170 b) of the NPPF.
- 45. On this first main issue the Parish Council conclude that the site is not an appropriate location for development having regard to the policies of the Development Plan. The proposal is not supported by Policies SP1 or SP3 of the South Kesteven Local Plan. It would conflict with Policy SP2; the supporting text in paragraphs 2.12 and 2.13; and Policy SP4 of the Local Plan. These policies seek, amongst other things, that development integrates into the existing built form; respect the character of the area; and not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area.
- 46. The proposal further conflicts with paragraphs 127 c); 130; 170 b); and 197 of the NPPF. The proposal also conflicts with Policies SD1 and EN6 of the Local Plan which collectively seek, amongst other things, that development protects and enhance the District's character and heritage assets. The site does not reinforce local distinctiveness or the character of the village as required by Policy DE1 of the Local Plan.

Does the Proposal Meet the Criteria for a Rural Exception Site?

47. The proposal is described in paragraph 5.2.5 of the Design and Access Statement supporting the application as: *"The application proposals are for a Rural Exception Site"*

proposed to meet an identified need for affordable housing in Claypole and therefore conform with paragraph 77 of the NPPF." As such the Parish Council has considered the proposal as a rural exceptions site under Policy SP4 of the Local Plan and paragraph 77 of the NPPF.

- 48. In Section 2 of the Local Plan 2011-2036, "Spatial Plan and Settlement Hierarchy", the following paragraphs are of particular relevance for a rural exceptions scheme:
- "2.13 Development proposals on the edge of a settlement will only be supported in the following specific circumstances: where they are supported by clear evidence of substantial support from the local community or; where <u>they form a Rural Exceptions</u> <u>scheme which meets a proven local need for affordable homes</u>. In all cases the site must be well located to the existing built form, substantially enclosed and where the sites edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). The proposal should not visually extend building into the open countryside.
- 2.14 <u>Where it is demonstrated that a proposal meets a proven local need for affordable</u> <u>housing the site should also be small in scale</u>. In accordance with the NPPF in certain circumstances small numbers of market homes may be permitted as part of affordable housing exception sites to make them viable. The overall number of market dwellings provided in such cases should not exceed the number of affordable homes provided and must be determined by submission of a robust viability assessment which shows the minimum number of market houses that would be required to make the scheme viable and therefore guarantee successful delivery of the affordable housing component. The Council will have any such viability assessment independently verified. The applicant will be expected to meet the cost of this assessment." (our emphasis added)
- 49. Policy SP4 sets out specific criteria relating to a rural exceptions scheme as follows: "As an exception to criterion a) above, a housing scheme which meets a demonstrable local need for affordable housing will be considered acceptable as a Rural Exception scheme (regardless of whether criterion a) above has been satisfied), provided that it is supported by clear <u>up-to-date evidence</u> that the proposal:
- g. is justified by <u>evidence of local need and affordability</u>, from an appropriate local housing <u>needs survey</u>; and
- h. meets the affordable housing needs of households who are currently resident, or have a local connection to the parish as defined in the Council's published housing allocations policy; and

- i. the occupation of the dwellings will be secured in perpetuity to meet local need; and j. <u>that no other more suitable site(s) is available within the settlement</u>." (our emphasis added)
- 50. For a rural exceptions site to be acceptable it must firstly meet the criterion of being an acceptable location; which we have demonstrated it not to be in the previous section. Then under Policy SP4 it has to go on and meet two other fundamental criteria; namely the site must be evidenced to be the most suitable site available within the settlement; and there must be a demonstrable evidenced local need for the specific numbers and mix of housing in terms of sizes, tenure and affordability that is proposed.
- 51. On the first of these points the Parish Council's planning consultant has been involved in the delivery of rural exception schemes since the first rural housing enabler was employed in the pilot scheme in Lincolnshire in the early 1990s. The normal mechanism of delivering a rural exceptions scheme is for the Parish Council in combination with the District Council to commission a parish housing needs survey. At the same time or prior to this a call-for-sites exercise would be undertaken to identify possible sites suitable and available for a rural exceptions scheme. Then a scheme delivering the housing mix in terms of tenure, size and affordability would be developed on the most suitable site.
- 52. Provision of a rural exceptions scheme is a bottom-up community led initiative; it is not a top-down developer/landowner led approach. Most commonly now rural exception schemes are developed through the Neighbourhood Plan process; in fact, this is why the Government has provided specific additional funding for the delivery of affordable housing through the neighbourhood planning grant programme.
- 53. In this case there has been no consideration of alternative sites in Claypole at all. In this respect it fundamentally conflicts with criterion j of Policy SP4. The Local Plan explicitly requires the applicant to demonstrate that there are no other more suitable site(s) available within the settlement. In effect this requires a consideration of reasonable alternatives; this is what would happen through the Neighbourhood Plan process or through the normal approach of a community-led rural exceptions scheme. The Local Plan is recently adopted and the Inspector who examined the Local Plan had no concerns regarding this requirement.
- 54. The Neighbourhood Plan will be undertaking a call-for-sites process as part of the assessment as to whether to allocate sites for market housing or affordable housing. There are potentially numerous sites in Claypole both within the existing built-footprint

or adjacent to it that are appropriate to be considered as reasonable alternatives as either a housing allocation or a rural exceptions site. For example, there is land immediately adjacent to the previously delivered rural exceptions site in the village in the ownership of the party that provided the land for that previous site. That party has previously intimated to the Parish Council that further land may be available if there was a need for a further rural exceptions site or market housing.

- 55. Also, the 2015 SHLAA that underpinned the current Local Plan assessed 5 sites put forward in Claypole. The application site was part of site CLA14-87 considered in the SHLAA; this site was considered inappropriate for residential development in the SHLAA as was the other site to the south of the village. The SHLAA found that two other sites in Claypole CLA15-245 (Main Street) and CL14-126 (Barnby Lane) would potentially be suitable for small-scale development. Local knowledge confirms that these two sites remain available and both have potential for consideration both for a housing allocation or for a rural exceptions scheme. The site at Barnby Lane includes the land adjacent to the previously delivered rural exception scheme. Consequently, a proper site assessment process could realistically result in a more suitable site or sites being found to be available within Claypole.
- 56. The applicants have done nothing to demonstrate how this criterion is met. They merely state in paragraph 5.3.7 of their Design and Access Statement that: "No other applications to specifically meet the affordable housing need in the village have been submitted and therefore there are no more suitable sites in the village. A planning application for housing on the site directly adjacent to the application site was recently withdrawn by the applicants, however before it was withdrawn the application was recommended for refusal by the Planning Department. That site was the only recent planning application for housing in Claypole and demonstrates that no more suitable sites in Claypole are available for the type of development."
- 57. It is the responsibility of the applicants to demonstrate how the site they propose is the most suitable site for a rural exceptions scheme in Claypole. They have failed to do so; their passive approach is illogical. For example, a proposer putting forward an out-of-town supermarket has to proactively demonstrate that there are no sequentially preferable sites in the town centre or on the edge of the town centre. They cannot just say there have been no applications for a supermarket in the town centre so that automatically means that there are no better sites!

- 58. In terms of demonstrating local need for affordable housing; Policy SP4 indicates that the evidence must be up-to-date evidence in the form of an appropriate local housing needs survey which must assess both local need and affordability. Parish housing needs surveys commissioned by Parish Councils or the District Council would follow a standardised methodology which fulfilled these requirements.
- 59. Housing need surveys have a finite life and are generally considered to only represent upto-date evidence for a maximum 3-year window. In appeal APP/B3030/W/18/3204708 the Inspector Gareth Wildgoose *BSc (Hons) MSc MRTPI* in September 2018 referred to a March 2016 housing needs survey as the: "*needs identified relate to only the views of a specific number of respondents to the survey, which reflects only a limited number of the overall households in Sutton on Trent and a snapshot in time where personal circumstances can change.*" The Inspector then went on to give its conclusions little weight due to its age; this housing needs survey was only 2½ years old but was still considered to be of limited determinative weight.
- 60. The onus for demonstrating 'up-to-date local need and affordability' rests with the applicant. In this case, the applicant has submitted data from the housing register together with a document titled 'Affordable Housing Needs Survey Report The Parishes of Claypole, Stubton and Fenton, Westborough and Dry Doddington' from February 2019. This housing needs survey is now over 2 years old and cannot be considered to represent up-to-date evidence based on the findings in appeal APP/B3030/W/18/3204708.
- 61. In addition, the COVID-19 pandemic has had such a drastic impact on peoples housing and economic circumstances that any evidence that pre-dates the pandemic must now be viewed with extreme caution. The pandemic has been the most extreme event since World War 2 that has altered the social fabric of communities and the economic and housing circumstances of individuals. The full impact of the pandemic is still being played out and will become clearer later in 2021 when society is able to hopefully move back towards the more normal position.
- 62. Policy SP4 requires a rural exception scheme to demonstrate local need and affordability. Any rural exceptions scheme should then deliver the housing mix to meet that identified local need and affordability. In North Muskham in Newark & Sherwood, the promoting housing association (NCHA) and the housing department in the District Council persuaded the Planning Committee to grant planning permission for a rural exceptions scheme that delivered a larger number of dwellings that was identified as being needed. This was argued as being necessary by NHCA on the basis of viability. This then resulted in a

'white elephant' with the scheme being delivered but with a number of constructed dwellings remaining empty; eventually after a long period requiring a s73 planning application to vary the tenure of the remaining empty dwellings in order to get them into beneficial use and actually occupied. That approach undermined public confidence in rural exception schemes and demonstrated how important it is to ensure that rural exceptions schemes only deliver the number and tenure of the dwellings identified in the housing needs survey.

- 63. The housing register, of course, represents not local need but rather those who have expressed an interest in affordable homes irrespective of where they are currently domicile. There is some basic information on connection to Claypole; but there is no data on how affordability has been assessed in the housing register; thereby no indication of tenure is given. In any case, the Local Plan is quite specific in Policy SP4 that the evidence must be drawn "from an appropriate local housing needs survey". The housing register does not fulfil this requirement and is completely unsuitable for use for this purpose.
- 64. The housing register identifies a potential 13 households in the first table; however, in fact only 11 of these have a connection with Claypole (4 households living in Claypole and 7 households with family living in Claypole). How their existing accommodation is unsuitable is not stated; neither in fact does the extract indicate the date it was drawn from the housing register. The type of accommodation table on page 2 is assumed to match those parties in the first table; in which case the housing preference of the 11 households that have a connection with Claypole is as follows:

Housing Register	1-Bed Bungalow	2-Bed Bungalow	1-Bed House/ Flat	2-Bed House	3-Bed House	4-Bed House
4 households living in Claypole	1	2			1	
7 households with family living in Claypole			4	1		2
Total	1	2	4	1	1	2

65. As we don't know the tenure, we cannot assess in detail how this alleged need relates to the housing mix proposed. However, at the most cursory level the scheme proposed doesn't in any way reflect the housing register as the table shows:

Proposed Scheme	1-Bed Bungalow	2-Bed Bungalow	1-Bed House/ Flat	2-Bed House	3-Bed House	4-Bed House
Shared Ownership		1	1	4	3	
Affordable Rent	1	1		2	3	
Total	1	2	1	6	6	0
Overall Difference to Housing Register	0	0	-3	+5	+5	-2

- 66. There have been three Housing Needs Surveys carried out which are relevant to this application. The first was commissioned by Lindum Homes in 2016. Its conclusions were never made public, so whether it provided evidence of need is not known. A second Housing Needs Survey was commissioned by Lindum from Community Lincs, published in February 2019 as referred to earlier.
- 67. This survey was controversial in that it was distributed not just to Claypole properties but to other villages on the false premise that the villages of Claypole, Westborough, Dry Doddington, Stubton and Fenton were part of a 'cluster' of villages with Claypole as a local service centre. This was of course a nonsensical premise, given that Claypole is not a local service centre but is instead a small village. The Local Plan does not promote clusters of villages and Parish housing needs surveys are meant to assess local housing need, i.e., the need in each settlement which should then be met within the respective settlement. The settlements in the study are not inter-related, for example Westborough and Dry Doddington are clearly served by Long Bennington as the local service centre.
- 68. That survey invited residents to comment on the need for affordable homes in their *parish* without making clear that any new homes the study was seeking to justify would be built in Claypole. In any case, the survey results, even at the raw data level do not demonstrate a need for 16 affordable homes in Claypole. At the raw data level there were 10 returns from people who identified as having an affordable housing need. In terms of tenure this only equated to 2 households wanting shared ownership and no households wanting affordable rent; although 1 household did want private rent.
- 69. The survey recommended that: "SKDC and cluster parish councils liaise either directly or via an independent body such as (by agreement) Community Lincs with those survey respondents who have indicated a housing need to establish in conjunction with Newark and Sherwood District Council whether or not their needs will be met by the Fernwood Growth Site. If not, further consideration should be given for a small development of

affordable housing to be built within this parish cluster during the next three years." This clearly indicated that the proximity of Fernwood and the strategic growth allocation should be the first preference for meeting the small level of housing need identified. The survey did not provide evidence of any specific scheme mix; as such it does not provide the robust evidence base that Policy SP4 requires.

70. Taking the raw data of this housing need survey there is only data from 8 households that tells us:

Housing Needs Survey	1-Bed Bungalow	2-Bed Bungalow	3-Bed Bungalow	1-Bed House/ Flat	2-Bed House	3-Bed House	4-Bed House
Shared Ownership					2		
Affordable / Private			1				
Rent							
Private Ownership /					4	1	
Any							
Total	0	0	1	0	6	1	0

71. In terms of the tenure, this perceived need does not relate well to the housing mix proposed. Even if we completely ignore tenure then at the most cursory level the scheme proposed doesn't in any way reflect the housing needs survey that the applicant puts forward as the evidence to support their application as the table shows:

Proposed Scheme	1-Bed Bungalow	2-Bed Bungalow	3-Bed Bungalow	1-Bed House/ Flat	2-Bed House	3-Bed House	4-Bed House
Shared Ownership		1		1	4	3	
Affordable / Private	1	1			2	3	
Rent							
Private Ownership /							
Any							
Total	1	2	0	1	6	6	0
Overall Difference to	+1	+2	-1	+1	0	+5	0
Housing Needs Survey							

72. The third Housing Needs Survey was carried out by Claypole Parish Council in 2018. It achieved a response rate of 26% and showed a need for just two new affordable homes over the following five years. As such housing need surveys have concluded differing levels of need.

- 73. Based on the evidence available, the Parish Council can only take the view that, given the level of demand indicated in the Claypole Housing Needs Survey, that there is no demonstrable evidence of local need for the proposed development. Most of the local needs identified in the HNS is for private ownership and can be met through other smallscale development, such as through use of infill sites; or through any housing allocation(s) identified in the Neighbourhood Plan.
- 74. If there is a demonstrable need for affordable housing then the Neighbourhood Plan process can also consider whether a small-scale rural exception scheme may be appropriate; and if so, through public consultation determine which is the most appropriate site in Claypole. The Neighbourhood Plan process is the most appropriate forum through which to secure provision for small-scale development of housing appropriate to meet local needs.
- 75. The development of the strategic urban extension at Fernwood was commented upon by many residents who completed the Parish Council HNS and also the Neighbourhood Plan Survey; with many questioning the need for housing to be located in Claypole when major development is due to be provided in the neighbouring settlement which is a location much more accessible and sustainable. There remains pride in Claypole but fear for over-development. Even the housing need evidence put forward by the applicants concludes that Fernwood should firstly be considered as the location where any identified local housing need should be delivered.
- 76. The applicants propose this scheme as a rural exceptions site under Policy SP4 and paragraph 77 of the NPPF. The NPPF in paragraph 77 states: "In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this."
- 77. The Parish Council notes that that Mandy Gee, the Partnership Project Officer at South Kesteven claimed in an email to Councillor Paul Wood, the District Councillor on the 29th March 2021 that in fact that the application is for an entry-level exception site under paragraph 71 of the NPPF. In this regard an officer of the District Council appears to be seeking to put words into the mouth of the applicant which the Parish Council considers to be inappropriate.

- 78. Entry-level exception sites are those suitable for first time buyers or those looking to rent their first home; they were a new concept introduced in the NPPF in 2018. Rural exceptions schemes and entry-level exceptions schemes are two very different types of proposals and the application makes no reference at all to it being an entry-level exceptions scheme.
- 79. The type and nature of evidence required to support rural exceptions schemes and entrylevel exceptions schemes is very different; and the planning considerations are materially different. As such if it is intended to be an entry-level exceptions scheme then the application supporting material is wholly misleading. Consultees and local residents can only comment on the proposal in the form it is submitted, namely as a rural exceptions scheme under Policy SP4 and paragraph 77 of the NPPF.
- 80. If the applicant wanted to change the proposal to an entry-level exceptions scheme then the Council should undertake a full reconsultation exercise for a full 21 days setting out that the proposal had changed from a rural exceptions scheme to an entry-level exceptions scheme. Failure to do so would prejudice consultees and neighbours who may reasonably want to comment differently on a proposal which is materially different.
- 81. Paragraph 5.5.10 of the Statement of Community Involvement states: "In some instances, applications may be amended, or additional supplementary information submitted to the Council during the life of the application. Where this happens, and it materially alters a proposal, the Council will undertake a further consultation and notification exercise, commensurate with the type and size of amendments or the level of information submitted. Any additional publicity on changes to an application will be at the discretion of the case officer and will depend on the degree of change from the original submission."
- 82. Therefore, in the view of the Parish Council any suggestion that the proposal should be considered as an entry-level exceptions scheme would materially alter the proposal thereby triggering the need for a reconsultation. The SCI gives rise to a procedural expectation and reconsultation would be required having regard to case law in *R (Majed)* v London Borough of Camden [2009]; *R (Kelly)* v. London Borough of Hounslow [2010]; *R (on the application of Vieira)* v Camden LBC [2012]; and *R (on the application of Halebank PC)* v Halton BC [2012].

- 83. In any event any entry-level exception site still has to have regard to the settlement hierarchy and other planning considerations. If the proposal is altered to be an entry-level exception site then the Parish Council will comment accordingly when reconsulted.
- 84. Consequently, the proposal is not a rural exception scheme that is supported by Policy SP4 of the Local Plan and paragraphs 2.13 and 2.14 of the Local Plan. This policy looks to support rural exceptions schemes that are justified by demonstrable evidence of local need and affordability. The proposal also fails to accord with paragraph 77 of the NPPF.
- 85. In addition, the proposal fails to comply with Policy H2 (Affordable Housing) of the Local Plan. That policy seeks amongst other things, that any affordable housing proposal should be of an appropriate size and/or property type to meet the need identified by the current evidence of local housing need.

Does the Proposal Provide Appropriate Living Conditions for Future Occupiers with Particular Regard to Internal Space and Open Space?

86. In terms of property size, the Design and Access Statement in paragraph 4.3.1 states:

- Shared Ownership
 - House Type A 1 Bed 2 Person (58m2) x 1
 - House Type B 2 Bed 4 Person (67m2) x 4
 - House Type C 3 Bed 5 Person (80m2) x 3
 - House Type D 2 Bed 3 Person Bungalow (58m2) x 1
 - Total = 9

Affordable Rent

- House Type B 2 Bed 4 Person (67m2) x 2
- House Type C 3 Bed 5 Person (80m2) x 3
- House Type D 2 Bed 3 Person Bungalow (58m2) x 1
- House Type E 1 Bed 2 Person Bungalow (51m2) x 1
- Total = 7

Extract from Design and Access Statement

- 87. The Parish Council has taken these figures to be accurate and assume that they relate to the Gross Internal Floor Area, given that this is in industry standard for describing the size of dwellings.
- 88. The South Kesteven Local Plan has not adopted the Technical housing standards nationally described space standard; nonetheless they are a material planning

consideration in the determination of this application. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

89. The relevant standards are circled on the extract from the Technical housing standards - nationally described space standard below:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
	1р	39 (37) *	0		1.0
1b	2р	(50) E	(58) A		1.5
	3р	(61) D	70		
2b	4p	70	(79) B		2.0
	4p	74	84	90	
3b	5p	86	(93) C	99	2.5
	6p	95	102	108	
	5p	90	97	103	
	6p	99	106	112	
4b	7р	108	115	121	3.0
	8p	117	124	130	
	6р	103	110	116	
5b	7р	112	119	125	3.5
	8p	121	128	134	
	7р	116	123	129	
6b	8p	125	132	138	4.0

Table 1 - Minimum gross internal floor areas and storage (m²)

Extract from Technical housing standards - nationally described space standard

- 90. Assessed against the Technical housing standards nationally described space standard; house type A just meets the standard and house type D slightly exceeds the standard. House type E falls just short of the standard. Whereas house types B and C fall significantly short of the standard by $12m^2$ (15.2%) and $13m^2$ (14.0%) respectively. House types B and C account for a total of 12 of the 16 proposed units; so therefore, make up the majority of this scheme. As such the significant shortfall in internal space would significantly harm the living conditions of future occupiers.
- 91. The proposal fails to adhere with paragraph 127 f) of the NPPF which seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 92. In addition, Policy OS1 (Open Space) of the Local Plan requires new housing developments providing 10 or more dwellings to provide sufficient new (or improved) open space to meet the needs of the development. The site location is remote from the Claypole Community Park, although the village hall is approximately 500m away. The proposal does not incorporate any usable open space, the attenuation pond is a functional space unsuited to use as open space. Given the isolation from any existing open space the proposal should if approved incorporate on-site some open space. As indicated earlier the layout represents the artificial subdivision of a larger field and is an obvious pre-cursor to further development; which explicitly contradicts with paragraph 2.13 of the Local Plan which looks for all sites to be clearly defined by a physical feature that acts as a barrier to further growth. If the LPA wants to support the proposal there is the opportunity for the remaining half of the field to introduce a new community woodland which could meet the on-site open space requirement and add to the overall community facilities in the village.
- 93. Taking all matters into account the proposal does not provide appropriate living conditions for future occupiers with particular regard to internal space and open space. As such it conflicts with paragraph 127 f) of the NPPF and Policy OS1 of the Local Plan.

Does the Proposal Provide Adequate Vehicle and Cycle Parking Provision and Does it Adversely Affect Highway and Pedestrian Safety?

- 94. Paragraph 109 of the National Planning Policy Framework states that: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
- 95. However, regard also needs to be made to paragraph 108 of the NPPF that states: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be or have been
 taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree."

- 96. The proposal is an insular development which is remote from the existing footway network around the village. Although a new footway link along the northern side of Doddington Lane is proposed, there are no proposals in this application to introduce street lighting. The proposed footway extension will therefore be unlit along a narrow single-track road with passing places. Due to the existing boundary treatments, it will not be subject to any natural surveillance. As such it is unlikely to be favoured as a route for pedestrians to use and future occupiers will therefore be unduly reliant upon use of the private car.
- 97. The NPPF in paragraph 91 states: "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;" The proposed development does nothing to promote social interaction.
- 98. Paragraph 102 of the NPPF also states: "Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed;...c) opportunities to promote walking, cycling and public transport use are identified and pursued;" The proposal would conflict with this guidance; the single-track nature of Doddington Lane and the national speed limit would also make it unattractive for cycling, particularly for children. The proposal has failed to ensure that opportunities for sustainable transport are genuinely available to future occupiers as the NPPF seeks.
- 99. The village has a poor public transport service which only runs during the middle of the day; and does not run at the times (early morning and late afternoon/early evening) suited to the standard working pattern.
- 100. Policy ID2 (Transport and Strategic Transport Infrastructure) of the Local Plan looks to secure a safe transport network which offers a range of transport choices for the movement of people and goods, reduces the need to travel by car and encourages use of alternatives, such as walking, cycling, and public transport. The proposal would conflict with this policy; in particular the following criteria "a. Are located where travel can be minimised and the use of sustainable transport modes maximised; b. Reduce additional travel demand through the use of measures such as travel planning, safe and convenient

public transport, dedicated walking and cycling links and cycle storage/parking links and integration with existing infrastructure;"

- 101. The Local Plan through Policy ID2 also includes criterion e) "Ensure that transport is accessible to all, including appropriate provision for vehicle, powered two-wheeler and cycle parking is made for residents, visitors, employees, customers, deliveries and for people with impaired mobility." The proposal includes no cycle parking facilities and the layout relies upon tandem parking for 8 of the proposed dwellings. Tandem parking is less convenient for occupiers so can result in a greater level of displaced on-street parking. Also plots 1 and 10 rely upon parking spaces within the turning heads at the end of the two private drives which would result in vehicular conflict. Consequently, the proposed parking facilities are considered not to comply with Policy ID2.
- 102. Vehicular access via Doddington Lane will increase the number of vehicles using the single width stretch of the road. The bend south of Peacocks Launde means that road users heading south or west cannot see approaching vehicles from the other direction, as such vehicles have to pass on the single width stretch of road. There is particular concern about the safety of vehicles emerging from the development onto Doddington Lane so close to this 'blind' bend.
- 103. Policy ID2 of the Local Plan requires: "All new developments should demonstrate that they have applied the following principles:...d. Do not severely impact on the safety and movement of traffic on the highway network or that any such impacts can be mitigated through appropriate improvements, including the provision of new or improved highway infrastructure."
- 104. The proposed access is between a set of bends; this part of Doddington Lane is subject to the national speed limit. On this basis the required visibility splay should be 2.4m by 215m. The distance to the bend to the west is only 146m; the distance to the bend to the east is only 123m according to the diagrams in the submitted transport statement. Therefore, the required visibility splays cannot be secured.
- 105. Each of these two bends have been subject to serious accidents, in 2018 on the bend to the west and in 2010 on the bend to the east. The junction of Doddington Lane and Main Street was subject to a serious accident in 2003. Other slight injury accidents have occurred in the road network. The submitted transport statement has not measured traffic speeds along Doddington Lane and merely suggests that the presence of the bends

means that use of the speed limit visibility standards are inappropriate. Any lower visibility standards need to be based upon evidence of actual vehicle speeds.

- 106. The development provides parking spaces for 32 vehicles, although there is space for more vehicles. Congestion problems in Claypole, which can impact severely on the passage of emergency vehicles, mean caution about increasing the potential vehicle count east of the Doddington Lane/Main Street junction. That Doddington Lane is used daily as the pick-up and drop-off for the secondary school buses, and already has two major junctions with housing developments. The many houses fronted onto Doddington Lane, means again caution over increasing the number of vehicles using Doddington Lane, not least at the time of the morning 'rush hour' and later in the afternoon. These major concerns are explained and evidenced below.
- 107. There are further concerns about increasing traffic at the cross-roads junction of Doddington Lane, School Lane and Main Street which is a key crossing point for children attending Claypole Primary School. Separate from those who would routinely walk to school from home, parents bringing their children to school by car are encouraged to use the car park at the village hall on Doddington Lane to reduce congestion and safety issues outside the school itself.
- 108. There are additional safety concerns at Doddington Lane in the early morning and late afternoon when each of the *four* school buses taking children to secondary schools stop to pick up or drop off children. At these times, especially dark winter months, and with generally dark-coloured school uniforms, there a very real concerns for the safety of children as they negotiate cars and other vehicles using Doddington Lane.
- 109. The proposal will result in all vehicles of future occupiers being likely to use the crossroads where existing vehicular and pedestrian conflict already arises. As we have identified lacking effective and usable pedestrian connectivity will put up barriers to the use of sustainable modes of transport which is likely to increase reliance on the use of the private car even for short local journeys. Short local vehicle journeys will have to pass through the Doddington Lane junction with Main Street. In relation to highway and pedestrian safety the proposal fails to accord with Policy SD1 of the Local Plan. This policy seeks the need to travel to be proactively minimised, and wherever possible be located where services and facilities can be accessed more easily through walking, cycling or public transport.

110. Overall, the proposed development is considered to not promote sustainable travel and does not provide adequate vehicle and cycle parking provision and would adversely affect highway and pedestrian safety. In this regard the proposal would conflict with Policies SD1 and ID2 of the Local Plan and paragraphs 91, 102, 108 and 109 of the NPPF.

Conclusion

111. The proposal as a rural exception scheme is considered to be contrary to the policies of the South Kesteven Local Plan and the NPPF. As such having regard to s38(6) of the Planning and Compulsory Purchase Act 2004 as there are no material planning considerations that indicate otherwise; the application should be refused.

John Freeman Vice Chair - Claypole Parish Council



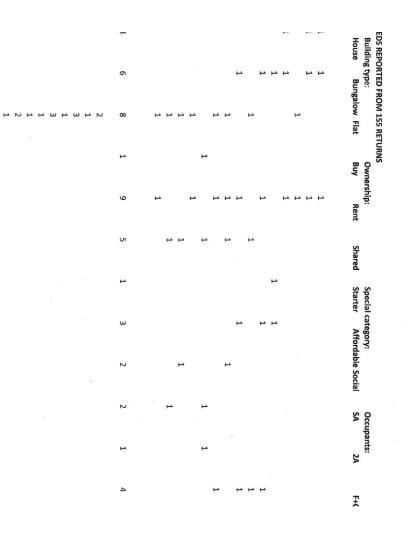
Anthony Northcote HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIOB, MInstLM, MCMI, MRTPI **Executive Director - TOWN-PLANNING.CO.UK**



APPENDIX 1 - HOUSE COMPLETIONS - CLAYPOLE COMPARED WITH LOCAL SERVICE

CENTRES

Claypole	Caythorpe	Barrowby		Claypole	Caythorpe	Barrowby		Claypole	Caythorpe	Barrowby	PARISH
0	0	4	2015-16	18	17	1	2003-04	20	2	6	1991
0	2	4	2016-2017	46	2	5	2004-05	4	0	0	1992
0	2	6	2017-2018	5	2	8	2005-06	18	0	14	1993
-	1	1	2018-2019	11	1	2	2006-07	22	2	0	1994
2	0	0	Site Surveys 2006-2010	5	4	2	2007-08	10	5	0	1995
8	5	10	Site Surveys 2012-2016	10	0	24	2008-09	3	10	-	1996
291	128	108	Total	2	0	0	2009-10	-	8	-	1997
				5	0	0	2010-11	23	22	6	1998
				2	1	0	2011-12	32	19	0	1999
				0	0	-	20123-13	9	6	2	2000
				19	3	-	2013-14	7	7	2	2001-02
				-	2	1	2014-15	7	5	з	2002-03



APPENDIX 2 - HOUSING NEEDS SURVEY