

BASTON PARISH COUNCIL OBJECTIONS TO THE DEVELOPMENT OF BASTON GREEN (PLANNING APPLICATION NUMBER S26/0710)

Our position and requirements are as below:

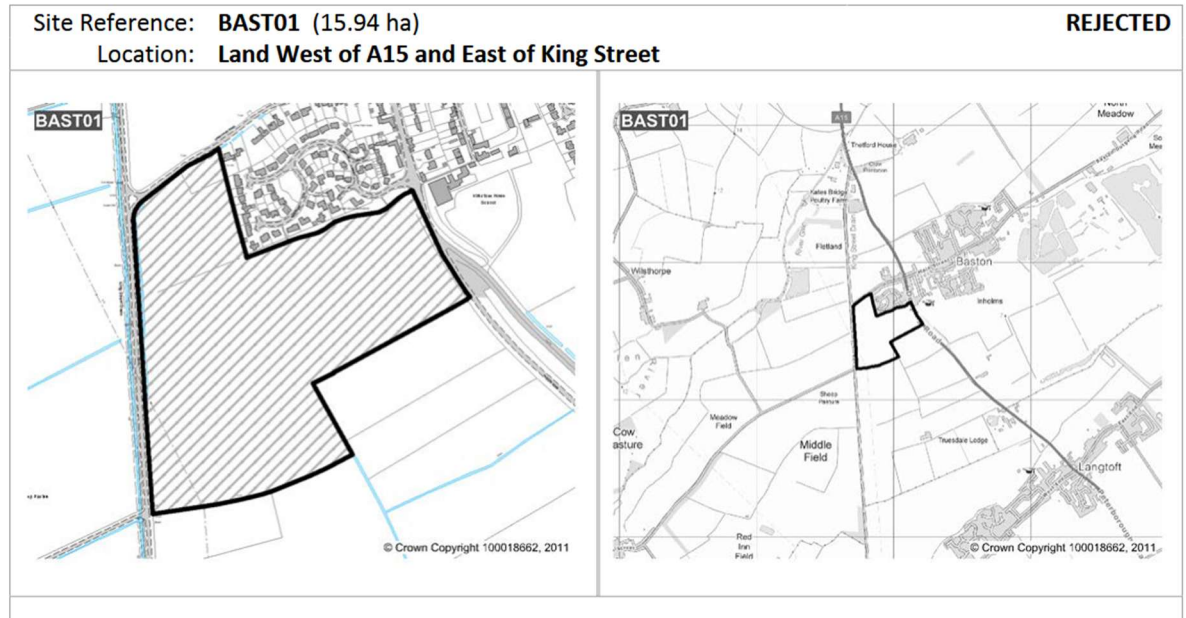
- The current position of the Parish Council is that whilst we are not opposed to some housing development within the village it needs to be proportionate to the existing size of the village and enabled to be served by existing infrastructure.
- No development should take place until all infrastructure requirements are confirmed as in place.
- The proposed development is for 280 properties which is approximately 45.6% the size of the village and this is unacceptable to us and we are opposed to a development of this size.
- A development of this size is not natural growth of a community and will destroy the demographic of the village.
- This site has been previously rejected due to the already overloaded sewerage system. How does Wates or Anglian Water propose to rectify this?
- The sewerage system in Baston recently failed leaving residents unable to use their toilets for several days until Anglian Water had rectified the issue and following this the drain in Main Street burst and needed to be repaired.
- The detail on the proposed entry and exit junctions to the development is unacceptable and we believe will not only lead to increasing the already heavy traffic congestion at certain times of the day but will also lead to more accidents at these sites and the Baston Crossroads.
- The A15 is already heavily congested at certain times of the day and is a 60MPH road until just before the village it reduces to 40MPH. The Parish Council have had to pay for and install an automated speed sign because of problems of road users not reducing their speed to 40 MPH.
- The type of junction being proposed for traffic entering and exiting the development turning both North and South on the A15 we believe is unsafe and if this development goes ahead we would want a roundabout at this junction via an S106 condition.
- There is no proposed road infrastructure changes to Greatford Road. The junction of Greatford Road and Kings Street is a sweeping bend in its design and the proposed entrance and exit to the development would be a "T" junction in design which we believe will become another accident black spot.

- Greatford Road junction with the A15 is already an accident black spot with a blind right turning onto the A15 to travel south, what is proposed for this junction and the already dangerous crossroads?
- The Parish Council is opposed to an entrance/exit onto Greatford Road due to road safety, disturbance of increased traffic flow to residents and would question why the alternative entrance/exit cannot be straight onto Kings Street?
- If Greatford Road is accepted as the secondary entrance/exit to the development then the entire surface of Greatford Road should be resurfaced as part of an S106 agreement and a strict routing arrangements need to be in place for the proposed 6 years of building with all construction and delivery traffic only to use the A15 entrance.
- For your information LCC have already agreed both Main Street and Greatford Road become designated roads with a 7.5 Ton weight limit and work on this is due in the spring for the installation of the signage and power for the new weight restrictions. The current proposals to use Greatford Road would encourage HGVs to ignore this new weight limit restriction and the disturbance to residents is unacceptable.
- The fields within the area are subject to surface water flooding. Whilst there are proposed engineered solutions to combat this there is no detail as to how these work and any possible effects on the water table and surround existing properties.
- The proposed fields are productive agricultural land and with the need for the country to become more self-sufficient with its food supply and infrastructure these should not be lost to housing.
- The site has also had numerous historical artifacts found on this site and this needs to be taken into account.
- In regards of infrastructure, there 2 schools within Baston that Wates states as sufficient to provide schooling for the children of families moving onto this development. Whilst correct that there are 2 schools only 1 is local authority provision that is currently fully subscribed with residents already residing in the village unable to get places for their children and with no available land to expand its provision and the other is a private fee-paying school and only those who have the means to privately fund this education can access it.
- We would question the effect a development of this size will affect the A15 and traffic congestion.
- Any assessment of traffic flow on the A15 needs to consider the cumulative effect of proposed developments along the A15, the recently passed planning application for the Thetford Farm quarry and the proposed site of a new quarry on land opposite the developments bordering Kings Street and Greatford Road.

- Residents already have problems getting appointments of indeed registering with the nearest GP practices, what discussions have taken place with the local health board and NHS England to ensure there is sufficient infrastructure in place to support this size of development?
- Whilst it is understood there would be a requirement of 30% of social housing for this development there is no detailed breakdown of the proposed size (number of bedrooms) of properties to be built.
- Baston already has plenty of 4/5-bedroom properties but what is lacking to smaller more affordable housing for young families and for the children born in this village to be able to choose to remain in the village once they are older.
- The proposed minor alterations to the pedestrian island on the A15 are we believe unsafe as speeding vehicles are a problem at this location (Parish Council have installed a speed indicator sign at this location to try to combat this problem)
- What consideration has Wates taken with how their proposals will work in practice with all the other housing developments proposed for this area?
- There needs to be a comprehensive cumulative impact assessment of this proposals taking into account SKDC housing policy and proposed developments and also the LCC Mineral Extraction and Waste Plan which has already within it accepted the new Thetford Farm Quarry and has another proposed site off Kings Street with HGV's using both the A15 and the minor Kings Street either side of Baston village for access.

PREVIOUS REJECTION OF THIS SITE BY SKDC FOR HOUSING DEVELOPMENT

- This site was previously rejected by SKDC for housing development as detailed below:



Site Reference: BAST01 (15.94 ha) REJECTED
Location: Land West of A15 and East of King Street

Site Description

Large site to south and east of village. Comprises large fields in agricultural production. Has previously had a planning application for residential development refused.

Summary of Assessment

Constraints:

Highway Authority: access issues relating to this site, and no direct access of the A15 permitted. Improvement works including signalisation of the crossroads would be required. Unlikely to support development.

Lincolnshire Heritage: Anglo-Saxon cremation cemetery; Iron Age, Romano-British & medieval remains; ring ditches; Iron Age farmstead. Finds: Saxo-Norman & medieval pottery. Archaeological fieldwork undertaken in the area. Archaeological evaluation prior to determination of a planning application may be required.

The site falls within Anglian Water's defined "cordon sanitaire". Septicity issues due to distance from STW.

Public footpath crosses the site.

Within the identified floodzone and at risk of surface water flooding.

Water Main crosses the site.

IDB: Sustainable system to limit flows required.

Impact:

Very large site which lies on the edge, and outside of, the settlement. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual impact of the village.

Consultation Response:

Conclusion

Not considered to be suitable for allocation:

Septicity issues due to distance from STW. Site is within flood zone. Access constraints. Not suitable for residential development.

- Given all of the reasons for the previous consideration and rejection of this site what has changed?
- The A15 is now more congested with larger number of vehicles using it than when this was rejected
- The crossroads under the current proposals now needs now changes, what has changed?
- There are more accidents and congestion at this junction that when this assessment was done.
- All of the other reasons for rejection still remain unchanged and if the decision is to pass this site the residents require a detailed rationale as to why this is now suitable.

SKDC RECENT REFUSAL OF HOUSING PLANNING APPLICATION LANGTOFT VILLAGE

The following is the SKDC refusal document for a recent planning application to build 49 houses in Langtoft village.

“REFUSAL OF OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990 Part I – Particulars of application
Application No: S25/2450

7th January 2026 Date Received:

Applicant: Proposal: Mr Adam Jagger Outline application for the erection of up to 49 dwellings (all matters reserved except access), associated estate roads, sustainable urban drainage system, and open space. Location: Land To South Of 22 East End Langtoft PE6 9LP

Decision/Date 20th May 2026

Part II – Particulars of decision The South Kesteven District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof, for the following reason(s):

1 The proposal would be harmful to the character and appearance of the local area, highly visible on the edge of the village, and the large scale of the development would be a prominent and obtrusive extension of the

village encroaching into the open countryside. There are no other overriding material considerations which outweigh the harm caused, and the proposal is considered contrary to Policy EN1 and DE1 of the adopted Local Plan and Section 12 of the National Planning Policy Framework.

2 The proposed development would result in less than substantial harm to the setting and significance of the Conservation Area as a result of the removal of a significant part of the existing boundary wall and the green verge, to accommodate an access to serve a modern residential development which would extend into the rural setting for the conservation area. The public benefits of providing up to 49 dwellings is not considered to outweigh the harm caused to these designated heritage assets and would be contrary to Policy EN6 of the Local Plan and Section 16 of the National Planning Policy Framework. Cont/...

3 Insufficient information has been submitted to fully assess the drainage impacts and demonstrate that a suitable, deliverable and sustainable surface water drainage solution can be provided for the development, which is fundamental to the determination of a planning application. The proposal is therefore contrary to Policy EN5 and Section 14 of the Framework.

4 The Applicant has failed to enter into a planning obligation to secure the necessary financial contributions to healthcare provision required to support the development, the public open space, and the required 30% affordable housing, contrary to Policy H2, OS1 and ID1 of the adopted South Kesteven Local Plan.

Note(s) to Applicant: 1. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.

Emma Whittaker Assistant Director

- Baston Parish Council is of the opinion that the elements of the decision (highlighted in yellow) also apply to the Wates planning application to build houses in Baston
- The proposed site would see 283 houses built on a rural settlement of approximately 620 houses and the Langtoft proposal was to build 49 houses on a rural settlement of approximately 1000 houses.

- The development in Baston would equate to approximately 45.6% increase in housing whereas the Langtoft proposal would have equated to a 4.9% increase in housing.
- There will be destruction of trees and dykes to form entrances to the site from the A15 and Greatford Road.
- The water/sewerage drainage proposals are lacking in detail and untested.
- It is the position of Baston Parish Council that it expects SKDC to apply its policies on a fair and equal basis both in their application and administration alongside their rational and decision making when determining planning applications.
- Baston Parish Council would also suggest that SKDC has a legislative duty to ensure policies in a consistent and equal way.

Cllr Adrian Clarke

Baston Parish Council Chairman

On behalf of Baston Parish Council.