

Foston Residents email response directly to Parish Council for Planning Application S22/1022

Proposal: Change of use from agricultural land to use as a residential caravan site for one gypsy / traveller family group; containing 7 plots (comprised of a total of 12 touring caravans and 11 static caravans) each with no more than two utility buildings, stable block and paddock land; formation of a new access, hardstanding for parking and the installation of a package sewage treatment plant.

The general opinion with in the village is to oppose this development although a considerably number of residents have been afraid to put pen to paper despite the safeguards that are in place.

Below the emails from Foston residents to the Parish Council have been copied and pasted below.

Resident 1

I object to Planning Application S20/1022

The site has been established and occupied on green belt land illegally.

The application is for 51 ‘buildings’ with access/egress on a dangerous bend to/from a narrow 60mph road. I was injured after crashing at this spot some years ago, due to the narrowness of the road. It is much busier today. The traffic from 21 housing units and comings and goings of touring caravans would exponentially increase the incidence of accidents.

A new pavement has recently been provided to improve safety on these bends, but the proposed major development could mean approximately 84 people (4 per unit), including many children and potentially elderly would reside on the opposite side of the road. Every venture to or from the site would involve crossing this dangerous road or driving across the road, often with caravans or trailers in tow. The application for 7 paddocks suggests there could also be frequent horse movements.

This substantial development would unbalance the village structure and community, which has grown over centuries. Overnight it would become, by far, the largest family unit in the village.

The very fact that the site has been cynically occupied and developed without any proper permission sets the tone for future relations with the established village. Blatant breaches of planning rules and procedures suggests a disregard for a law abiding way of life. I believe we should all follow the rules that maintain our civilised society.

The site is liable to flooding with large puddles on the road whenever there is heavy rain, necessitating motorists to drive on the opposite side of the road.

In the region of 84 additional people would put excessive pressure on already stretched health, education and council services.

The provision of sites for travellers must be decided by proper reasoned process and not by the lightning illegal occupation of sites.

Resident 2

Dear Planning Officer

As a resident in Foston village I wish to raise an objection to the proposed development on 2 main accounts.

The land is currently zoned for agricultural use and not for residential purpose, it is outside the village settlement limits and development of greenbelt conflicts with local plan policy SP3, SP4, SP5, EN1, EN4, EN5, EN6, DE1. Specifically Section 2.13 *'development proposals on the edge of settlements will only be supported 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.'*

There is no evidence of clear local community support.

The proposed site entrance is located on a double bend, due to the national speed limits, access to and from the development is unsafe for the volume of residential traffic, especially touring caravans. Additionally whilst the proposal states that the entrance will be hard surfaced it will need to be constructed to S278 approval. The internal vehicular routes are private therefore waste collection vehicles will be forced to park on the bend of Marshall Way during weekly waste collections, creating vehicle safety issues. There are no proposed locations within the development for appropriate waste storage. Whilst there is a very low risk of flooding it appears the site is located in flood zone. Additionally the local school in Long Bennington is full and local infrastructure is struggling to cope with additional residential development. All these issues conflict with Local Plan Policy H5.

If the officer / committee is minded to approve, please consider condition for all site infrastructure (amenity blocks, sewage treatment, potable water supply, access) to be constructed prior to occupation or at least with 12 months of approval.

Resident 3

We do not in principle have any objections to applications from Traveller families as we all need somewhere to live. Unfortunately Travellers do receive a lot of racism, and negative attitudes, some of which are justified, but there is bad behaviour from some in all communities.

However we do object to this specific planning application, particularly because it is retrospective and is contrary to local planning policies which should have been followed. The application should have been made in advance. We specifically object firstly on the grounds that using green belt land is an inappropriate development for a residential caravan site from any community. Secondly current and proposed access to the site is not suitable on a dangerous bend on a fast road where the national speed limit applies.

Resident 4

In private, I think you have hit the nail on the head but may need to be even more explicit in writing with villagers that SKDC assures that comments submitted via the Parish Council will be anonymised. I suspect there is a fair level of concern amongst the villagers that were any objection to be successful the applicants or occupants of the site might consider that retaliatory action against persons or properties or generally anti-village behaviour was an appropriate and reasonable response. Equally using an on line form that discloses email addresses might for some dissuade from filling out whereas I believe a paper drop (hard copy questionnaire), numbered for authenticity and numbers control but not property identifiable could produce a higher response rate.

Resident 5

I don't know if anyone else has mentioned it but, I have made several attempts to complete my objections form and each time I get an error.

I can't see where I am going wrong but this might be why there aren't that many objections.

Resident 6

Good evening - I would like to record my objection to the planning application through the Parish council.

I'm afraid I am not prepared to put an objection in on the portal as it's compulsory to put your personal details including address. I'm sure that most residents will do the same due to concerns over personal safety and that of their properties.

Therefore please can this email be kept out of the public domain.

I would like to object on the grounds that it's on unsuitable ground as it's a flood risk, inappropriate location due to it being in a green belt and more importantly on a very dangerous bend which will cause highways safety issues.

Resident 7

Flood Risk

Caravans and mobile homes intended for permanent residential use are classified as 'highly vulnerable' development, highly vulnerable development should not be permitted in Flood Zones

Green Belt

The fundamental aim of Green Belt policy is to prevent the uncontrolled spread of urban areas into open countryside and to keep land permanently open. There is a general presumption against development which would be harmful to green belt objectives.

Intentional Unauthorised Development

It was intentional unauthorised development which must therefore weigh against the grant of planning permission.

Resident 8

My objections to the application are as follows:

Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.

Access and highways safety to the development on a dangerous double bend on a fast road.

Density of the development proposed.

Impact on the community and other services.

Regards

Resident 9

I am responding to your email regarding the Traveller Planning Application.

I am replying to you directly because I am concerned about potential repercussions if I put my name and address details on the direct planning application.

My concerns around the planning application are as follows:

1. the land is agricultural and should be kept for that purpose - we are in the midst of a food crisis and land designated for agricultural purposes should be used in that way. Protecting agricultural land from inappropriate development is key to our food security and needs to be taken more seriously. Inappropriate development on agricultural land is insidious. We have already lost land in the area to a solar farm in the last few months and this now represents another block of land taken away from potential production.

2. there is a significant impact on the community, Foston is very limited with regard to facilities and is designated as unsustainable. Facilities are gradually being lost in the area and those that remain in the area are overstretched. The development will add considerable extra traffic on the local roads and will stretch other resources such as the medical centre and the school.

3. the site is not within the Neighbourhood development plan, is outside the village development area and is visually inappropriate, not in keeping with the village character and aesthetic. I would draw attention to the following statement on the Village Development Plan " the conclusion was that that the landscape, as it is, is a highly valued local resource and that the character of the parish and its setting should be retained. Key aspects of the character across all areas relate to the open, unspoilt and rural nature which were valued as part of a working agricultural landscape", The plan goes on to recommend the following: - "Maintain the character, setting and views of the parish. The views to and from the rural, undeveloped landscape have been identified as intrinsic and special aspects of the area. The character of the landscape and setting of villages and natural features are all highly valued. Care should be taken to maintain the character of the landscape, the setting of the village and the quality and nature of the views and this includes the ridge and furrow in fields seen from the public footpath from Goosegate Lane. When reviewing planning applications the Parish Council should consider the appropriateness or otherwise of any development with a view to avoiding change to the unspoilt and open nature of the area and views to and from it. To avoid harm, larger scale buildings and structures, which would be out of keeping with the openness and unencumbered views, should be avoided. I believe the site would the site does not comply with this plan.

Resident 10

Thank you for allowing me to respond to the planning application via the Parish Council. If I could not respond through the Parish Council I would not have responded as I am seriously concerned about my safety if it is known that I objected to the application. As soon as the travellers moved in there were three serious incidents involving theft within the village although things are quiet now. What will happen if the travellers do get permanent planning permission will we all live in fear of crime?

I strongly oppose the proposed development because

1. Travellers do not abide by the rule of law as proved by their behaviours on this site.
2. There are currently 15 caravans on site and if they wanted to cooperate they would have stuck to the 12 mentioned on the stop notice.
3. The area floods each year and is likely to suffer more future flooding because the weather people are predicting more extreme weather in the future. Last July there were terrible floods.
4. Site will and does dominate the area.
5. Fast road and dangerous double bend.
6. Fear of crime.

Thank you

Resident 11

We do not support this planning application, as where the site is situated on a BEND and at the start of several quite sharp bends, which traffic in and out of the village has to use is rather dangerous. Especially if you meet anything coming out the site, when school buses and lorries are there at the same time.

Resident 12

I object to planning application S22/1022.
Because of the regular flooding, damage to green belt.
inappropriate location too close to the A1.
Fast road making access to the site dangerous.

Resident 13

I object to the above planning application on the grounds that any development within the green belt is surely inappropriate. Furthermore, this appears to be a particularly large development of caravans and facilities which again, on green belt land, must be inappropriate.

I would be grateful if the Parish Council can forward my comments to Planning at SKDC.

Resident 14

Would the requested density of development be safe for the health of the proposed number of residents given the site regularly becomes waterlogged following rain being at the bottom of Newark Hill?

Resident 15

Dear Planning Officer

Thank you for allowing me to comment via Foston Parish Council.

I would like to register my objection to the proposed application S22/2210 that is already in use as a Traveller/Gypsy camp site at the bottom of Newark Hill in Foston. The Traveller camp site is located on a very dangerous double bend and I have noticed caravans leaving and entering the site taking up most of the road on the blind bend. Incidentally there were 15 caravans in situ today.

I believe this to be a totally inadequate and unsuitable site for any type of caravan park, be it for Travellers/Gypsies or the general public. The residents would spend half the year wading in mud and surface floodwater. Foston village is located at the top of the hill some 40 to 45 metres above sea level well out of the way of flood water. The traveller site and the surrounding fields on lower ground 25 metres above sea level and they are often flooded during the winter months and the fields often look like lakes and ponds.

The proposal is also visually intrusive and damaging to the character and appearance of the area which is open country side. I understand that there is a shortage of Traveller and Gypsy sites locally but I would hope this wholly inadequate and flood prone site would not be approved just because there are not enough sites in South Kesteven.

I would like to draw your attention to "Planning policy for traveller sites" page 4 paragraph 13 section e and g:

e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development

g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans

Also page 5 policy Policy E: Traveller sites in Green Belt

16.Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

17.Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the planmaking process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.

Thank you

Resident 16

Access to the site is on a blind double bend with a 60 mile per hour speed limit. How could this be made safe for both the proposed number of residents and their vehicles having to pull out blind and other regular road users as the road is the main thoroughfare connecting the villages? Marshall Way was built in response to a tragic loss of life to be a safer thoroughfare for all, it would be terrible given that memory if it then also became a risk spot for accident.

Foston Parish Council Questionnaire results regarding S22/1022

Proposal: Change of use from agricultural land to use as a residential caravan site for one gypsy / traveller family group; containing 7 plots (comprised of a total of 12 touring caravans and 11 static caravans) each with no more than two utility buildings, stable block and paddock land; formation of a new access, hardstanding for parking and the installation of a package sewage treatment plant.

Timestamp Do you support the planning application S22/1022 - Change of use from agricultural land to use as a residential caravan site for one gypsy / traveller family group; containing 7 plots (comprised of a total of 12 touring caravans and 11 static caravans) each with no more than two utility buildings, stable block and paddock land; formation of a new access, hardstanding for parking and the installation of a package sewage treatment plan Please add any comments in support / objection to the application for consideration by Foston Parish Council in its response to the this consultation. Please note that the Parish Council are only able to object on material grounds and therefore may not be able to include all residents comments in the submission to the Planning Authority

2022/07/11 8:02:29 PM GMT+1 I object to Planning Application S22/1022

2022/07/12 7:06:46 AM GMT+1 I support Planning Application S22/1022 The site is neat and tidy. I feel happy that the community of Foston is becoming more diverse.

2022/07/12 7:20:21 AM GMT+1 I object to Planning Application S22/1022 "This land is totally inappropriate for the plan, the access on the bend is extremely dangerous to all traffic on Marshall Way. The intended use for so many caravans on the land will surely cause it to be over populated. I've seen this field badly waterlogged and flooded almost every year that I've lived in Foston. What is happening about the waste disposal. The site will become grossly over populated and will become a eyesore. Why should the land be taken over by travellers, it is agricultural land and should remain so, I very much doubt any other person would get a change of use planning consent."

2022/07/12 8:04:20 AM GMT+1 I object to Planning Application S22/1022

2022/07/12 8:33:10 AM GMT+1 I object to Planning Application S22/1022 Poor access on dangerous bends, in a green belt area separating two villages, an area of green, nature supporting land. Furthermore I am concerned by the density of the application plans and the significant matter that the travelers were not truthful when asked their intentions when the fencing was initially being installed. I therefore, doubt their integrity should the planning application be passed, that numbers of caravan will not be adhered to. This was an illegal site from the outset and the council should now not allow permission for a permanent site, when respectable procedures were not followed from the outset.

2022/07/12 10:08:01 AM GMT+1 I object to Planning Application S22/1022

2022/07/12 10:15:13 AM GMT+1 I object to Planning Application S22/1022 for a small village like Foston its not the right place, right on the road into our village?. No amenities

2022/07/12 11:40:35 AM GMT+1 I object to Planning Application S22/1022

2022/07/12 1:12:37 PM GMT+1 I object to Planning Application S22/1022 "My primary reason for objecting to this application is the land is not suitable to be used as a residential site due to its tendency to flood, severely on a few occasions during recent years.

My other concerns are, the development is outside the development boundary of the village and could set a precedence for any further developments. It is on a green field site.
"

2022/07/12 1:56:13 PM GMT+1 I object to Planning Application S22/1022 "Concerned about :
a) Access and highways safety to the development on a dangerous double bend.

b) The number of proposed caravans and density of the development proposed.

c) Public visual amenity

d) Flood risk - well known at the bottom of Newark Hill."

2022/07/12 10:41:07 PM GMT+1 I support Planning Application S22/1022

2022/07/13 5:37:54 PM GMT+1 I support Planning Application S22/1022 They have not caused any issues and everyone deserves to call some where home

2022/07/13 7:50:12 PM GMT+1 I object to Planning Application S22/1022 An inappropriate development on Green Belt land

2022/07/13 9:24:27 PM GMT+1 I object to Planning Application S22/1022

"I object most strongly to planning application S22/1022 on the following grounds:

1. This is an unsafe environment to live in due to inadequate and inappropriate drainage with regards to sewage, which is a health risk, and danger to the water course and wildlife.
2. This is an unsafe environment to live in due to flooding of the field and surrounding area during times of heavy rainfall.
3. Access to the site is on a dangerous double bend, on a fast road, and during wet times this will become more hazardous with mud on the road from vehicles entering and exiting the site.
4. Fear of crime level increase if planning is granted.
5. This development is already in situ and breaches planning regulations within a green belt area.
6. The potential population of the site and the impact on local community services such as the local school and doctors.
7. It is an unsafe environment due to its immediate proximity to a 70mph busy dual carriageway carrying heavy traffic and the resultant fumes.

8. The visual appearance of the site particularly in the winter months when the hedges have lost their leaves.

Note:

- If the development gets approval it should only be on a temporary basis for the current owner of the site, and planning terminate should the land be sold. Also it should be on condition that the land is screened with evergreen trees and bushes."

2022/07/13 9:36:18 PM GMT+1 I object to Planning Application S22/1022 "I object most strongly to planning application S22/1022 on the following grounds:

1. This is an unsafe environment to live in due to inadequate and inappropriate drainage with regards to sewage, which is a health risk, and danger to the water course and wildlife.
2. This is an unsafe environment to live in due to flooding of the field and surrounding area during times of heavy rainfall.
3. Access to the site is on a dangerous double bend, on a fast road, and during wet times this will become more hazardous with mud on the road from vehicles entering and exiting the site.
4. Fear of crime level increase if planning is granted.
5. This development is already in situ and breaches planning regulations within a green belt area.
6. The potential population of the site and its impact on local community services such as the local school and doctors.
7. It is an unsafe environment due to its immediate proximity to a 70mph busy dual carriageway carrying heavy traffic and the resultant fumes.
8. The visual appearance of the site particularly in the winter months when the hedges have lost their leaves.

Note:

- If the development get approval it should only be on a temporary basis for the current owner of the site, and planning should terminate if the land is sold. Also it should be on the condition that the land is screened with evergreen trees and bushes. Numbers on the site should also be limited, and a correctly functioning sewage treatment system installed."

2022/07/15 1:58:07 AM GMT+1 I object to Planning Application S22/1022

2022/07/15 2:05:27 AM GMT+1 I object to Planning Application S22/1022

2022/07/15 8:40:43 AM GMT+1 I object to Planning Application S22/1022 "I do not object to the development just the size of the development and the problems with access, safety and sewage disposal. Travellers by their nature move and need places they can stop and then move on.

Permanent residency of the scale in the application is not acceptable with the access and sewage system in the planning.

Regarding access there have been a number of occasions where I have had a "close call" with vehicles leaving or entering the site. Due to the double bends vehicles have to slow down to enter the site. The nature of the vehicles entering the site, transits and flat bed trucks, means they are not able to enter without slowing down significantly.

Regarding sewage, a septic tank would need to be of a considerable size to accommodate the number of units suggested. It's proximity to the natural water course would make it a danger to the river. I would be interested to know the environment agencies views on this.

The number of units, plus out buildings, on the site must be a fire risk when they are using cylinder gas and generators.

I do not object to the site, people need somewhere to live. The scale is unacceptable. "

2022/07/15 8:46:43 AM GMT+1 I support Planning Application S22/1022

2022/07/15 9:20:21 AM GMT+1 I object to Planning Application S22/1022 Foston is a small village. This will be on the entrance road and will become a eye saw

2022/07/15 10:09:24 AM GMT+1 I object to Planning Application S22/1022 worried it will make the double bend even more dangerous

2022/07/15 11:16:07 AM GMT+1 I object to Planning Application S22/1022 Flooding and closeness to a dyke that comes from under the A1. Entrance is located on a dangerous bend. Proximity to the A1. Unwarranted intrusion in open rural countryside. Infrastructure locally not adequate.

2022/07/15 11:19:20 AM GMT+1 I object to Planning Application S22/1022

2022/07/15 11:19:43 AM GMT+1 I object to Planning Application S22/1022

2022/07/15 3:12:44 PM GMT+1 I object to Planning Application S22/1022 "The site is a danger because it is on a blind bend, traffic coming in and out could be involved in an accident as the road is very busy.

The pressure this will put on local schools is unfair

What hygiene facilities (toilet) or the safe disposal of chemicals loss, do they have on site, I know they have water on site, so who is paying for that. The chemicals used in caravan toilets are not nice stuff and will kill wildlife in and around water causes if poured direct into the local water causes instead of the drains."

2022/07/15 4:14:35 PM GMT+1 I object to Planning Application S22/1022 It will be the end of Foston village if this goes ahead. Use some of the cash from the solar farm for legal advice. We shall only get 1 chance to do this

2022/07/15 5:38:40 PM GMT+1 I support Planning Application S22/1022 It is having minimal impact upon the village or surrounding area.

2022/07/15 7:01:40 PM GMT+1 I object to Planning Application S22/1022

2022/07/15 7:46:36 PM GMT+1 I object to Planning Application S22/1022 "My concerns relate to the road safety of lots of vehicles pulling out on the site on dangerous corners on Marshall Way.

I object to the principle of retrospective planning application.

Plans should have been put it and passed. The site was illegally occupied in a devious way."

Dear Adam Murray

Thank you for allowing the Parish Council to collect representation from the village of Foston on your behalf.

The general feel for the village is opposition to the Traveller/Gypsy site although there are a handful of residents supporting this application. A lot has been discussed over social media and most residents are opposed to the development. Many residents are still afraid to put pen to paper for fear of reprisals against themselves or their property! The fear of crime is seriously evident in this particular planning application.

Maybe because, there were three significant robberies just after the Travellers moved in.

Many thanks
Foston Parish Council

20th July 2022