

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – TYDD ST MARY (JUNE 2016)

1 TYDD ST MARY'S PLACE IN THE SPATIAL STRATEGY

1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Tydd St Mary as a 'Minor Service Centre'.

1.2 **Comments received** - The following comments were received concerning Tydd St Mary's position in the Spatial Strategy:

1. Tydd St Mary is a beautiful village with a lot of heritage, history and conservation areas (like many other Lincolnshire villages you are also planning to ruin in the county) and our close knit community generally chose to live here for that very reason. We have already received our share of development in recent years with the construction of the Kiln drive estate which is comprised of 60+ properties. Something I think you have (conveniently) failed to mention on your website documents. I believe that there is not a shortage of houses in England, just too many people, but that's a different issue. I would suggest that if you really feel the need to construct, I recommend that you expand local towns where people are used to a larger community and where there is already infrastructure i.e. Suitable roads, services, amenities, schools, sewage systems etc, unlike our picturesque Hamlet you are planning to blight with modern properties which will obscure the beautiful rural views that we enjoy.
2. In Tydd St Mary it is proposed to allocate 200 new dwellings but it has very limited services available locally with most services at least 4 miles away, there is no regular bus service and no significant local industry, especially not within the 400m radius suggested in the Plan. The proposal would irrevocably change the character of one of the more attractive villages of SE Lincolnshire, doubling the number of dwellings at the heart of the community and increasing the population by 50%. The population increase is unlikely to be insufficient to sustain additional local services which calls into question the logic of stepping outside the generality of the principal of sustainable development to propose housing in a location that ostensibly fails to meet the test.
3. One comment was received that refers to a number of settlements, including Tydd St Mary, and the issues of flood risk and transport. They suggest a disconnection between housing and employment sites and suggest a greater focus is made on transport hubs.

4. Our client supports the general principles of the emerging South East Lincolnshire Local Plan (the Local Plan). However, we consider that Angle Farm should be considered appropriate for inclusion as a site for residential development.

1.3 Responses to the above comments:

1. One respondent supports the approach taken in the local plan in order to support a site they are putting forward for consideration as a housing site. Three object to the scale of the proposed development and in one case suggests development should be put elsewhere, but not specifically to Tydd St Mary's position in the Spatial Strategy as a Minor Service Centre. The Objectively Assessed Housing Needs for the Plan Area have been based upon projected population growth. Housing needs are likely to arise in Tydd St. Mary.
2. All the sites are in Flood zone 3a. No hazard mapping has been undertaken for this area and so the Environment Agency has said a classification of 'no hazard' may not be correct. However, they do also say that there is no apparent hazard from tidal/fluvial sources. The two IDBs do not advise of serious problems. The inference of the comments is that development should be focused in the larger settlements, which is the approach being taken. However, this is not at the expense of smaller settlements. The comments do not state whether the position Tydd St Mary holds in the Spatial Strategy is incorrect and so it is concluded that Tydd St Mary should remain a 'Minor Service Centre'.

2 TYDD ST MARY'S HOUSING REQUIREMENTS

- 2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Tydd St Mary to provide for 200 dwellings between April 2011 and 31st March 2036.
- 2.2 **Comments received** - The following comments were received concerning Tydd St Mary's housing requirements:

1. Tydd St Mary is beautiful village with a lot of heritage, history and conservation areas (like many other Lincolnshire villages you are also planning to ruin in the county) and our close knit community generally chose to live here for that very reason. We have already received our share of development in recent years with the construction of the Kiln drive estate which is comprised of 60+ properties. Something I think you have (conveniently) failed to mention on your website documents. I believe that there is not a shortage of houses in England, just too many people, but that's a different issue. I would suggest that if you really feel the need to construct, I recommend that you expand local towns where people are used to a larger community and where there is already infrastructure i.e. Suitable roads, services, amenities, schools, sewage systems etc, unlike our picturesque Hamlet you are planning to blight with modern properties which will obscure the beautiful rural views that we enjoy.
2. In Tydd St Mary it is proposed to allocate 200 new dwellings but it has very limited services available locally with most services at least 4 miles away, there is no regular bus service and no significant local industry, especially not within the 400m radius suggested in the Plan. The proposal would irrevocably change the character of one of the more attractive villages of SE Lincolnshire, doubling the number of dwellings at the heart of the community and increasing the population by 50%. The population increase is unlikely to be insufficient to sustain additional local services which calls into question the logic of stepping outside the generality of the principal of sustainable development to propose housing in a location that ostensibly fails to meet the test.
3. Housing provision from the least sustainable Minor Service centre settlements, one listed being Tydd St Mary, should be eliminated so that the total for Holbeach could be increased.
4. One comment was received that refers to a number of settlements, including Tydd St Mary, and the issues of flood risk and transport. They suggest a disconnection between housing and employment sites and suggest a greater focus is made on transport hubs.
5. Our client supports the general principles of the emerging South East Lincolnshire Local Plan (the Local Plan). However, we consider that Angle Farm should be considered appropriate for inclusion as a site for residential development.
6. I would like to point out some issues with the Tydd St Mary proposed developments :

- The village school is fully subscribed at the present time as we have had at least 80 new houses built in the last 8 years.
 - The sewage system at present cannot cope with the present volumes and many times in a year fails and our local house system backs up and we cannot use our toilets.
 - The road off Church Way called Lowgate is not wide enough to take 2 vehicles at one point which is needed for the proposed development off Lowgate.
7. This is crazy where are all the children that are going to live in these houses going to go to school the local school is already turning children away? Having a young child that will be starting school soon I worry that she will not be able to attend the school in the village she lives in. I agree 10 houses per year would be acceptable.
8. I have not had chance to read the whole of the plan yet but I have read the proposals for Tydd St Mary and whilst I agree that there is a need to build additional homes there needs to be some thought given to the detail for each proposal rather than just the overall view.
- There have only as you say been 2 new houses built since 2011 but do not forget prior to that between 2005 & 2009 an additional 67 houses were added when the estate on Kiln Drive was built so Tydd St Mary has had development probably more than some of its surrounding villages.
 - The sewage system needs upgrading before any houses can be built. As soon as there is any heavy rainfall the system requires Anglian Water to engage 3rd Party contractors to pump the system to empty.
 - The Primary School is already at capacity so consideration would need to be made for the education of any children moving to the village.
 - What about the road network? I see there is talk of work being done to Rectory Road but if 200 homes are to be built that could potentially equate to a further 400 cars given that most families now have 2 cars. The current road infrastructure would struggle and the junction of the village with the A1101 already has a number of collisions annually.

- I personally think that the best solution for the village would be to build another small development of around 70-100 houses and ensure that the developer has strict guidelines on how it should be built. The beauty of the last development in the village was that it didn't turn out to be houses with Postage Stamp sized plots which would have ruined the village and turned it into just another place to live.
9. Tydd St. Mary is a lovely village with a good community spirit. The worry I have is that if we give the green light for the development of 200 houses over the next 20 years we will open the village up to be abused by developers. Ten houses per year would be acceptable as long as local services keep pace with this. The school for one would never be big enough to cope with the demand. My worry is that a large developer will come in and build up to 200 houses in a very short period, thus completely ruining the whole social fabric of the village. I understand the need for more housing but feel that 200 is just too many, when other villages (strangely where district councillors live) have only 0 - 50 proposed in the same period. Reduce it to 100 houses and put a limit on how many are built in any one time. PS: Don't agree with the Tydd Gote comment from Cllr Brewis. Surely development should be shared.
 10. I approve of the suggestion to locate almost all of Tydd parish's development in Tydd St Mary. I know how difficult are the accesses in to Tydd Gote of Middle Road and Station Road, without any additional development. Several accidents have taken place at these two locations over the years. We own land to the south of the suggested area of development in Tydd St Mary. Were there a need for additional land we would be prepared to see that portion between the house on the East Side of Worlds End and the house at the end of Worlds End included.
 11. The move to have virtually all Tydd development in Tydd St Mary rather than Tydd Gote has, as far as people I have met are concerned, been received very favourably. If there were a need for more housing land, provision could be achieved on land to the south the current proposal, and to the east of Worlds End Road.

2.3 Responses to the above comments:

1. The responses are concerned about the proposed housing target of 200 and its impact on the character of the village and the ability of services and facilities to cope.

2. All the sites are in flood zone 3a and the three sites Tyd003, Tyd006 and Tyd008 have no hazard for flood hazard and depth. The Environment Agency has said a classification of 'no hazard' may not be correct. However, they do also say that there is no apparent hazard from tidal/fluvial sources. The two IDBs do not advise of serious problems. They would therefore, be the sequentially appropriate sites as Tyd014 has a flood hazard of Danger for Some and a flood depth of 0.25-0.50m.
 3. However, Tyd003 and Tyd008 affect the character of the conservation area. Historic England raise this issue and advises further investigation is required. Tyd008 is hedged but nonetheless its development affects the open character of the junction of Rectory Road and Common Way. Tyd006, owing to its scale, has a significant impact on the character of Rectory Road, which runs down the edge of the conservation area. This is ameliorated by a belt of trees along the road side, but the views out into the countryside will change.
 4. The comments relating to the school capacity are supported by the County Education Department. Some comments refer to sewerage capacity issues. Anglian water advises that Tyd003 and Tyd008 require the foul sewerage network to be upgraded but Tyd006 and Tyd014 would not. As Tyd006 would be an in cohesive extension to the village without Tyd003, this suggests that Tyd014 would be the best site for sewerage and the reduced numbers would assist with the impact on the primary school.
 5. Tyd014 has a flood hazard of Danger for some and a flood depth of 0.25-0.50m. Anglian water advises that surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems. The surface water flooding maps suggest surface water flooding on this site is no worse than elsewhere. Owing to the recent development close to this site to the north and east, development would be more in character with the location, than development along Rectory Road. Also Low Gate has been improved in this location and so highway costs would be lower.
- 2.4 Owing to these comments it is considered that a change to Tydd St Mary's housing requirements is required and the Local Plan should identify housing allocations in Tydd St Mary for 40 dwellings between April 2011 and 31st March 2036.

3 TYDD ST MARY 'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 2 new dwellings were built in Tydd St Mary.

- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 0 dwellings in Tydd St Mary, and there is no evidence to suggest that this permission will not be implemented during the Plan period.
- 3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 38 dwellings is required. ($40 - 2 - 0 = 38$)

4 **INFRASTRUCTURE**

- 4.1 **Education** – the County Education Department has previously commented that Tydd St Mary has a lack of capacity at primary and secondary levels but the secondary level appears to have ability to expand.
- 4.2 **Flood risk** – the Environment Agency has previously been consulted in relation to the submitted sites for Tydd St Mary and has made the following comments:
- No hazard mapping has been undertaken for this area so classification of 'no hazard' may not be correct. No apparent hazard from tidal/fluvial sources but other forms of flooding need investigation - IDB Drain (Consult North Levels IDB).
 - Consult North Levels IDB to ascertain if risk from its drain to demonstrate Exceptions Test can be passed.
- 4.3 The North Level IDB previously advised there is no specific risk for their drainage network which requires highlighting for Tydd St Mary. If new developments follow government guidelines and SUDs are used, then there will be no impact on the drainage network. If surface water run-off rates increase as a result of development these should be addressed at the application stage with improvements funded by the developer. Some of the sites are adjacent the Boards watercourses and the byelaws will apply.
- 4.4 South Holland IDB have previously advised their target standards of protection are; water levels 0.6m below land level for a 1 in 10 year event for agriculture and 0.3m below land level for a 1 in 100 year event for development. They are undertaking flood modelling which is not yet complete.
- 4.5 Anglian Water has previously commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.
- 4.6 **Sewage Treatment** – the Environment Agency has previously commented that Sutton Bridge water recycling centre has capacity for 3780 dwellings. Anglian water has commented that the water recycling centre has sufficient capacity but the foul sewage network could require upgrading.
- 4.7 **Water Supply** – Anglian Water has previously commented that there is adequate water capacity to meet the proposed development and the supply network would require upgrading for 1 of the 4 sites.

- 4.8 **Health** - The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase.

5 TYDD ST MARY SITE OPTIONS

- 5.1 Inset Map 22 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified four 'Potential Housing Sites', Tyd003, Tyd006, Tyd008, and Tyd014.

- 5.2 **Comments received** - The following comments were made on site ***Tyd003 (Land to the south of Rectory Road, Tydd St Mary)***:

1. Our client supports the proposed housing allocation on the following site identified in the South East Lincolnshire Local Plan: Tyd003 in Tydd St Mary. As sole landowner is fully supportive of residential development on this site. The site is available, suitable and ready for residential development now. Development of this site will assist the Council in achieving the proposed total housing allocation for South Holland as detailed by Policy 12: Distribution of Housing of the South East Lincolnshire Draft Local Plan. The development of the site could also provide a significant provision of affordable homes in accordance with the requirements of proposed Policy 15: Affordable Housing and developer contribution in accordance with proposed Policy 6: Developer Contributions.
2. Sites Tyd003, 006 and 008 will be directly to the south of Tydd St Mary Conservation Area and due to the size may impact upon the special character of the Conservation Area. Further investigation will be required.

5.3 **Responses to the above comments:**

1. This is a very large site holding 174 dwellings. From the comments made in Section 2 it is considered that this site will have a significant negative impact on the character of the village and its conservation area. This issue is flagged by historic England. In addition with the proposed reduction in the housing numbers for Tydd St Mary this site would provide more than is being sought.
2. The Sustainability Appraisal places this site last with only one positive impact and seven negative impacts.

- 5.4 **Conclusions on site Tyd003** – It is considered that site Tyd003 is not a suitable Potential Housing Site in Tydd St Mary, and that it should not be taken forward as a Preferred Housing Site because:

- Of its size, negative impact on the character of the village and conservation area in addition to its poor Sustainability Appraisal score.

5.5 **Comments received** - The following comments were made on site ***Tyd006*** (***Land off World's End Road, Tydd St Mary***):

1. Sites Tyd003, 006 and 008 will be directly to the south of Tydd St Mary Conservation Area and due to the size may impact upon the special character of the Conservation Area. Further investigation will be required..

5.6 **Responses to the above comments:**

1. This site has less, if any, impact on the Conservation area, owing to it being 180m away from it, but is only appropriate in conjunction with Tyd003 because it rounds off the resulting village. However, on its own it would be an incongruous group of dwellings in the countryside which would harm the character of the countryside and the village.
2. The Sustainability Appraisal places this site third.

5.7 **Conclusions on site Tyd006** – It is considered that site Tyd006 is not a suitable Potential Housing Site in Tydd St Mary, and it should not be taken forward as a Preferred Housing Site because:

- On its own it would be an inappropriate form of development harming the character of the countryside and the village.

5.8 **Comments received** - The following comments were made on site ***Tyd008*** (***Land to the south of Church Way, Tydd St Mary***):

1. Sites Tyd003, 006 and 008 will be directly to the south of Tydd St Mary Conservation Area and due to the size may impact upon the special character of the Conservation Area. Further investigation will be required.

5.9 **Responses to the above comments:**

1. This site is a large grassed area bounded by well managed hedges. It contributes positively to the character of this part of the village and its conservation area. A development of 36 dwellings would enclose the open nature of this part of the historic part of the village and change the character of the conservation area. Anglian Water has advised that the foul sewerage network would require upgrading. However, it is the best site in the Sustainability Appraisal.
2. The balance between Tyd008 and Tyd014 is:
 - flood risk against the impact on the character of the village and impact on the character of the conservation area,

- the development costs being less for Tyd014 on the basis of utility capacity and not being in the Conservation area.

5.10 **Conclusions on site Tyd008** – It is considered that site Tyd008 is not a suitable Potential Housing Site in Tydd St Mary, and that it should not be taken forward as a Preferred Housing Site because:

- Of its negative impact on the character of this part of the village and the character of the conservation area. Its development costs would also be higher owing to a need to improve the sewerage network and its position in the Conservation Area.

5.11 **Comments received** - No comments were made on site ***Tyd014 (Land at Lowgate Tydd St Mary)***:

5.12 **Conclusions on site Tyd014** – It is considered that site Tyd014 is a suitable Potential Housing Site in Tydd St Mary and that it should be taken forward as a Preferred Housing Site because:

- It would not need to improve the sewerage network and Low Gate has been improved with a suitable gap for access, improving the viability of the site. A modern development of 31 dwellings would be in character with this part of the village where development has recently been undertaken. It is separated from the Conservation Area and would not thereby affect the character of the Conservation area. The Sustainability appraisal scores the site as second. However, the site has a worse flood depth and hazard than the other three sites.

2. The balance between Tyd014 and Tyd008 is:

- flood risk against the impact on the character of the village and impact on the character of the conservation area,
- the development costs being less for Tyd014 on the basis of utility capacity and not being in the Conservation area.

6 NEW SITES

6.1 The following new site was put forward for consideration as Potential Housing Sites:

1. Tyd015 – Tydd St Mary. The Strategic Housing Land Availability Assessment identifies this site as undevelopable because it would have adverse environmental impacts and transport issues (if considered in isolation).

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following site is taken forward as a Preferred Option Housing Allocation: Tyd014. This site has a combined capacity of 31 dwellings, which is slightly below the residual requirement of 38 dwellings.
- 7.2 These allocations and other development opportunities provide the following trajectory for Tydd St Mary.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	2	0	0	0	0	0	2
Commitments	0	0	0	0	0	0	0
Tyd014	0	24	7	0	0	0	31
TOTAL	2	24	7	0	0	0	33

Preferred Sites for Development

Inset Map No 26

Tydd St Mary

Minor Service Centre

Scale 1:5,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee

