

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

Post_title: 46: Holbeach Hurn

ID1: 1197

comment_author: Robert Doughty Consultancy Ltd

comment_content:

Inset Map 46 - Holbeach Hurn Our client's site has been promoted through the SHLAA (Hob016) as the site represents an area of land that is ringed by Low Road to the south east and Marsh Road to the north west. There is existing development at the southern and northern end of the junction between the two roads, and some frontage development to Marsh Road. Hob016 lies wholly within the built-up settlement, the development of at least part of which would enable modest growth within the village thereby catering for the likely needs of the settlement as envisaged in Policy 2. Limited frontage development on either the Low Road or Marsh Road frontage would have no impact on the character of the settlement. The settlement boundary should be properly assessed to ensure that there is scope for modest development in line with the requirements of Policy 2. Thank you for taking the time to complete this form, your views are important to us.

Officer Comment:

Holbeach Hurn is in the "Other Service Centre and Settlement" category in the spatial hierarchy. This would allow infill within the settlement boundary. Sites will not be allocated.

Officer Recommendation:

No change to the approach is required.

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ID1:

1687

comment_author: PT

comment content:

The local plan in relation to Holbeach Hurn as stated and the assessment of development land in the Strategic Housing Land Availability Assessment (Jan 2016) document look very sensible. However I would point out that the piece of land Hob37 in the Availability Assessment looks to be the land that has already been developed, and there have been significant problems with the drainage and sewerage disposal from the properties, more details below. I also understand there is a desire by the landowner to move the red building line to include the remaining large piece of agricultural land in the centre of the village, Hob16 in the Availability Assessment. This I think would be a retrograde step. Any further development of this area would have an adverse impact for both my property and the village as a whole, particularly in the light of the experience from the development of Hob37, which is part of the same tract of land. A particular concern has been the drainage from the properties. The planning permission was based on all drainage being within the boundaries of the development via soakaways. I raised concerns about this at the time given the often waterlogged nature of the ground. Sadly, as predicted, a few months after the properties were occupied a new drain had to be dug discharging into the ditch by the entrance to my property. This has now been reported to the environment agency twice as the ditch is getting polluted with grey smelly water. So given the land is struggling to support 4 units it is difficult to see how it could support more, at what is the lowest part of a village with no mains sewerage. Any such development would surely increase flood risk and cause further

Officer Comment:

Holbeach Hurn is in the "Other Service Centre and Settlement" category in the spatial hierarchy. This would allow infill within the settlement boundary. Sites will not be allocated. Hob037 has planning permission for 4 dwellings which have been constructed.

Officer Recommendation:

No change to the approach is required.

pollution. Further development so close to my property would clearly have a significant noise and visual impact for me, on what is currently a quiet rural lane. I also think it would irrevocably damage the unique nature of our village. Such a large area of development right in the centre would be out of proportion to existing settlement and would block the current open views across the village which give such a sense of space. I feel there are much better options, as per the existing plan, closer to larger settlements and better infrastructure - roads, busses, sewerage etc. If however any development was required in the village, then small scale infill on the fringes may offer a better alternate and help to preserve Holbeach Hurn's unique character.
